PRELIMINARY

CITY OF FLAT ROCK

HISTORIC DISTRICT

STUDY REPORT

FLAT ROCK, WAYNE COUNTY, MICHIGAN

CITY OF FLAT ROCK
25500 GIBRALTAR RD.
FLAT ROCK, MI 48134

Prepared By
Historical District Study Committee

In partnership with
The Flat Rock Historical Preservation Commission,
The Flat Rock Historical Society &
The Brownstown Historical Society

And Local Residents

Lesley Harkai, Historian/Lead Investigator
Lila Fedokovitz, Historical Commission Chair
Bruce Chapin, Flat Rock Historical Society President
Mike Sollars, Brownstown Historical Society President
Joseph Bruce, Flat Rock Historical Commission
Charlene Coulson, Local Resident
Kathy Fisk, Local Resident
Guy Younglove, Local Resident

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2 March 2026
Revised [TBD
Adopted [TBD]

1.1 Committee Charge & Name of Proposed District

The City of Flat Rock Historic District Study Committee (HDSC), established on October 2, 2023, is charged with establishing a Local Historic District consistent with Local Historic Districts Act, PA 169 of 1970.[1]

The HDSC is charged with conducting a photographic inventory of resources within the City of Flat Rock, Wayne County, Michigan, and conducting basic research of the proposed local historic district to determine the total number of historic and non-historic resources and the significance of those resources, and to prepare a preliminary and final report per MCL 339.203.

The name of the Proposed Historic District shall be the Flat Rock Historic District.

A request was made to the Flat Rock City Council on November 18, 2024, asking permission to begin the Reconnaissance/Intense Survey of Historical Properties in Flat Rock, it was approved.[2]

Survey teams of volunteers begin visiting the neighborhoods in Flat Rock to photograph resources in December 2024.

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[1] City of Flat Rock, Wayne County, Michigan, "Regular Council Proceedings," 2 October 2023, pg. 4, item 9, citing Resolution 10-02-23-07; **imaged**, City of Flat Rock (https://cms3.revize.com/revize/flatrock/Document/Government/Council%20Minutes%20&%20Agendas/2023/Agendas/10.02.2023%20Approved_Council_Meeting_Minutes.pdf : accessed 27 August 2025).

[2] City of Flat Rock, Wayne County, Michigan, "Regular Council Proceedings," 18 November 2024, pg. 3, item 10, citing Resolution 11-18-24-03; **imaged**, City of Flat Rock (https://cms3.revize.com/revize/flatrock/Document/Government/Council%20Minutes%20&%20Agendas/2024/City%20Council/11.18.2024%20Draft_Council_Meeting_Minutes.pdf : accessed 27 August 2025).

1.2. Historic District Study Committee Members and Contributors

Lesley Gilliland Harkai, *Historian/Lead Investigator*

Lila Fedokovitz, *Historical Commission Chair*

Bruce Chapin, President of the *Flat Rock Historical Society*

Mike Sollars, *President of the Brownstown Historical Society*

Joseph Bruce, *Flat Rock Historical Commission*

Rhonda Buehrer, *Flat Rock Historical Commission*

Charlene Coulson, *Local Resident*

Kathy Fisk, *Local Resident*

Walter Masson, *Local Resident*

Patricia Simeck, *Local Resident*

Guy & Marcia Younglove, *Local Residents*

Lesley Gilliland Harkai has dedicated over two decades to preserving and sharing the rich history of Flat Rock and the surrounding downriver area. A graduate of the University of Michigan with a Bachelor of Arts in History earned in 2002, Lesley has served as the City of Flat Rock's Museum Curator since 2015, where she brings both professional expertise and personal passion to her role as Local Historian and Lead Investigator for the Flat Rock Historical District Project, meeting the 36 CFR Part 61 requirement for History.

As a professional genealogist and historical researcher, Lesley has pursued advanced training through multiple prestigious national research institutes. Her certificate programs include the National Archives Institute on Federal Records in Washington D.C., the Salt Lake Institute of Genealogy, and the Genealogical Research Institute of Pittsburgh, credentials that have enhanced her ability to conduct thorough and accurate historical research.

At the Flat Rock Museum, Lesley has spearheaded various digitization projects designed to preserve the invaluable records of the downriver area for future generations. She has also implemented an innovative living history program that supports history curriculum for local schools, bringing the past to life for young learners. Her creative approach to community engagement is perhaps best exemplified by her leadership of Flat Rock's "***Diggin' Up Local History***" Cemetery Walk, which she has organized for the past eight years. This popular event earned recognition from the Historical Society of Michigan, receiving their Special Historical Event Award in 2021.

Lesley's commitment to historic preservation extends to her personal life as well. She and her family reside in the historic Neifert-Bunte House in downtown Flat Rock, which they purchased in 2004. The family is actively working to restore the home's original wooden leaded glass windows, demonstrating their hands-on dedication to preserving Flat Rock's architectural heritage. Through twenty-two years of conducting historic research on the local community, Lesley has become an invaluable resource for understanding and preserving the area's unique cultural legacy.

Lila Fedokovitz moved to Flat Rock in 1967, where she raised her young family and worked as a Probation Officer at the 33rd District Court while developing a passion for local history that would define her next five decades of community service.

In 1974, Lila became the fifth charter member of the newly formed Flat Rock Historical Society. The organization was initially created to save the structure now known as the Munger General Store from demolition due to local building projects. Lila worked tirelessly to ensure the building was preserved, moved to a safe location on grounds donated by the school, and secured a state historical marker to protect it in perpetuity.

The Munger Store was just the first of hundreds of historical projects Lila would complete over her fifty years of service. In 1997, she collaborated with local building professionals to carefully deconstruct and rebuild the Civil War-era Bobcean Stable section by section on a lot adjacent to the Munger General Store. Two years later, in 1999, she successfully orchestrated one of her largest undertakings: moving the Flat Rock Smith Hotel and Langs-Wagar House. Media outlets covered the spectacular sight of the great brick edifice from 1896 slowly making its way down major roads to its permanent location next to the Munger General Store. The building's interior restoration continued until its grand opening in 2008.

1.2. Historic District Study Committee Members and Contributors

Her dedication to historic preservation has continued into recent years. In 2023, she led efforts to save the Reading School Building from demolition, demonstrating her unwavering advocacy for historic preservation. Currently, she works with the Historical District Committee to restore the Stoup-Littlefield House, another historic home saved from demolition.

Lila's influence extends beyond individual preservation projects. She helped create the Historic Preservation Commission ordinance for the City of Flat Rock in 1999 and has served as its Director for twenty-six years, appointed by several mayoral administrations. She continues to serve on the Board of Directors for the Flat Rock Historical Society, holding many different roles over four decades. Her exceptional service was recognized in 2022 when she received the Community Service Award from the Monguagon Chapter of the NSDAR.

Beyond preservation work, Lila has been instrumental in raising funds to develop the four buildings she helped save into a local museum campus. She has tirelessly chaired the bi-annual flea market for over forty years, a commitment she maintains to this day. Her dedication to sharing local history continues through her regular presence at the Flat Rock Public Library, where she can be found most Wednesday and Saturday afternoons in the Local History Room, helping people with historical queries. She also volunteers during museum open houses and gives tours to visitors, never straying far from the buildings she helped preserve.

Bruce Chapin brings both deep personal roots and dedicated leadership to his role as President of the Flat Rock Historical Society. A lifetime resident of Flat Rock and graduate of Flat Rock High School, Bruce's connection to the community extends far beyond his own lifetime. His family history in the area traces back to the early 1800s through the Vreeland family, giving him a unique perspective on the community's evolution over more than two centuries.

Bruce's commitment to preserving Flat Rock's historical legacy is evident in his active involvement in multiple organizations. He currently serves as President of the Flat Rock Historical Society and is a member of the Flat Rock Historical District Study Commission. Through these roles, he works to ensure that the rich heritage of his ancestral home continues to be documented, preserved, and shared with future generations. His family's long-standing presence in the area provides him with invaluable insight into the community's development and traditions, making him an essential voice in local historic preservation efforts.

Mike Sollars serves as the current President of the Brownstown Historical Society and Chairperson of the Brownstown Historical/Beautification Commission. A lifelong resident of Michigan, Michael has called Brownstown home for the past fifteen years, during which time he has become deeply involved in preserving the interconnected histories of both Brownstown and Flat Rock.

Michael's involvement in Flat Rock's historical preservation efforts is inspired by the significant historical connection between the two communities. For more than 130 years, the Village of Flat Rock was part of Brownstown Township, where it served as one of the primary centers of commerce. This shared heritage creates a natural bridge between the communities' historical narratives and preservation efforts.

His commitment to understanding and preserving this regional history is evident through his multiple organizational affiliations. In addition to his leadership roles in Brownstown, Michael serves as a member of both the Flat Rock Historical Commission Study Group and the Flat Rock Historical Society. This cross-community involvement allows him to contribute valuable perspective on how Flat Rock's development as a commercial center influenced the broader Brownstown Township area, ensuring that the interconnected stories of both communities are properly documented and preserved for future generations.

Joseph Bruce is a dedicated member of the Flat Rock Historical Commission who brings both passion and practical experience to historic preservation efforts. As the owner of the historic Welle House, Joseph is actively working to restore this significant property to its former glory, demonstrating his hands-on commitment to preserving the community's architectural heritage.

His involvement in local historical preservation extends through multiple organizational roles. Joseph serves on both the Flat Rock Historical Commission and the Historic District Study Committee, where he contributes his expertise and enthusiasm for maintaining the community's historical character. His personal interests align perfectly with his preservation work, as he is an avid antiquer with a particular passion for collecting rare silversmith works.

Through his restoration of the Welle House and his service on key historical committees, Joseph exemplifies the kind of dedicated stewardship that ensures Flat Rock's historic properties and cultural legacy will be preserved for future generations. His appreciation for historical craftsmanship, evident in his collecting interests, brings valuable insight to his work in evaluating and preserving the community's historic assets.

1.2. Historic District Study Committee Members and Contributors

Rhonda Buehrer is a lifelong resident of Flat Rock, Michigan, and a 1985 graduate of Flat Rock High School. She earned both her Bachelor's and Master's degrees in Elementary Education from Eastern Michigan University, with her Master's degree concentrating in Language Arts.
Rhonda dedicated 30 years to Flat Rock Community Schools, where she taught third grade, fourth grade, and reading intervention before retiring. Her commitment to the community extends beyond the classroom—she currently serves on the Flat Rock Historical Commission, which she joined in 2024, and is an active member of both the Flat Rock Historical Society and the Flat Rock Historical Study Group.

Charlene Coulson, Ed.D. has been an integral part of the Flat Rock community for over four decades, serving both as a dedicated educator and engaged resident. She and her family moved to Flat Rock in December 1978, and her two children began their educational journey in the district that January, marking the beginning of a lifelong commitment to the community.

Having just earned her Bachelor's Degree in Elementary Education from Wayne State University, Charlene began substitute teaching in various downriver districts in January 1979. Her dedication quickly led to a full-time position at St. Charles School in Newport, Michigan, where she taught for three years before Flat Rock Schools hired her in 1984 to teach English and Social Studies at Simpson Middle School. She later transitioned to Barnes Elementary, where she taught fourth grade while pursuing her advanced education.

Charlene's commitment to professional growth was evident throughout her career. She earned her Master's Degree in Instructional Technology in 1986, followed by an Education Doctorate in Administration in 1993, both from Wayne State University. Her expertise and leadership abilities were recognized when she became principal of Barnes Elementary around the same time she completed her doctoral studies. In 2001, she achieved the pinnacle of her educational career when she was appointed Superintendent of Flat Rock Schools.

Throughout her tenure in the district and as a city resident, Charlene found her dual role as educator and community member both important and deeply rewarding. Her decades of service reflect a profound dedication to the educational excellence and community development of Flat Rock, touching the lives of countless students, families, and colleagues along the way.

Kathy Ritchie Fisk was born and raised in Flat Rock, Michigan, giving her invaluable firsthand knowledge about the formation of the community's early neighborhoods. Growing up on Evergreen and East Huron River Drive, she attended local public schools and is a proud graduate of Flat Rock Community High School, deepening her connection to the area she has called home her entire life.

Kathy's dedication to preserving Flat Rock's history spans nearly five decades, beginning when she joined the Flat Rock Historical Society in 1976. Throughout her extensive involvement with the organization, she has held numerous executive board positions including Secretary, Corresponding Secretary, and Membership Chair. For decades, she has served as co-chair of the Country Store fundraiser, the Historical Society's largest annual fundraising event, demonstrating her commitment to ensuring the organization's financial sustainability.

Her hands-on involvement in historic preservation extends to the physical buildings themselves. Kathy played a crucial role in preserving the museum buildings and helping to safely relocate them to their current location at the Historical Museum Campus. This massive undertaking required countless fundraising efforts and volunteer hours, achievements that stand as a testament to her unwavering dedication to the community's heritage.

Kathy's lifelong passion for history, particularly Flat Rock's unique story, has been nurtured by distinguished local history mentors including Winifred Hamilton and Lila Fedokovich. She remains an active member of both the Flat Rock Historical Society and the Monguagon Chapter of the NSDAR (Daughters of the American Revolution). With her deep roots in the community and wealth of personal memories from growing up in Flat Rock, Kathy brings both scholarly knowledge and lived experience to her work in historical preservation, making her an invaluable resource for understanding the community's rich past.

Walter Masson is a retired mail carrier who served the city of Flat Rock from 1961 to 1992, giving him an unparalleled knowledge of the community's residential landscape over more than three decades. His unique career provided him with intimate familiarity with virtually every address in Flat Rock, creating a living archive of the city's neighborhood development and residential patterns.

Walter's exceptional ability to recall addresses and connect them with the families who lived there over the decades has made him an invaluable resource for the Historic District Study Committee. His passion for helping with research efforts stems

from his comprehensive understanding of who lived in the historic houses throughout his years of mail delivery. This wealth of firsthand knowledge, accumulated through daily interaction with residents and their homes, provides crucial information for documenting the human stories behind Flat Rock's historic properties.

Through his service as a mail carrier and his continued volunteer efforts with historical research, Walter represents the kind of community member whose everyday work experience becomes an irreplaceable historical resource. His contributions help ensure that the personal histories of Flat Rock's residents are preserved alongside the architectural heritage of their homes.

Patricia Simeck is a lifelong resident of Flat Rock, having grown up on Walnut Street and graduated from Flat Rock High School. Her deep roots in the community trace back through her family, as her father, Fred Hall, owned a local car dealership that served the area for many years.

Patricia dedicated 38 years of her life to education, touching countless lives throughout her teaching career. Beyond the classroom, she and her husband have been active business owners in the community, operating a local business and managing multiple rental properties. Her entrepreneurial spirit and commitment to the area's economic development continue through her current role managing the local DTI Train Museum, where she shares the region's transportation heritage with visitors and residents alike.

Her involvement in preserving Flat Rock's history spans three decades as a member of the Flat Rock Historical Society, demonstrating her long-standing commitment to maintaining the community's cultural legacy. Patricia's civic engagement extends further through her service on the city's TIFA (Tax Increment Financing Authority) board, where she helps guide economic development and community improvement initiatives. Through her various roles as educator, business owner, museum manager, and civic leader, Patricia embodies the spirit of community involvement that has helped shape Flat Rock throughout its history.

Guy and Marcia Younglove are lifetime residents of Flat Rock, making their home on the Huron River across from the Ford Headlight plant. Guy's family heritage in the region runs exceptionally deep, tracing back to the War of 1812 in Monroe, giving him a profound connection to the area's earliest recorded history.

Guy's commitment to preserving local history has been unwavering since the beginning of organized historical preservation efforts in Flat Rock. As a founding member of the Flat Rock Historical Society, he helped establish the foundation for the community's ongoing historical preservation work. His dedication to the cause has continued through multiple roles over the decades, including serving as a former member of the Flat Rock Historical Commission and currently volunteering with the Historical Society while participating in the Study Group.

Marcia contributes to the community's cultural preservation in her own way through her work at the city library, where she helps maintain and provide access to local historical resources and materials. Together, the Younglove’s represent a family deeply invested in both the past and future of Flat Rock, with Guy's extensive genealogical ties to the region and their shared commitment to ensuring the community's rich heritage is preserved and shared with future generations.

2.1_Verbal_and_Visual_Boundary_Description

The Point of Beginning (POB) for the Flat Rock Historical District is at the NW corner of the lot associated with 27009 Inkster Road.

From here, the boundary continues along the N lot line of said (sd) parcel continuing on the north lot line of lot 27330 until it reaches the NE corner, thence (th) turns south to follow the east lot line and continues along the northern lot lines of the lots associated with 27272 and 27120 W. Huron River Drive.

At the NE corner of 27120, the boundary thence (th) turns south and continues along the N lot line of the lots associated with 27098, 26892 then continuously through the northern lot lines of 26884 through 26612 W. Huron River Drive.

At the NE corner of the lot associated with 26612 W. Huron River Drive, the boundary continues due east along the northern border of the railroad track over the railroad viaduct until it reaches the SW corner of the lot associated with 27541 Telegraph Road.

The boundary thence turns south crossing the railroad again and continues along east lot line of the lot associated with 27938 Cooke, continuing south along the west lot lines of the lots associated with 28121 Cooke until it reaches the SE corner of the lot associated with the tax parcel no. 58 091 01 0031 000.

From here the boundary heads due east crossing Cooke St. to the NE east corner of the lot associated with 28207 Cooke St. continuing east along the northern lot lines of 25919 Seneca St., across N. Wesley Ave, along the northern lot line of 28211 N. Wesley Ave., along the N lot line associated with 28190 Sheeks Blvd. crosses Sheeks Blvd., continues along the N lot line associated with 28235 Sheeks Blvd. continuing E until it reaches the NE corner of the lot associated with 28300 Evergreen.

Thence, the boundary continues S along the east lot lines of said parcel and that of 28400 Evergreen and further S until it reaches the NW corner of the lot associated with 25500 Gibraltar Rd.

From here, the boundary continues E along the northern lot line of said lot, to the SW corner of the lot associated with 25486 Gibraltar Rd. continuing around said lot until it reaches the NE corner, then due south to the SE corner of the lot associated with 25500 Gibraltar Rd.

Thence continuing W to about where the NE corner of the lot associated with 25461 Gibraltar Rd. and turning south, crossing Gibraltar to said lot and continuing along the E lot lines of 25461 Gibraltar and then continuing southward along the eastern boundary of the Van Riper Subdivision No. 2 plat (Aug 1925) until it reaches the SE

corner of the lot associated with 25410 E. Huron River Drive, continuing S crossing over E. Huron River Drive to the SE corner of the lot associated with 25437 E. Huron River Drive and traveling West along the south lot line of said lot until it reaches the north bank of the Huron River.

Thence, the boundary continues N along the Huron River, along the W lines of the lots associated with 25437 E. Huron River Drive through 25741 E. Huron River Drive, where it continues west following along the southern most border of Wayne County, Michigan until it reaches the NW corner of the lot associated with the tax parcel no. 58 094 03 0285 003.

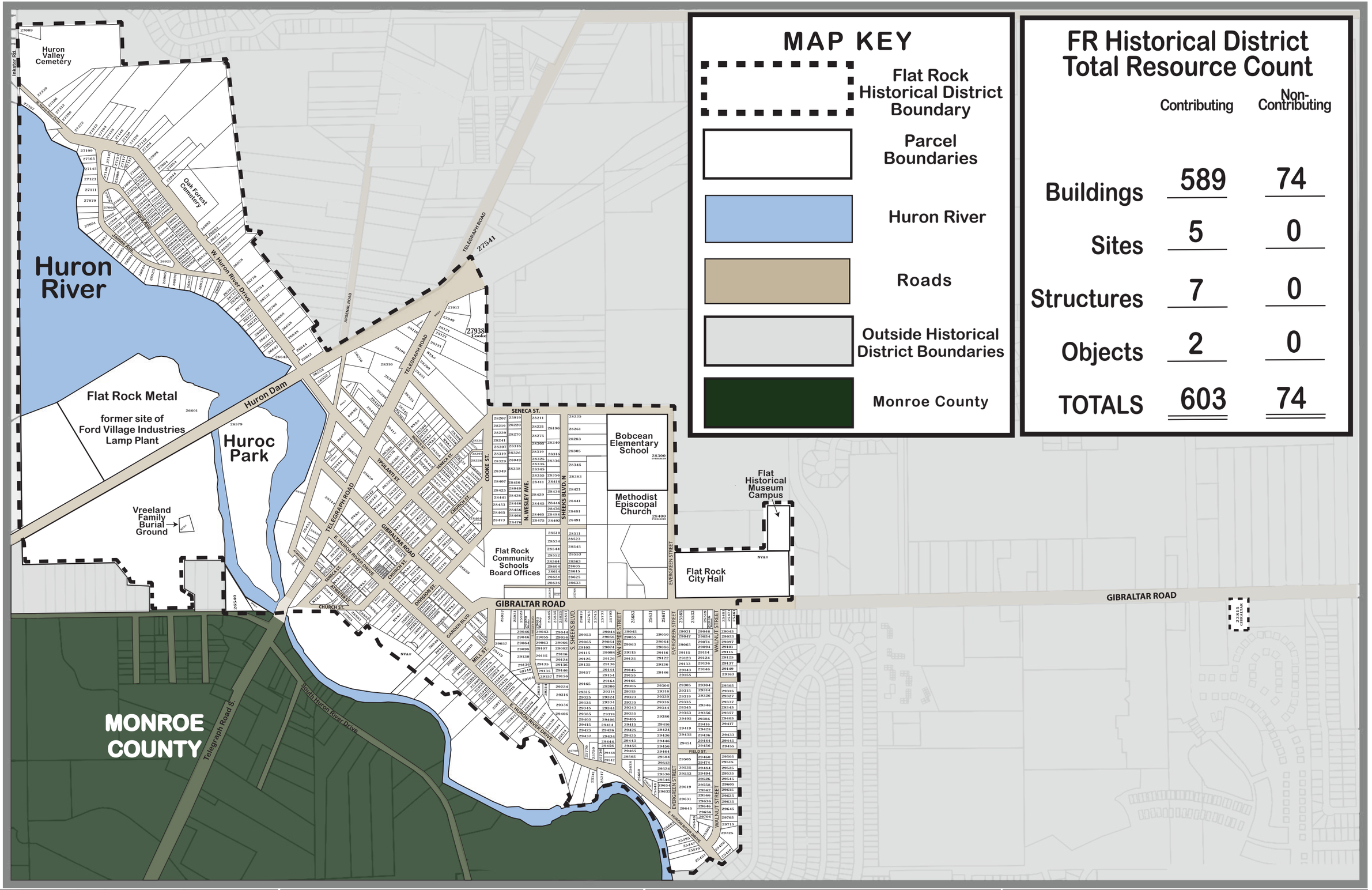
From here, the boundary continues west crossing the Telegraph Road to the SE corner of the lot associated with tax parcel no. 58 093 99 0007 000 (nva) continuing west along the S lot line of the lot associated with 15005 Telegraph Rd. until reaching the SW corner of the lot associated with 26540 Will Carleton Rd.

Thence continuing north to the NE corner of the lot associated with 26658 Will Carleton Rd. and continuing west along the N lot lines of the parcels associated with 26742 and 26730 Will Carleton Rd. until reaching the NW corner of said lot.

Thence, continuing S along the said lot line to the SE corner of the lot associated with tax parcel no. 58 093 99 0005 702 and moving along the S lot line of said parcel until reaching the SE corner of the lot associated with 26890 Will Carleton Rd. continuing N along the E lot line, them due west along the N lot line of said lot continuing on to the north lot line of the parcel associated with 26950 until reaching the NW corner of said lot.

Thence, continuing N along the E lot line of the lot associated with 26964 Will Carleton Rd. until reaching the NW corner of said lot and continuing northwesterly along the lot associated with tax parcel no. 58 093 99 0005 702 until reaching the NW corner of said lot, continuing due N across the railroad to a point about even with the lot associated with tax parcel no. 58 093 99 0001 002 and continuing west to the SW corner of said lot and continues due north along the W lot line and continuing up the west lot line of the parcel associated with tax parcel no. 58 092 99 0012 000 and the lot associated with 27397 W. Huron River Drive, thence continuing N and crossing W. Huron River Drive to the SW corner of the lot associated with 27330 W. Huron River Drive and continuing N to the Point of Beginning at the NW corner of the lot associated with 27009 Inkster Rd.

Flat Rock Historical District (Proposed July 2025)



MAP KEY

- Flat Rock Historical District Boundary
- Parcel Boundaries
- Huron River
- Roads
- Outside Historical District Boundaries
- Monroe County

FR Historical District Total Resource Count

	Contributing	Non-Contributing
Buildings	589	74
Sites	5	0
Structures	7	0
Objects	2	0
TOTALS	603	74

City of Flat Rock
Wayne County, Michigan

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

0 0.10 0.25 miles

N

HISTORIC DISTRICT BOUNDARY

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

2.2 LEGAL Boundary Description of the Proposed Flat Rock Historical District

LAND IN THE CITY OF FLAT ROCK, PART OF SECTIONS 31 AND 32, TOWN 4 SOUTH, RANGE 10 EAST, AND PART OF SECTIONS 5 AND 6, TOWN 5 SOUTH, RANGE 10 EAST, WAYNE COUNTY, MICHIGAN.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 31, ALSO BEGININNG THE NORTHWEST CORNER OF THE SUPERVISOR'S BROWNSTOWN PLAT No. 1, AS RECORDED IN L.67, P.73;

THENCE NORTH 88 DEGREES 48 MINUTES 10 SECONDS EAST (along the North line of said Supervisor's Brownstown Plat No. 1) 939.00 FEET;

THENCE SOUTH 1 DEGREE 47 MINUTES 20 SECONDS EAST (along the East line of said Supervisor's Brownstown Plat No. 1) 433.36 FEET;

THENCE NORTH 89 DEGREES 06 MINUTES 10 SECONDS EAST (along the North line of said Supervisor's Brownstown Plat No. 1) 982.08 FEET;

THENCE SOUTH 2 DEGREES 46 MINUTES 30 SECONDS EAST (along the East line of said Supervisor's Brownstown Plat No. 1) 31.00 FEET;

THENCE SOUTH 81 DEGREES 52 MINTUES 00 EAST (along the North line of said Supervisor's Brownstown Plat No. 1) 14.83 FEET;

THENCE SOUTH 4 DEGREES 50 MINUTES 00 SECONDS EAST (along the East line of said Supervisor's Brownstown Plat No. 1) 490.68 FEET (to the Northwest corner of Lot 2 of said Supervisor's Brownstown Plat No. 1);

THENCE SOUTH 5 DEGREES 34 MINUTES 10 SECONDS EAST (along the West line of said Lot 2) 394.94 FEET (to the Northwest corner of Lot 66 of the Assessor's Flat Rock Plat No. 3 as record in L.67, P.43);

THENCE SOUTH 5 DEGREES 34 MINUTES 10 SECONDS EAST (along the West line of said Lot 66) 587.53 FEET;

THENCE SOUTH 82 DEGREES 42 MINUTES 35 SECONDS EAST (along the South line of said Lot 66) 124.79 FEET (to the Northeast corner of Lot 57 of said Assessor's Flat Rock Plat No. 3);

THENCE SOUTH 52 DEGREES 06 MINUTES 40 SECONDS WEST (along the East line of said Lot 57) 108.54 FEET (to the Northwest corner of Lot 56 of said Assessor's Flat Rock Plat No. 3);

THENCE SOUTH 37 DEGREES 53 MINUTES 20 SECONDS EAST (along the North line of Lots 56 thru 48 of said Assessor's Flat Rock Plat No. 3) 940.15 FEET (to the Northeast corner of said Lot 48);

THENCE SOUTH 52 DEGREES 06 MINUTES 40 SECONDS WEST (along the East line of said Lot 48) 62.81 FEET;

THENCE SOUTH 37 DEGREES 53 MINUTES 20 SECONDS EAST 136.61 FEET;

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THENCE SOUTH 29 DEGREES 56 MINUTES 20 SECONDS EAST 100.00 FEET (to the Northerly line of the former DT & I Railroad);

THENCE NORTH 60 DEGREES 03 MINUTES 40 SECONDS EAST (along said Northerly line of the former DT & I Railroad) 1226.10 FEET (to the Westerly line of Telegraph Rd.);

THENCE NORTH 27 DEGREES 34 MINUTES 02 SECONDS EAST (along the West line of Telegraph Rd. 120 ft.wd.) 173.44 FEET;

THENCE NORTH 60 DEGREES 03 MINUTES 40 SECONDS EAST 224.52 FEET (to the South corner of Lot 21 of Assessor's Flat Rock Plat No. 2 as record in L.67, P.42);

THENCE NORTH 25 DEGREES 49 MINUTES 02 SECONDS EAST (along the West line of Lot 21, also being the East line of Telegraph Rd. 120 ft.wd.) 185.60 FEET;

THENCE NORTH 25 DEGREES 43 MINUTES 30 SECONDS EAST (along said line) 178.67 FEET;

THENCE SOUTH 55 DEGREES 24 MINUTES 54 SECONDS EAST 227.28 (to the Northerly line of the former DT & I Railroad);

THENCE SOUTH 23 DEGREES 34MINUTES 09 SECONDS WEST 483.54 FEET (to the Northeast corner of Lot 28 of said Assessor's Flat Rock Plat No. 2);

THENCE SOUTH 0 DEGREE 32 MINUTES 30 SECONDS EAST (along the West line of Cooke Ave. 66 ft.wd.) 1119.80 FEET (to the intersection of the West line of Cooke Ave. and the North line of Seneca St. 66 ft.wd.);

THENCE NORTH 88 DEGREES 44 MINUTES 40 SECONDS EAST (along the said North line, also being the North line of the Assessor's Flat Rock Plat No. 5 as record in L.67, P.45) 220.53 FEET;

THENCE SOUTH 00 DEGREE 32 MINUTES 05 SECONDS EAST 3.00 FEET (to the North line of Seneca St. 60 ft.wd.);

THENCE NORTH 88 DEGREES 59 MINUTES 46 SECONDS EAST (along said North line) 1464.08 FEET (to the intersection of the North line of Seneca St. 60 ft.wd. and the East line of Evergreen St. 60 ft.wd.);

THENCE SOUTH 0 DEGREE 44 MINUTES 46 SECONDS EAST (along said East line) 1329.46 FEET;

THENCE NORTH 88 DEGREES 48 MINUTES 01 SECONDS EAST 850.56 FEET;

THENCE NORTH 0 DEGREES 43 MINUTES 59 SECONDS WEST 405.00 FEET;

THENCE NORTH 88 DEGREES 48 MINUTES 01 SECONDS EAST 195.00 FEET;

THENCE SOUTH 0 DEGREES 43 MINUTES 59 SECONDS EAST 821.70 FEET (to the North line of Gibraltar Rd. 120 ft.wd.);

2.2 LEGAL Boundary Description of the Proposed Flat Rock Historical District

THENCE SOUTH 88 DEGREES 48 MINUTES 01 SECONDS WEST (along the said North line) 497.86 FEET;

THENCE SOUTH 0 DEGREES 31 MINUTES 45 SECONDS EAST (along the East line of the Van Riper Subdivision No. 2, as recorded in L. 56, P.35) 2256.54 FEET;

THENCE SOUTH 50 DEGREES 54 MINUTES 15 SECONDS WEST (along said East line) 292.71 FEET (to a point on the South line of Huron River Dr. 93 ft.wd.);

THENCE NORTH 39 DEGREES 01 MINUTES 27 SECONDS WEST (along said South line) 74.75 FEET (to the intersection of the South line of Huron River Dr. and the East line of parcel # 58-135-99-0008-00, known as 25437 E Huron River Dr.);

THENCE SOUTH 49 DEGREES 03 MINUTES 33 SECONDS WEST (along said East line) 153.35 FEET;

THENCE SOUTH 89 DEGREES 31 MINUTES 33 SECONDS WEST (along the South line through Point "A") TO THE CENTERLINE OF THE HURON RIVER (said Point "A" being 222.54 ft. from the South line of Huron River Dr.);

THENCE ALONG THE CENTERLINE OF THE HURON RIVER TO A POINT SHOWN ON THE ASSESSOR'S FLAT ROCK PLAT No. 6 (as recorded in L.67, P.46) AS BEING AT THE INTERSECTION OF THE WEST LINE OF SECTION 5, TOWN 5 SOUTH, RANGE 10 EAST AND THE COMMON LINE BETWEEN WAYNE AND MONROE COUNTIES; SAID POINT BEING THE FOLLOWING FIVE (5) COURSES FROM POINT "A"; NORTH 0 DEGREES 54 MINUTES 09 SECONDS WEST 135.47 FEET AND NORTH 7 DEGREES 45 MINUTES 53 SECONDS WEST 171.00 FEET AND NORTH 19 DEGREES 10 MINUTES 47 SECONDS WEST 99.99 FEET AND NORTH 36 DEGREES 02 MINUTES 15 SECONDS WEST 370.60 FEET AND SOUTH 86 DEGREES 48 MINUTES 30 SECONDS WEST 382.83 FEET (said point also being South 0 degrees 31 minutes 50 seconds East 234.80 ft. from the South line of Huron River Dr. 66 ft.wd.);

THENCE ALONG SAID COMMON LINE BETWEEN WAYNE AND MONROE COUNTIES AS SHOWN ON SAID ASSESSOR'S FLAT ROCK PLAT No.6 THE FOLLOWING THIRTY (30) COURSE;

THENCE ALONG A CURVE CONCAVED TO THE EAST 123.18 FEET, RADIUS 111.22 FT, CHORD SOUTH 10 DEGREES 40 MINUTES 30 SECONDS WEST 116.98 FEET AND SOUTH 63 DEGREES 17 MINUTES 30 SECONDS EAST 154.85 FEET AND SOUTH 36 DEGREES 20 MINUTES 30 SECONDS EAST 229.35 FEET AND SOUTH 0 DEGREES 28 MINUTES 30 SECONDS WEST 140.39 FEET AND SOUTH 50 DEGREES 19 MINUTES 30 SECONDS WEST 214.24 FEET AND SOUTH 85 DEGREES 54 MINUTES 30 SECONDS WEST 157.60 FEET AND SOUTH 87 DEGREES 37 MINUTES 30 SECONDS WEST 226.99 FEET AND NORTH 73 DEGREES 08 MINUTES 30 SECONDS WEST 302.40 FEET AND NORTH 58 DEGREES 34 MINUTES 30 SECONDS WEST 194.00 FEET AND NORTH 16 DEGREES 12 MINUTES 30 SECONDS WEST 93.90 FEET AND NORTH 63 DEGREES 10 MINUTES 30 SECONDS EAST 230.45 FEET AND NORTH 78 DEGREES 54 MINUTES 10 SECONDS EAST 112.13 FEET AND NORTH 38 DEGREES 15 MINUTES 10 SECONDS EAST 123.37 FEET AND NORTH 60 DEGREES 36 MINUTES 10 SECONDS EAST 177.62 FEET AND NORTH 29 DEGREES 12 MINUTES 00 SECONDS EAST 74.74 FEET AND NORTH 21 DEGREES 42 MINUTES 40 SECONDS WEST 116.40 FEET AND NORTH 15 DEGREES 53 MINUTES 40 SECONDS WEST 129.89 FEET AND NORTH 27 DEGREES 18 MINUTES 40 SECONDS WEST 250.40 FEET AND NORTH 43 DEGREES 21 MINUTES 30 SECONDS WEST

2.2 LEGAL Boundary Description of the Proposed Flat Rock Historical District

109.86 FEET AND NORTH 70 DEGREES 01 MINUTES 50 SECONDS WEST 100.44 FEET AND SOUTH 67 DEGREES 14 MINUTES 50 SECONDS WEST 72.32 FEET AND SOUTH 2 DEGREES 20 MINUTES 20 SECONDS WEST 50.51 FEET AND SOUTH 10 DEGREES 30 MINUTES 50 SECONDS WEST 225.76 FEET AND SOUTH 4 DEGREES 58 MINUTES 50 SECONDS WEST 183.03 FEET AND SOUTH 12 DEGREES 17 MINUTES 30 SECONDS EAST 170.01 FEET AND ALONG A CURVE CONCAVED TO THE NORTH 186.94 FEET, RADIUS 300.00 FT, CHORD NORTH 84 DEGREES 11 MINUTES 16.5 SECONDS WEST 183.39 FEET AND NORTH 66 DEGREES 20 MINUTES 10 SECONDS WEST 470.39 FEET AND ALONG A CURVE CONCAVED TO THE NORTH 220.48 FEET, RADIUS 150.00 FT, CHORD NORTH 24 DEGREES 13 MINUTES 40 SECONDS WEST 201.16 FEET AND ALONG A CURVE CONCAVED TO THE SOUTH 802.94 FEET, RADIUS 465.00 FT, CHORD NORTH 31 DEGREES 35 MINUTES 15 SECONDS WEST 706.84 FEET AND NORTH 81 DEGREES 03 MINUTES 20 SECONDS WEST 50.34 FEET (to a point on the East line of Assessor's Flat Rock Plat No. 5, as recorded in L.67, P. 45);

THENCE ALONG SAID COMMON LINE BETWEEN WAYNE AND MONROE COUNTIES AS SHOWN ON SAID ASSESSOR'S FLAT ROCK PLAT No.5 THE FOLLOWING THREE (3) COURSES;

THENCE NORTH 81 DEGREES 03 MINUTES 20 SECONDS WEST 432.82 FEET AND ALONG A CURVE CONCAVED TO THE NORTH 392.46 FEET, RADIUS 600.00 FT, CHORD NORTH 62 DEGREES 19 MINUTES 01 SECONDS WEST 385.00 FEET AND ALONG A CURVE CONCAVED TO THE NORTH 595.91 FEET, RADIUS 1200.00 FT, CHORD NORTH 29 DEGREES 22 MINUTES 20 SECONDS WEST 588.83 FEET (to a point on the South line of Section 31, Town 4 South, Range 10 East);

THENCE SOUTH 89 DEGREES 25 MINUTES 02 SECONDS WEST (along said South Section line) 563.90 FEET;

THENCE NORTH 0 DEGREES 43 MINUTES 05 SECONDS WEST (along the property line) 448.17 FEET;

THENCE ALONG THE HURON CLINTON METRO AUTHORITY PROPERTY LINE THE FOLLOWING ELEVEN (11) COURSES;

THENCE NORTH 32 DEGREES 22 MINUTES 48 SECONDS WEST 12.75 FEET AND SOUTH 89 DEGREES 15 MINUTES 42 SECONDS WEST 345.70 FEET AND SOUTH 0 DEGREES 34 MINUTES 58 SECONDS EAST 240.17 FEET AND SOUTH 57 DEGREES 57 MINUTES 00 SECONDS EAST 106.87 FEET AND SOUTH 0 DEGREES 34 MINUTES 58 SECONDS EAST 160.28 FEET (to said South Section line) AND SOUTH 89 DEGREES 25 MINUTES 02 SECONDS WEST (along said South Section line) 428.12 FEET AND NORTH 0 DEGREES 40 MINUTES 58 SECONDS WEST 250.00 FEET AND SOUTH 89 DEGREES 25 MINUTES 02 SECONDS WEST 198.44 FEET AND NORTH 0 DEGREES 46 MINUTES 58 SECONDS WEST 74.00 FEET AND NORTH 47 DEGREES 11 MINUTES 08 SECONDS WEST 15.18 FEET AND NORTH 36 DEGREES 46 MINUTES 48 SECONDS WEST 153.09 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 09 SECONDS WEST 812.48 FEET (to the West line of Section 31);

THENCE NORTH 1 DEGREES 18 MINUTES 04 SECONDS WEST (along said West line) 2203.96 FEET (to the West 1/4 corner of Section 31);

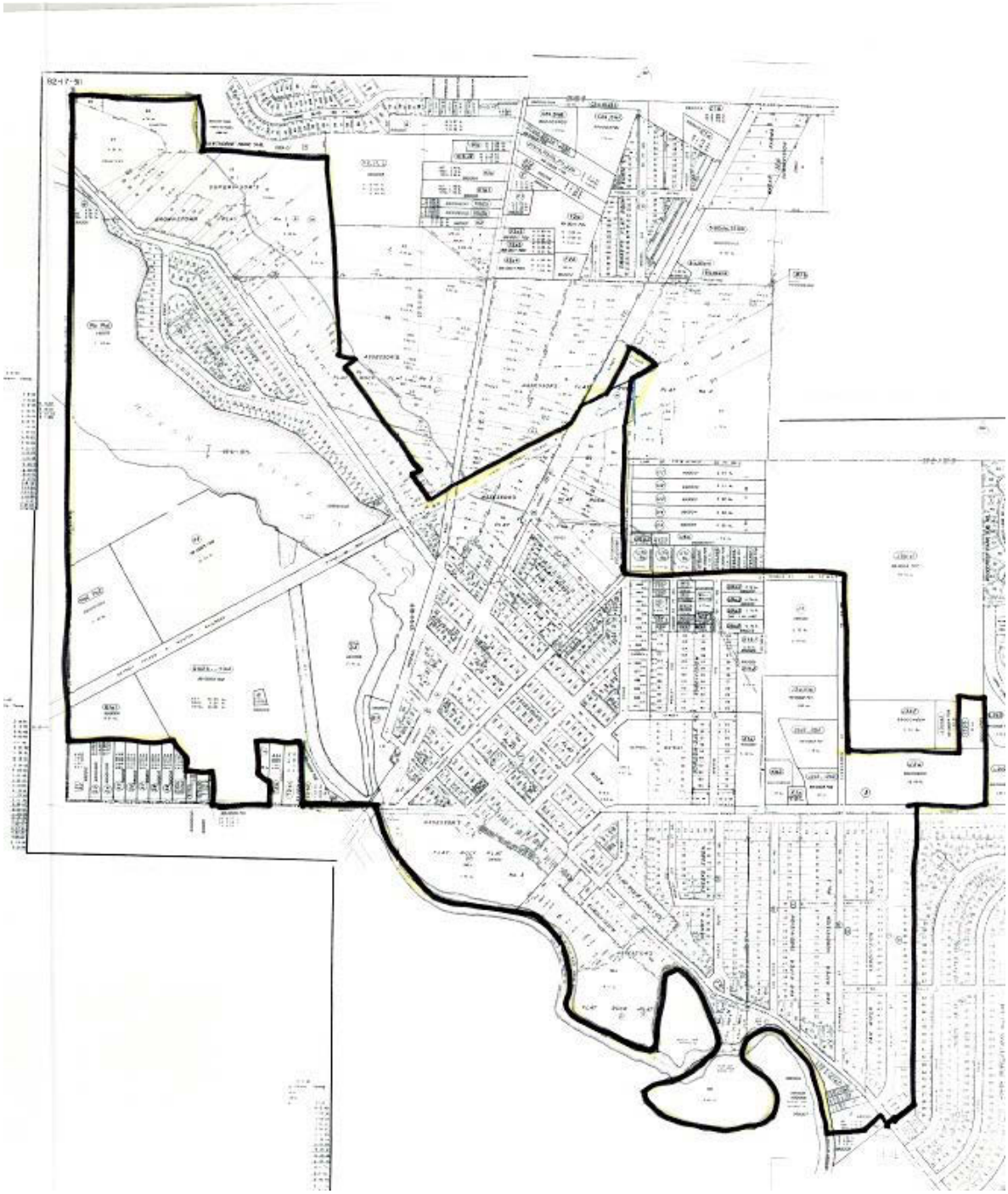
2.2 LEGAL Boundary Description of the Proposed Flat Rock Historical District

THENCE NORTH 1 DEGREES 00 MINUTES 42 SECONDS WEST (along said West line) 2651.79 FEET TO THE POINT OF BEGINNING.

Field survey work was not performed. The above description is based on recorded subdivision plats, tax records, and other available information. Bearings are based on the on the South line of the "Detroit, Toledo and Ironton Railroad" Right-of-way as recorded in Assessor's Flat Rock Plat No. 2, L.67, P.42 W.C.R.

Legal Survey by: **Jason Verran P.S.**
Surveying Department Manager
Construction Coordinator
C.E. Raines Company
17700 Fort St, Riverview, MI 48193

2.2 <u>LEGAL</u> Boundary Description of the Proposed Flat Rock Historical District



2.2 LEGAL Boundary Description of the Proposed Flat Rock Historical District

2.3 Boundary Justification Statement

The boundary for the Flat Rock Historic District is based on the January 1942 Map of the Village of Flat Rock drawn by Luther Beckley, the Village Engineer.[1] At the time this map was drawn, it illustrated how the Huron River and the Ford Headlamp Plant were the focal point of the community. This map covers the entire proposed Flat Rock Historic District, from to Inkster Road in the East, with the northern line of the Huron Valley Cemetery in the North, all the way to Walnut Street in the West and the Huron River/County Line in the south. The Huron River Sub, and the Van Riper Subs were just starting to fill in with new houses, yet the underlying original 1834 plat by Michael Vreeland remained intact and easily identifiable despite the economic growth boom of the Village of Flat Rock.

[1] Map of the Village of Flat Rock, Brownstown Township, Wayne County, Michigan (January 1942), drawn by Luther Beckley, Village Engineer; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

2.4 Resource Count and Percentage - Contributing & Non-contributing

CONTRIBUTING	NON-CONTRIBUTING	
589	74	**BUILDINGS**
5	0	**SITES**
7	0	**STRUCTURES**
2	0	**OBJECTS**
603	74	**TOTALS**

A total of 675 resources are located within the Flat Rock Historic District. A master map of the total district is included, but due to the size of the district, the total district has been broken down into six area maps for clearer details. The old plats maps were the justification for how we broke out the six area sections. There is not any one area map that is greater than the others in terms of importance, just basic geography.

Of these, **603 (89 percent)** are contributing resources. The contributing properties include 589 buildings, including both residential and commercial properties; 5 sites, 7 structures, and 2 objects.

Of the **74 (11 percent)** non-contributing resources, 74 are buildings, including both residential and commercial properties.

Some of the commercial buildings in the downtown area include storefronts with multi-addresses. For this report, these addresses have been counted as one building.

Definitions:[1]

Contributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because:

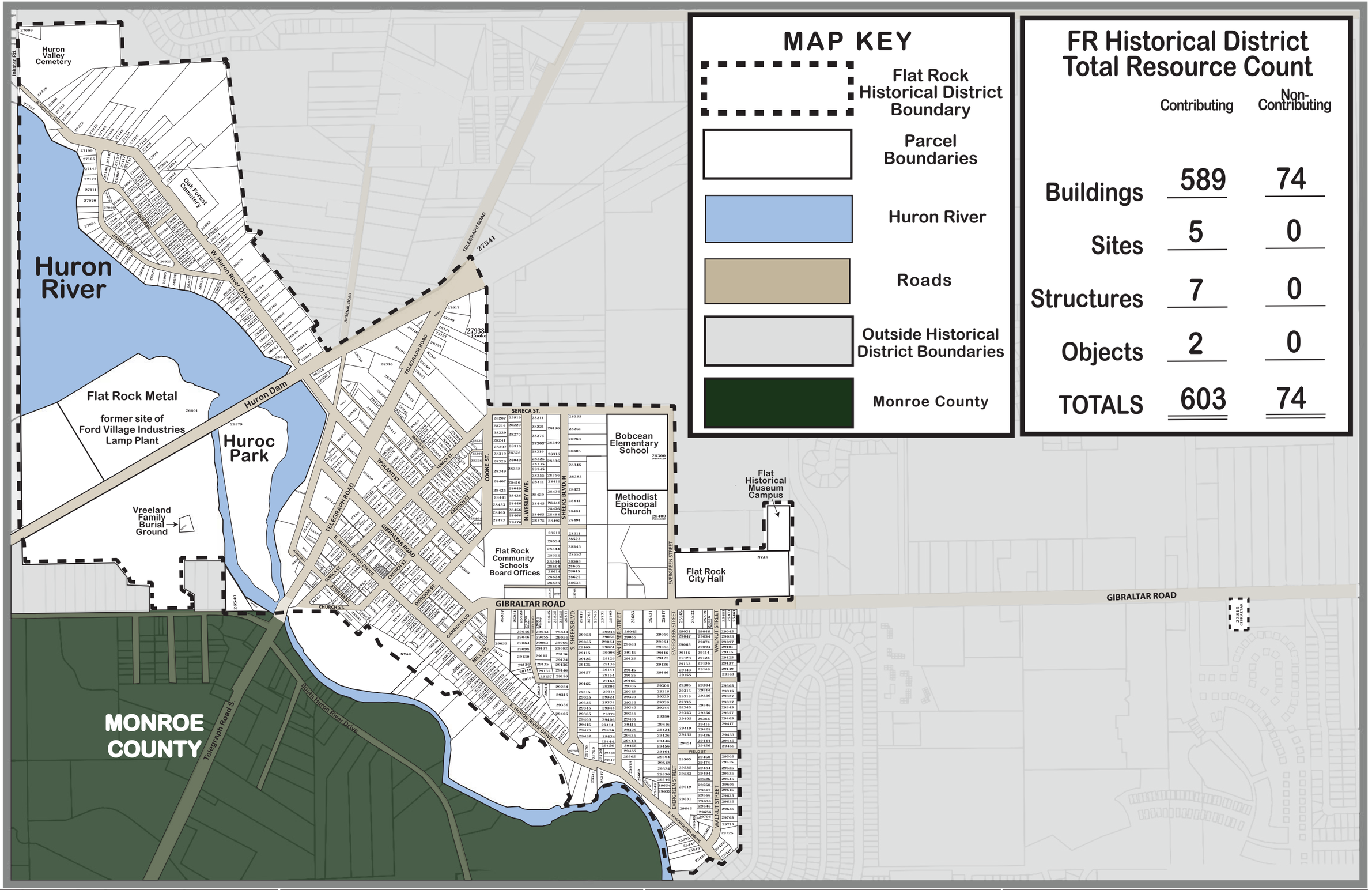
- It was present during the period of significance, relates to documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period; or
- It independently meets the National Register criteria, including when a property:
  - **(A)** is associated with events that made a significant contribution to the broad patterns of history.
  - **(B)** is associated with the lives of persons significant in our past.
  - **(C)** embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
  - **(D)** yields, or is likely to yield, information important in prehistory or history.

Non-contributing. A non-contributing building, site, structure, or object does not add to the historic associations, historic architectural qualities, or archeological values for which a property is significant because:

- it was not present during the period of significance, or does not relate to the documented significance of the property; or
- due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity or is capable of yielding important information about the period; or
- it does not independently meet the National Register criteria.

[1] National Register Bulletin: How to Complete the National Register Registration Form, last revised in 1997, page 16 and 35, https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf .

Flat Rock Historical District (Proposed July 2025)



MAP KEY

- Flat Rock Historical District Boundary
- Parcel Boundaries
- Huron River
- Roads
- Outside Historical District Boundaries
- Monroe County

FR Historical District Total Resource Count

	Contributing	Non-Contributing
Buildings	589	74
Sites	5	0
Structures	7	0
Objects	2	0
TOTALS	603	74

City of Flat Rock
Wayne County, Michigan

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

0 0.10 0.25 miles

N

HISTORIC DISTRICT BOUNDARY

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

3.1 Period of Significance Justification Statement

The Flat Rock Historical District is eligible for listing under Criterion A for Industry, Commerce, and Community Development at the local level, with two interconnected periods of significance: 1834-1922 (pioneer settlement and commercial development) and 1920-1975 (industrial transformation and prosperity). The district demonstrates exceptional significance as both a successful 19th-century commercial river town built around Michael Vreeland's 1834 village plat and water-powered mills, and as the most successful example of Henry Ford's Village Industries experiment, which transformed a rural community into a prosperous industrial town while achieving homeownership rates of 73% by 1950—exceeding national averages by 18 percentage points.[1] The Huron River serves as the unifying element, providing the water power that attracted initial settlement, supported early mills, and powered Ford's industrial operations.

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[1] Wayne County (Michigan), Register of Deeds, vol.11, pages 434-435; **imaged** *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3Q9M-C37F-CS39-W?cat=244568&i=421&lang=en ; accessed 21 June 2025) > Image group number (IGN) 8580456,> image 422 and 423; citing County Recorder's Office; **ALSO,**

"***Michigan, Probate Records, 1797-1973,"* imaged**, *FamilySearch* (https://familysearch.org/ark:/61903/3:1:3QS7-89S4-D8SW?cc=2013878&wc=QD9Y-R6K%3A376683801%2C377855701 : 21 May 2014), Wayne > Probate packets 1853 no 2057-2087 > image 5-130 of 1185; county courthouses, Michigan; citing Probate File No. 2049 for Michael Vreeland; **ALSO,**

Silas Farmer, "***History of Detroit and Wayne County and early Michigan: [Vol. 2],"*** pgs. 1252-1255; **imaged**, *University of Michigan Library Digital Collections* (https://name.umdl.umich.edu/BAD1460.0002.001 : accessed July 30, 2025); **ALSO,**

Howard P. Segal, ***Recasting the Machine Age: Henry Ford's Village Industries***, pg. 27. University of Massachusetts Press, 2005; **imaged**, *JSTOR* (http://www.jstor.org/stable/j.ctt5vk855 : accessed 23 June 2025); **ALSO**,

Charles E. Sorenson, ***My Forty Years with Ford*** (Detroit, Wayne State Press, 2006) pages 183-185; **imaged**, *InternetArchive* (https://archive.org/details/myfortyyearswith0000sore : accessed 23 June 2025) citing "***Mr. Ford Buys A Railroad***."

History of the Flat Rock Historical District

Statement of Significance Summary

The Flat Rock Historical District is eligible for listing under Criterion A for Industry, Commerce, and Community Development at the local level, with two interconnected periods of significance: 1834-1920 (pioneer settlement and commercial development) and 1922-1972 (industrial transformation and prosperity). The district demonstrates exceptional significance as both a successful 19th-century commercial river town built around Revolutionary War veteran Michael Vreeland's 1834 village plat and water-powered mills, and as the most successful example of Henry Ford's Village Industries experiment, which transformed a rural community of 118 families into a prosperous industrial town of 358 families while achieving homeownership rates of 73% by 1950—exceeding national averages by 18 percentage points. The Huron River serves as the unifying element, providing the water power that attracted initial settlement, supported early mills including the Vreeland and Metler operations, and powered Ford's 1922 Headlamp Plant and dam.

Narrative Statement of Significance

Geographic Context and Historical Foundation

The Huron River's distinctive flat rock formations and excellent water power potential have attracted human settlement for millennia. The Wyandot people recognized these formations as part of a sacred landscape, establishing seasonal camps and permanent villages that took advantage of the river's resources. Their early dam construction would later be improved upon by European settlers and eventually transformed by industrial development.

The area's significance is deeply connected to Adam Brown, the namesake of Brownstown Township, whose remarkable life story illustrates the complex cultural interactions that shaped the region before European settlement. Born around 1754 in Augusta County, Virginia (now Greenbrier, West Virginia), Brown was kidnapped while walking to school by a group of indigenous warriors, likely Mingoes, Delaware, and Shawnee conducting raids against frontier settlements. His literacy skills in English made him valuable to his captors for trading negotiations and dealings with government officials. Over the years, Brown was traded between different groups until he came to live among the Wyandots along the Detroit River, where he rose to chief status and married an indigenous woman, with whom he had many children.

Brown's unique position as a literate white man who had become a Wyandot chief enabled him to navigate relationships with both Native American communities and European colonial authorities. During the Battle of the Thames in October 1813, Brown and his family were captured by American forces but were subsequently released in Detroit. On July 3, 1823, at age seventy-seven, Brown married his beloved native wife in a Catholic ceremony at St. John the Baptist Catholic Church in Amherstburg, Ontario, witnessed by two of their sons—a late-life religious ceremony that served to legitimize his widow and children under European legal systems. Just one month later, on August 23, 1823, the parish priest at Assumption recorded Brown's death and burial in the churchyard.

Nearly twenty-seven years earlier, Brown had submitted two claims of 640 acres each to the United States government and was awarded both, totaling 1,280 acres in what would become Brownstown Township. His late Catholic marriage legitimized his widow and sons so

they could legally transfer and sell the land Brown had gained from his government claims. The 1827 creation of Brownstown Township by the Michigan Territorial Legislature honored his legacy, defining the township as "all that part of the said county of Wayne, within the limits of the surveyed township four, south, in range ten, east, and fractional township five, south, range ten, east."

The territorial infrastructure that enabled Flat Rock's development included Hull's Trace, a corduroy road built after the 1808 Treaty with the Wyandots, connecting Detroit with the Maumee River Valley in Ohio. This road crossed Adam Brown's property, demonstrating how individual land holdings intersected with public development. Remarkably, remnants of this corduroy planking are preserved in the cold, clear water near Brownstown Creek, visible during low water levels and best experienced by kayak, providing tangible connection to the territorial period.

These geological features and historical foundations—the river's water power, the Wyandot presence, Adam Brown's land claims, and early infrastructure development—provided the essential elements that would support the Vreeland flour mill, Russell Ransom and Henry Woodruff's saw mill, Curtis Metler's 1872 grist and saw mill complex, and ultimately Ford's 1922 Headlamp Plant and dam. The river offered not just power but transportation routes and the geographic focal point around which all subsequent development would occur, from Vreeland's 1834 plat through the 1972 Michigan Casting Center.

Early Period of Significance: Pioneer Settlement and Commercial Development (1834-1920)

Michael Vreeland and the Village Foundation (1834-1841)

Michael Vreeland, born September 21, 1761, in Essex County, New Jersey, brought extraordinary experience to his frontier venture. At eighteen, he enlisted in the Continental Army and served as a scout at Fort Freeland in Northumberland County, Pennsylvania, under Captain Arthur Taggart and Colonel James Monough. This assignment placed him in one of the most dangerous positions during the Revolutionary War, requiring ventures beyond the fort's protective walls to gather intelligence about enemy movements. During the July 1779 Native American attack while men worked in cornfields, Vreeland was captured and turned over to British forces, beginning a three-year ordeal. He was marched to Fort Niagara and transferred between British prisons in Montreal and Quebec, exposed to harsh conditions where primitive medical care, inadequate food supplies, and brutal winter weather created mortality rates that claimed many prisoners. His eventual release through prisoner exchange at Dobbs Ferry, New York, positioned him among the fortunate few who survived through three years of imprisonment.

Following the war, Vreeland rebuilt his personal life through three marriages and six children. His purchase of approximately 640 acres in what would become Flat Rock and his March 12, 1834 filing of the "Plan of the Village of Vreelandt" with Wayne County, Michigan, established the legal and physical framework that endures today. Vreeland's original town plan covered one square mile and included seven streets, creating a compact but organized layout. The village evolved through different names—originally "Smooth Rock" for the river's distinctive rock formations, then formally "Vreelandt," changed to "Smooth Rock" in 1836, and finally "Flat Rock" in 1838 through the Gibraltar and Flat Rock Land Company's influence.

Working with his sons and neighbors, Vreeland established a trading post serving both settlers and Native Americans, built a series of mills along the river utilizing water power, and constructed a saw mill with a specially dredged mill race for processing local timber. He felled trees and used the lumber for building homes and businesses throughout Flat Rock, improved upon early river dams that indigenous people had built, developed multiple farms producing agricultural products, and built a grist mill processing grain from surrounding agricultural areas. The sophistication of these operations is documented in his probate file following his death on August 13, 1841—over one hundred pages detailing property holdings, business operations, and the economic foundation he had created for Flat Rock as Brownstown Township's commerce center.

The Failed Canal and Early Economic Ambitions (1836-1838)

The Gibraltar and Flat Rock Canal project, incorporated July 13, 1836, by investors including Benjamin B. Kercheval, Joshua Howard, and Phineas Davis, represented the community's early ambitions for major commercial development. The plan called for a canal connecting Gibraltar through Flat Rock to Ypsilanti, with mills and hydraulic works positioning Flat Rock as a crucial hub in expanding water transportation networks. The project gained unexpected prestige when Senator Daniel Webster, following his 1836 presidential election defeat, visited Detroit in July 1837 and became an investor after meeting with Phineas Davis at Gibraltar.

Augustus Weeden Greene's contract for canal excavation beginning in 1837 started at Jacob Vreeland's flour mill and proceeded east along the river. Greene completed three miles of excavation before the project's financial foundation collapsed with the Bank of Gibraltar's closure in June 1838. Greene was never paid for his excavation work and lost everything on the canal contract, forcing relocation to Raisinville and return to farming. The canal's traces, still visible today by visitors standing at Fiorelli's Wise Guys Bistro's eastern parking lot edge and looking eastward along the river, provide physical reminders of both ambitious visions and spectacular failures. The faint remains of shallow channel dug parallel to the river, mostly filled by homeowners but leaving subtle landscape depressions, testify to this failed enterprise. The company's 1852 reorganization to build a plank road from Gibraltar to Flat Rock, successfully completed, demonstrated the flexibility necessary for frontier business ventures.

Pioneer Families and Daily Life

The social fabric of early Flat Rock was woven by interconnected families whose personal experiences illuminate both opportunities and hardships. The Wagar family's migration from New York demonstrates typical westward movement patterns. Henry J. Wagar, born December 3, 1822, in Grafton, Rensselaer County, New York, represented thousands of tenant farmers caught in the patroon system. His father Jacob J. Wagar operated approximately two hundred acres under lease arrangements requiring twenty-eight bushels of wheat annually. The family's eleven children between 1821 and 1838 created additional financial pressures. Henry and brother-in-law Ananias Wagar investigated opportunities in "Brown's Town," named after former Wyandot Chief Adam Brown's land tract, leading to their purchase of eighty-acre parcels along the Huron River offering fertile soil, reliable water, and complete ownership under the Cash-Sale Act rather than perpetual lease arrangements.

Henry's son Albert Wesley Wagar's Civil War service in the 4th Michigan Volunteer Infantry from August 30, 1864, to May 26, 1866, connected local families to national events. His correspondence with brother Sidney described injuries and hospitalization in Nashville, deaths of neighbors from Flat Rock, and warnings against enlistment. Following military service, Albert's employment at the Metler sawmill provided firsthand knowledge of the local lumber industry. His personal life marked by tragedy—marriage to Nellie Burns in 1874, deaths of infant son Wesley and wife in 1875, subsequent marriages and losses—illustrated both personal hardships and adaptive strategies enabling survival.

Freeland Garretson's 1897 memoir, written about his experiences arriving as a thirteen-year-old boy in 1837, provides invaluable insights into frontier realities. The Garretson family's journey from Paterson, New Jersey—up Hudson River to Albany, west via Erie Canal to Buffalo, four-day steamer voyage across Lake Erie—arriving in Flat Rock during May 1837 illustrated standard eastern emigrant routes. The housing shortage forced initial stay with Van Riper family relatives, part of extended network of eastern families forming Flat Rock's early population core. The village greeting them consisted of approximately eight blocks extending from upper settlement to Church Street, with Uncle Jimmy Greaves' Scottish immigrant general store exemplifying frontier commerce by combining dry goods sales with ashery operations trading merchandise for wood ashes. Prices reflected transportation difficulties: sugar twenty-five cents per pound, coffee twenty to forty cents per pound.

The natural environment differed dramatically from later generations' experiences. Dense forests extended in all directions, so thick residents "could not walk forty rods in any direction" without entering forest described as "dense and almost impenetrable." Large predators including wolves, bears, and wildcats posed real dangers. Lewis Chamberlin and Cornelius Van Horn developed unique deer hunting methods, mounting large horses equipped with bells that caused entire herds to stop and focus attention, allowing harvest of several animals before survivors fled. Wild game was abundant—skilled marksmen could regularly harvest half dozen fine ducks before breakfast from ponds and marshes. The Huron River supported large fish populations, with individual specimens commonly weighing ten to twenty pounds. Large sturgeon were frequently speared at night, with dozen or more massive fish often heaped on banks after successful nights.

Commercial and Industrial Growth (1850-1920)

The 1873 arrival of the Detroit Branch of the Lake Shore & Michigan Southern Railroad transformed Flat Rock from an isolated frontier community into an integral part of the regional economy. Where earlier residents faced three-day round trips to Detroit and two-day journeys to Monroe over primitive roads, railroad service provided regular, weather-independent transportation. Railroad employment offered fifteen engineers and conductors earning $1,600-2,000 annually, twelve brakemen and trainmen earning $1,300-1,600, eighteen car inspectors and repairmen, six yardmasters and dispatchers earning $1,500-1,900, and nine section hands earning $1,100-1,400.

Curtis L. Metler's 1872 establishment of grist and saw mills represented the most significant industrial development between the canal failure and the Ford era. Born in 1848 in Lockport, New York, Curtis exemplified entrepreneurial migrants recognizing frontier opportunities. His marriage to Virginia C. Carson on September 9, 1878, and birth of their son

Carson Metler illustrated personal prosperity. The mill served farmers from throughout the region, with prominent families like the Van Ripers and Mungers purchasing grain at $1.80 per pound. Farmers would typically spend entire days in town while grain was processed, combining necessary business with social interaction at the tavern while children enjoyed swimming in the river. The mill's destruction by fire visible from Grosse Ile nine miles away and 1882 rebuilding demonstrated resilience. Curtis's tragic 1917 death, when he slipped in sawdust on an upper floor and fell onto a blade, represented the personal risks in industrial operations. The community funeral procession filled with workers and family members illustrated the personal relationships characterizing small-town industrial development.

Dr. Hiram William Lobdell's establishment of medical practice in May 1856 provided professional services essential for community development. His graduation from Albany Medical College, marriage to Phoebe Elizabeth Hood, and establishment of a prominent family with sons Daniel and John and daughter Mary illustrated professional success. His construction of both family residence and pharmacy on Huron Street, active involvement in Democratic Party politics, and Masonic Lodge membership demonstrated multiple roles educated professionals played. Dr. Lobdell's twenty-seven years providing medical care through epidemics, accidents, and childbirth made him indispensable. His death on January 10, 1884, at age fifty-eight was widely mourned. His Last Will and Testament revealed extensive real estate investments and personal attachment to his animals, including grey horse "John" that pulled his doctor's buggy, mare "Jennie," and colt "Gusteau."

German immigrant families fundamentally shaped this period's development. Henry Bunte, born around 1828 in Hanover, Germany, established multiple business interests reflecting understanding of economic opportunities. The Heier family arrived aboard the Dresden on April 16, 1890. Carl and Augusta Heier's seven children had immigrated from Germany, arriving in Baltimore. After initially settling in Detroit and then Waltz, Charles and Ernest Heier moved to Flat Rock in 1921, recognizing business opportunities. Their building supplies store and 1927 concrete sidewalk construction created lasting contributions. Charles used his transit survey instrument and tripod for precise measurements while his son Warren followed behind stamping wet concrete with the Heier Bros. logo and date. These sidewalk markings, nearly a century old, remain visible today.

Educational development reflected community commitment despite setbacks. When the third school building burned in March 1910, the community's immediate response illustrated resourcefulness. Temporary arrangements distributed classes among the Burden building (former Masonic Temple), Independent Order of Odd Fellows Hall, Methodist Church basement, Todd's Photograph Gallery, Metler building, and space above Carter Funeral Home. The new school's 1911 specifications by Hull and Hofman architects created a substantial structure for "Fractional District No. 1, Brownstown, Berlin and Ash." The school bell, operated by rope requiring four younger students working together, created both practical functionality and symbolic significance, providing audible signals for class scheduling while creating focal points for school traditions. The bell's removal in the 1940s due to structural concerns and subsequent mysterious disappearance illustrates ongoing changes affecting local institutions.

By 1920, Flat Rock had developed into a complete community with 118 families maintaining 70.3 percent homeownership (83 of 118 families), with employment including farmers (35 percent), day laborers (18 percent), skilled tradesmen (22 percent), and the Detroit

Pneumatic Chuck Company employing 10 families (8.5 percent). Sixteen point nine percent of households were headed by retirees, indicating Flat Rock had become a community where long-term residents could afford comfortable retirement.

Late Period of Significance: Industrial Transformation (1922-1972)

Ford's Village Industries Revolution (1922-1940)

Henry Ford's December 1922 completion of the Village Industries Headlamp Plant and Huron River Dam initiated the most dramatic community transformation in early 20th-century American industrial history. Ford's vision extended beyond simple job creation—he sought to employ exclusively farmers, craftsmen, and unemployed people from rural communities who could walk or drive short distances to work. Village employees faced a six-month residency requirement and were hired directly from the community, encouraged to continue farming while working in the factory. This approach successfully bridged the rural-urban divide, allowing families to maintain agricultural roots while participating in the industrial economy.

The population explosion was immediate and transformative. Between 1920 and 1930, Flat Rock grew from 118 to 261 families, a staggering 121 percent increase. By 1940, population reached 358 families—a 203 percent increase from 1920. The Ford Headlamp Plant employed 67 workers by 1930, representing 22.3 percent of the entire community workforce. At the apex stood the Superintendent residing on prestigious Evergreen Street alongside physicians and business leaders, earning $2,500-3,000 annually compared to the $1,200 national manufacturing average. The management tier included one general foreman, three department foremen, and four supervisors earning $1,800-2,200. Eight tool and die makers commanded $1,400-1,800, representing the industrial aristocracy with extensive training and transferable skills. Four electricians, three maintenance mechanics, and two millwrights provided essential skilled trades expertise.

Semi-skilled production workers formed the plant's backbone. Twelve punch press operators represented the most common position, earning $1,200-1,500 annually. Eight assemblers, seven polishers, six buffers, four platers, and five inspectors completed this tier, providing specialized production skills enabling efficient manufacturing. Even entry-level positions—eight general laborers, three material handlers, two cleaners earning $900-1,200—exceeded many regional opportunities and enabled eventual property ownership for workers demonstrating reliability and ambition.

Ford also brought the Detroit, Toledo & Ironton Railroad to Flat Rock, employing several hundred people, mostly brought from Napoleon, Ohio. This railroad connection provided both employment and transportation links integrating Flat Rock into broader economic networks. By 1930, 43 families (14.3 percent) worked for the railroad. Fifteen engineers and conductors commanded highest wages at $1,600-2,000 annually, positions requiring extensive training and responsibility. Twelve brakemen and trainmen earned $1,300-1,600, while eighteen car inspectors and repairmen provided essential maintenance. Six yardmasters and dispatchers earned $1,500-1,900 for coordinating complex logistics, while nine section hands and track workers earned $1,100-1,400 for essential maintenance work.

Neighborhood Development: The Human Geography of Industrial Success

The housing response created distinct neighborhoods with unique personalities reflecting employment patterns and homeownership achievements. Each street told a story of families building lives around industrial opportunity.

Evergreen Street emerged as the professional district, maintaining 88.0 percent homeownership through 1950. The Ford Headlamp Plant Superintendent lived here among four physicians whose names were known throughout the community: Dr. Milton D. Comfort, the surgeon; Dr. John Harvey Penix; Dr. Robert Proud; and Dr. Clarence Ausum, the dentist. The school superintendent, police chief, and various business owners created a street where salaries of $2,500-4,000 enabled substantial homes valued at $6,500-9,500. The new Methodist Parsonage at 29451 Evergreen, dedicated February 13, 1949, further cemented its premier status. These weren't just statistics—these were the community leaders whose children attended the same schools, whose wives organized church socials, whose professional success created the stability anchoring the entire community.

Wesley Street became the automotive neighborhood where working families clustered around shared employment. Among 16 families by 1940, eight worked at the Ford plant. Arthur and Edith Hoeft lived next to John and Mary McTaggart; both men were polishers whose specialized skills shaped headlamp reflectors. Walter and Jennie Gudith managed with Walter's janitor wages while their children played with the Poling children—Dougal worked as a riveter. James and Catherine Nutt, Emil and Odyla Pufferoen, John and Ida Whisler—all polishers—created a street where five of eight automotive families shared the same occupation. These neighbors carpooled to work, their wives exchanged recipes and childcare, their children grew up together. With incomes of $1,100-1,400 rising to $1,400-1,800 by 1950, they achieved 56.3 percent homeownership, purchasing homes valued at $4,200-6,800. The street expanded post-war with North Wesley Avenue adding 15 new homes (1950-1955) and South Wesley Avenue gaining 12 (1949-1954).

Van Riper Street achieved remarkable balance, housing 33 families by 1940 growing to 35 by 1950, maintaining 82.9 percent homeownership. The Scherer family exemplified the street's character. Edward Scherer had built his home at 26339 Ypsilanti Street around 1888, raising four daughters with wife Mary Erving. By 1906, ownership transferred to William Scherer, who with wife Minnie represented successful transition from agricultural to industrial employment. William's career progression from farm laborer to night watchman at Detroit Pneumatic Chuck Company while son George worked as machinist at the same facility illustrated family employment patterns. During the Great Depression, the multi-generational arrangement including William and Minnie, son George and wife Mildred, and daughter Marion demonstrated economic flexibility and family solidarity. The family's "truck farming"—selling homegrown produce roadside—reflected Ford's Village Industries philosophy of combining industrial and agricultural work.

The street's employment diversity was remarkable: twelve automotive workers (34.3 percent), nine railroad employees (25.7 percent), four oil refinery workers (11.4 percent). These workers earned $1,500-2,000 average in 1940 rising to $1,800-2,400 by 1950, achieving property ownership with homes ranging $5,500-8,200. The street's stability—adding only two families over the decade—reflected established residents remaining in homes where they had raised families and built community connections.

East Huron River Drive developed as the largest residential street with 47 families and 74.5 percent homeownership by 1950. Eleven automotive workers, eight railroad employees, four oil refinery workers lived alongside retail merchants, skilled tradesmen, and professionals. This diversity created stable middle-class neighborhood with homes ranging $5,200-7,800. Walking down the street, one might encounter a tool and die maker discussing baseball with a railroad conductor, while their wives planned the church bazaar and children played in the river where their grandfathers had once fished for sturgeon.

Walnut Street experienced dramatic post-war transformation, expanding from 22 to 42 families—91 percent increase. Eighteen new homes built between 1945 and 1952 attracted established workers upgrading housing and returning veterans using GI Bill benefits. The street achieved 78.6 percent homeownership with employment diversity: 33.3 percent automotive manufacturing, 26.2 percent railroad, 14.3 percent oil refinery. Average home values of $6,000-8,500 reflected prosperity available to skilled workers and quality of post-war construction. These weren't just houses—they were dreams realized by men who had survived depression and war, now building futures for families in a community offering genuine opportunity.

Sheeks Boulevard underwent the largest expansion, growing from 26 to 38 families. Twenty-two new homes built between 1946 and 1954 specifically accommodated returning veterans and young families. These were couples married quickly before deployment, now starting families with optimism born of survival and prosperity. The development achieved 68.4 percent homeownership with 39.5 percent in automotive manufacturing, 21.1 percent railroad, 10.5 percent steel manufacturing. Home values of $5,800-7,200 reflected newer construction and young families establishing themselves. East Sheeks Boulevard added 8 homes (1951-1956), extending growth into mid-1950s as prosperity continued.

Cooke Street's 6 new homes (1948-1952) represented smaller but significant development, attracting industrial workers and service employees achieving homeownership comparable to community average. Even modest streets participated in post-war prosperity, with industrial wages enabling property ownership in newly developed areas.

Post-War Prosperity and Community Maturation (1945-1972)

The 1950 census reveals not just statistics but a mature community of 336 workers across multiple sectors. Automotive manufacturing employed 89 workers including 18 die setters and tool makers earning $2,200-2,800—the aristocracy of industrial labor whose skills were transferable across the entire automotive industry. Twenty-two press operators formed the largest category, while 16 assembly line workers and 12 welders (arc, butt, and electric) demonstrated specialized skills. Railroad employment expanded to 67 workers with 19 engineers and conductors earning $2,000-2,600, men whose names were known at every station between Detroit and Toledo.

The Socony Vacuum Oil Refinery employed 28 workers earning $1,800-2,400, including stillmen whose precise control of temperatures and pressures determined product quality. McLouth Steel's 15 workers included crane operators maneuvering molten metal with skill passed from older workers to younger apprentices. Monsanto Chemical's 12 workers included laboratory technicians earning $1,800-2,400, their education and technical skills representing new opportunities. Detroit Edison's Trenton Channel Power Plant employed 18 workers as

stationary engineers and electrical maintenance specialists keeping lights burning across southeastern Michigan.

The construction boom—45-60 new homes annually between 1945 and 1955—represented dreams made tangible. Veterans used GI Bill benefits for low-cost mortgages, FHA financing made homeownership accessible, sustained high wages provided down payments, and established workers upgraded from rental to owned housing. Walking through neighborhoods, one saw young fathers building garages, mothers planting victory gardens transformed to flower beds, children playing on streets where every family knew every child's name.

By 1950, homeownership reached 73 percent—260 of 356 families owning homes. Auto parts workers achieved 75.3 percent homeownership, railroad workers 80.6 percent, oil refinery workers 82.1 percent. Average household incomes of $1,800-2,400 supported home values of $6,500-10,500. Behind each percentage point were families like the Hoefts, McTaggarts, Gudiths—people whose names appeared in church bulletins, whose children graduated from Flat Rock High School, whose gardens produced tomatoes shared with neighbors.

The community's social structure reflected maturation beyond mere industrial settlement. Women's employment encompassed 47 women including 12 elementary teachers shaping young minds, 9 office clerks and secretaries keeping businesses running, 8 retail clerks knowing every customer's preferences, 6 restaurant workers serving coffee to workers changing shifts, 4 seamstresses altering wedding dresses and work clothes, 3 telephone operators connecting families across miles, 3 nurses at Eloise Hospital, and just 2 factory workers. Average family size of 3.8 persons exceeded national averages, with 78 percent of families including children filling schools and playgrounds.

Generational analysis revealed community continuity: pre-1920 settlers (18 percent) who remembered when wolves howled at night; the 1920s-1930s Ford boom generation (45 percent) who built the community's industrial foundation; post-war newcomers (32 percent) bringing energy and optimism; second-generation residents (23 percent) whose parents had been pioneers, now raising third generation in prosperity their grandparents couldn't have imagined.

Retirement patterns demonstrated long-term success. Thirty-four individuals (9.5 percent of adults) had retired, mostly railroad workers with stable pensions and auto workers with accumulated savings. Average retirement age of 62-65 years—earlier than typical in agricultural communities—reflected industrial employment's benefits. Eighteen widowed women maintained independent households with family and community support, their husbands' work having provided security extending beyond death.

Community services reflected cultural maturation. The new Flat Rock Library opened June 1950 on Erie Street, providing resources for children's homework and adults' continued learning. November 1950 voters approved $275,000 for Flat Rock High School addition, demonstrating confidence in continued growth. Michigan Bell's extended area phone service connected Flat Rock with New Boston, Rockwood, Trenton, Wyandotte, and Carleton. The FlatRoc Theatre, opened September 22, 1939, with 575 seats, showed current films while supporting community causes—the February 1945 Infantile Polio drive collected $302, demonstrating civic engagement beyond immediate interests.

The Michigan Casting Center's 1972 construction marked the period's end, completing Flat Rock's transformation from Vreeland's frontier vision to modern industrial community.

Assessment of Significance

Flat Rock's achievement stands unparalleled among American industrial communities. The preservation of Michael Vreeland's 1834 street layout—where revolutionary war veteran's vision still guides modern traffic—through Henry Ford's industrial revolution demonstrates extraordinary continuity. The community maintained homeownership rates above 70 percent while absorbing 203 percent population increase, diversified across six major industrial sectors while preserving small-town character where neighbors knew names and stories, created genuine middle-class prosperity with wages consistently exceeding regional and national averages.

The statistical evidence gains meaning through human experience: homeownership rates never falling below 60 percent meant families like the Wagars transitioning from New York tenant farming to Michigan property ownership; average household incomes rising from $800-1,000 to $1,800-2,400 meant William Scherer progressing from farm laborer to night watchman while son George became machinist; home values increasing from $1,500-2,500 to $6,500-10,500 meant Wesley Street polishers achieving middle-class stability their immigrant parents couldn't have imagined.

The physical evidence tells human stories: Vreeland's surviving street plan where his descendants still walk; Heier's 1927 sidewalks where Warren Heier Sr. as a boy stamped his family's mark in wet concrete; traces of Greene's 1837 canal representing dreams and failures; adapted mills where Curtis Metler died in 1917 and workers mourned; Hull's Trace remnants in Brownstown Creek where Adam Brown once traveled.

Employment diversification—automotive, railroad, oil refining, steel, chemical, power generation—meant no single plant closure could destroy the community. Flat Rock achieved what Ford envisioned: industrial prosperity maintaining rural values, where factory workers tended gardens, where children swam in the same river their grandfathers fished, where German immigrants' grandchildren became plant superintendents, where Revolutionary War veteran's street plan guided modern prosperity.

The Huron River's continuous role—from Wyandot camps to Vreeland's mills to Ford's dam to modern manufacturing—unifies both periods of significance. Geographic advantages combined with human initiative—Vreeland's vision, immigrant entrepreneurship, Ford's experiment, workers' determination—created sustainable prosperity across multiple generations. Flat Rock stands as testament that American industrial development could create genuine opportunity, stable communities, and human dignity through work, demonstrating how small communities could maintain identity while participating in national economic transformation.

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Plat > Liber #: **44** > Page #: 67 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 58 inclusive of Van Riper Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 44, Page 67, on 26 September 1922. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 8-23-1 through 8-23-36.*

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"FlatRoc Theater Opens Doors Friday," *The Guardian of The Huron Valley Villages – Illustrated* (Flat Rock, Wayne Co., Michigan), 21 September 1939, p. 1, col. 7; Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

Personal Knowledge

Personal knowledge of Charlene Coulson, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Coulson has been an integral part of the Flat Rock community for over four decades, serving both as a dedicated educator and engaged resident, August 2025

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

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

3.3 BIBLIOGRAPHY – Categorical for Flat Rock Historic District [PROPOSED]

Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

Personal knowledge of Guy & Marsha Younglove, [RESEARCHER'S CONTACT INFORMATION]. The Younglove's have been multi-generational residents of Flat Rock and long-time members of the Flat Rock Historical Society, August 2025.

Historic District Methodology References

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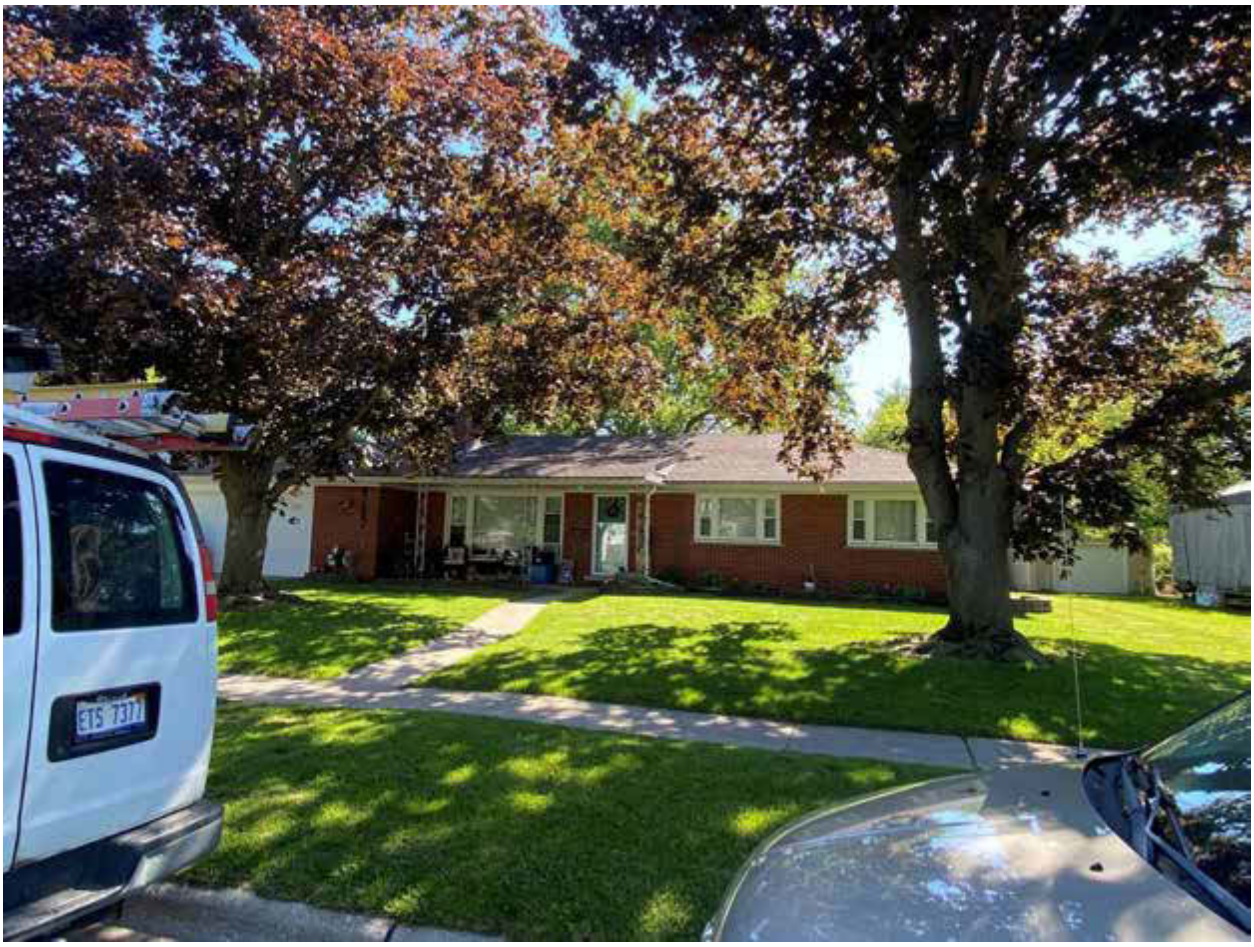

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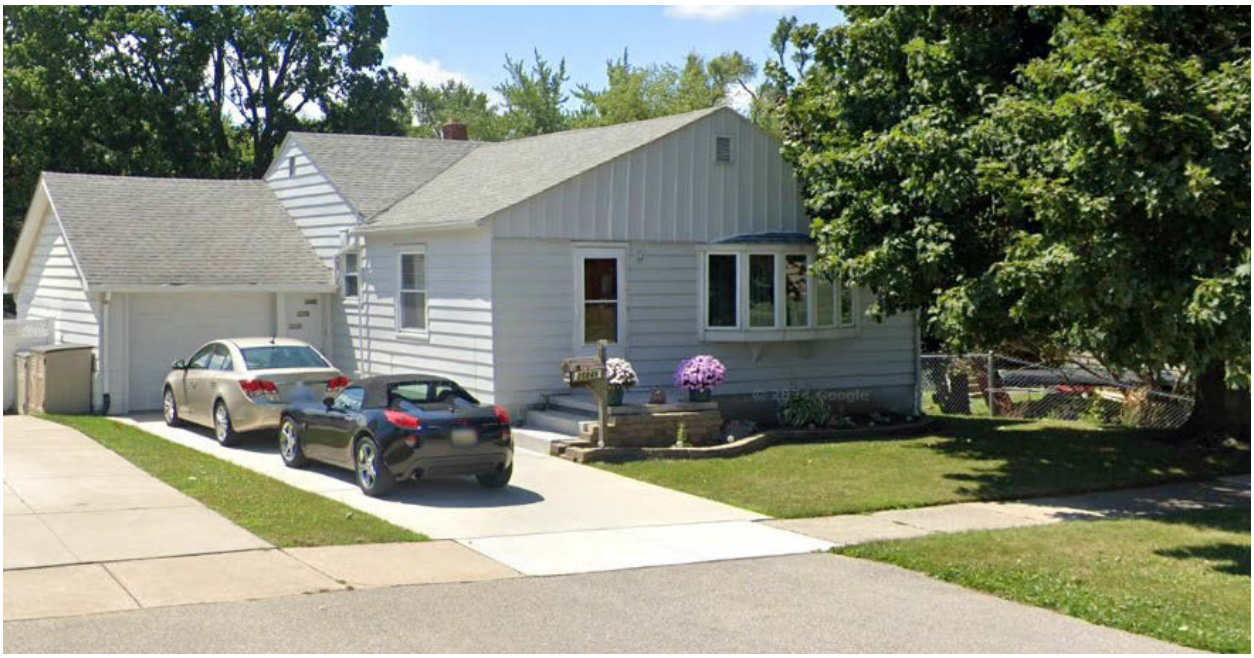

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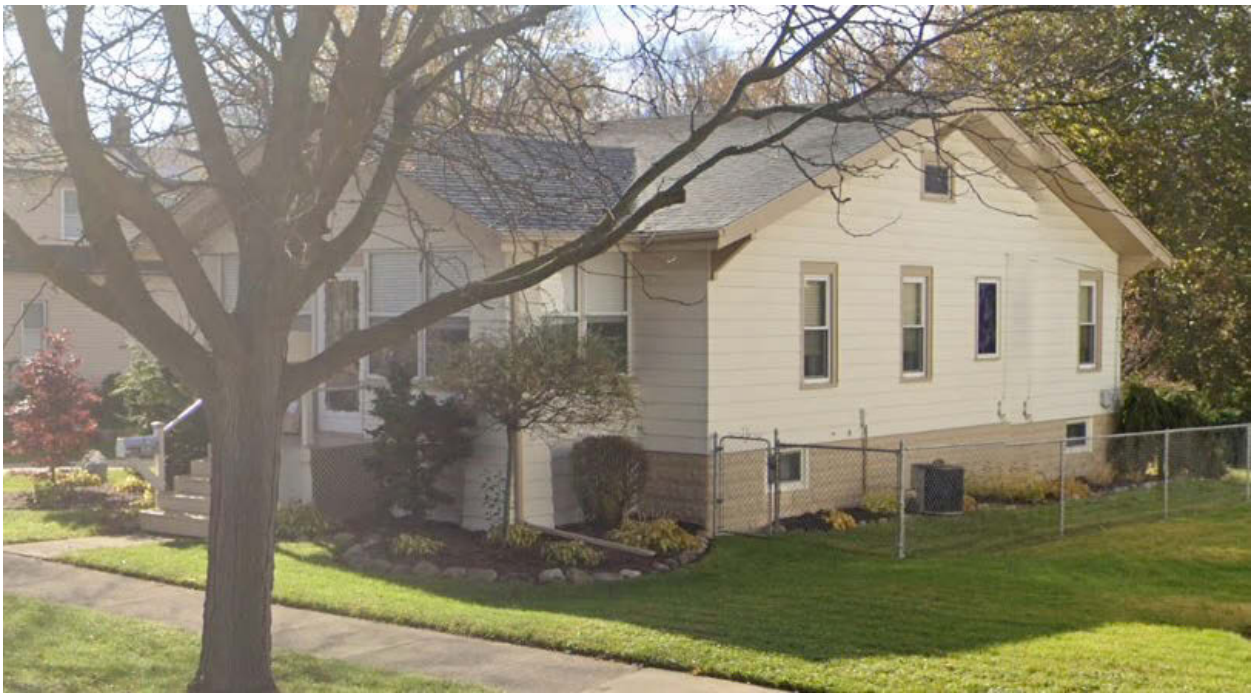

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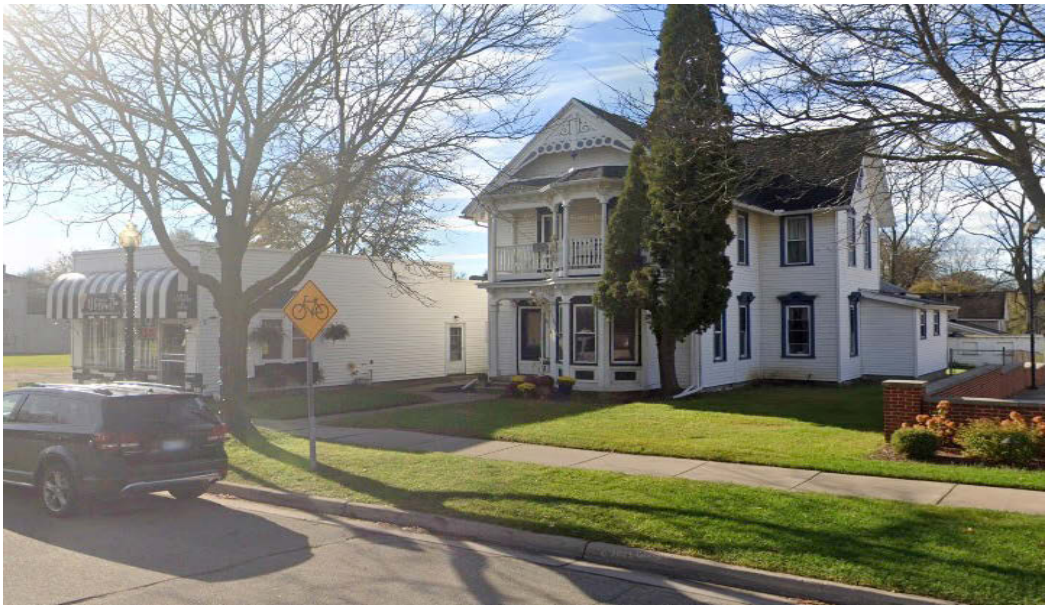

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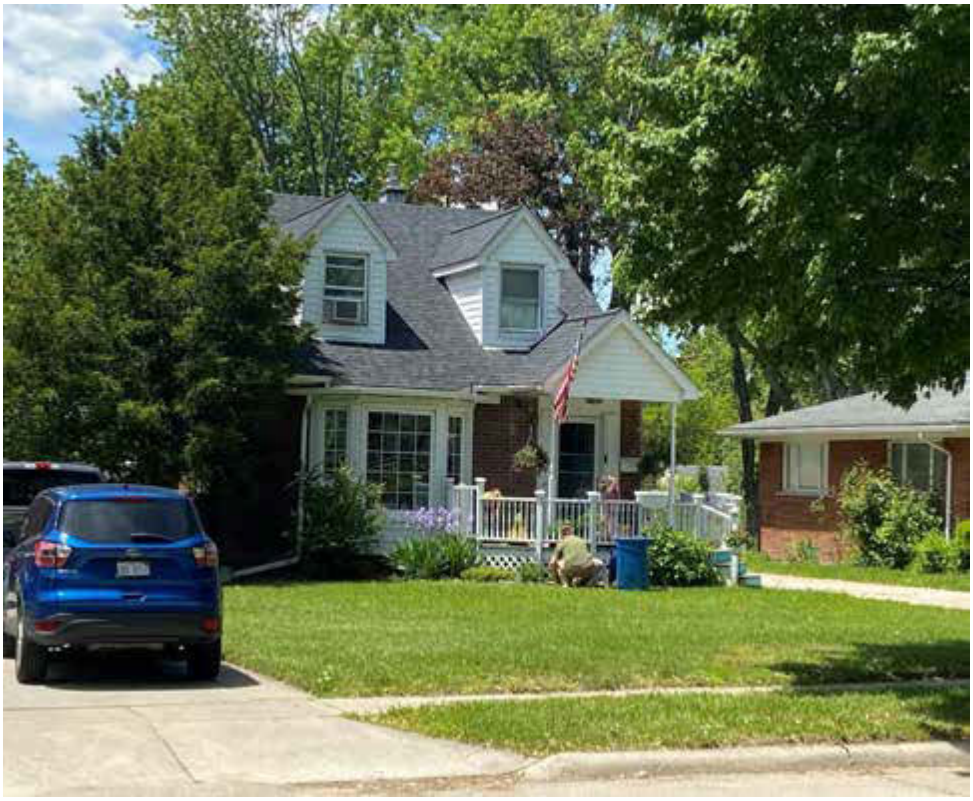

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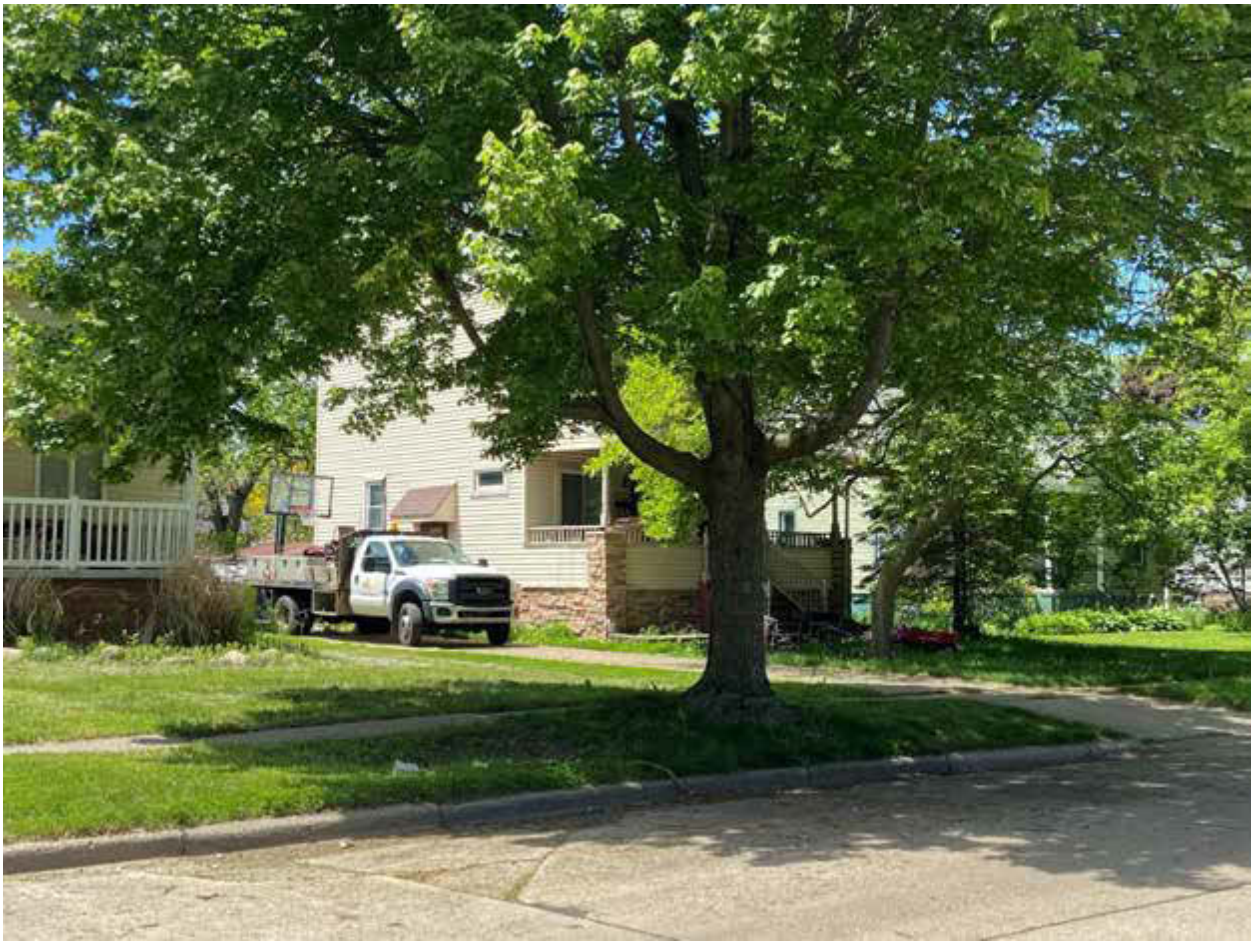

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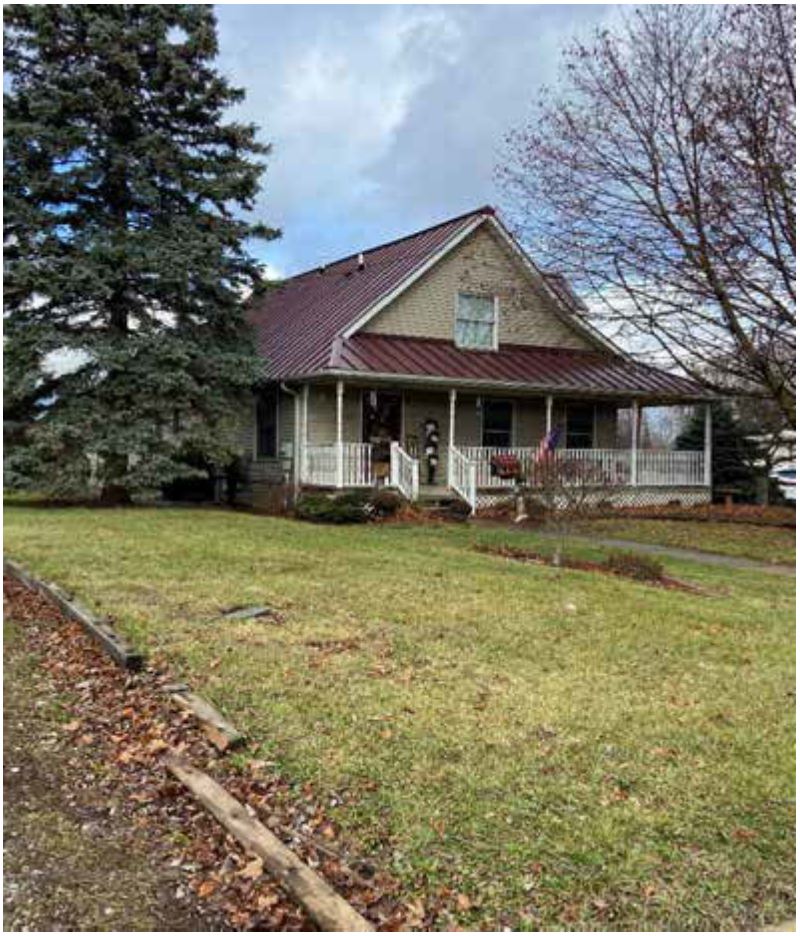

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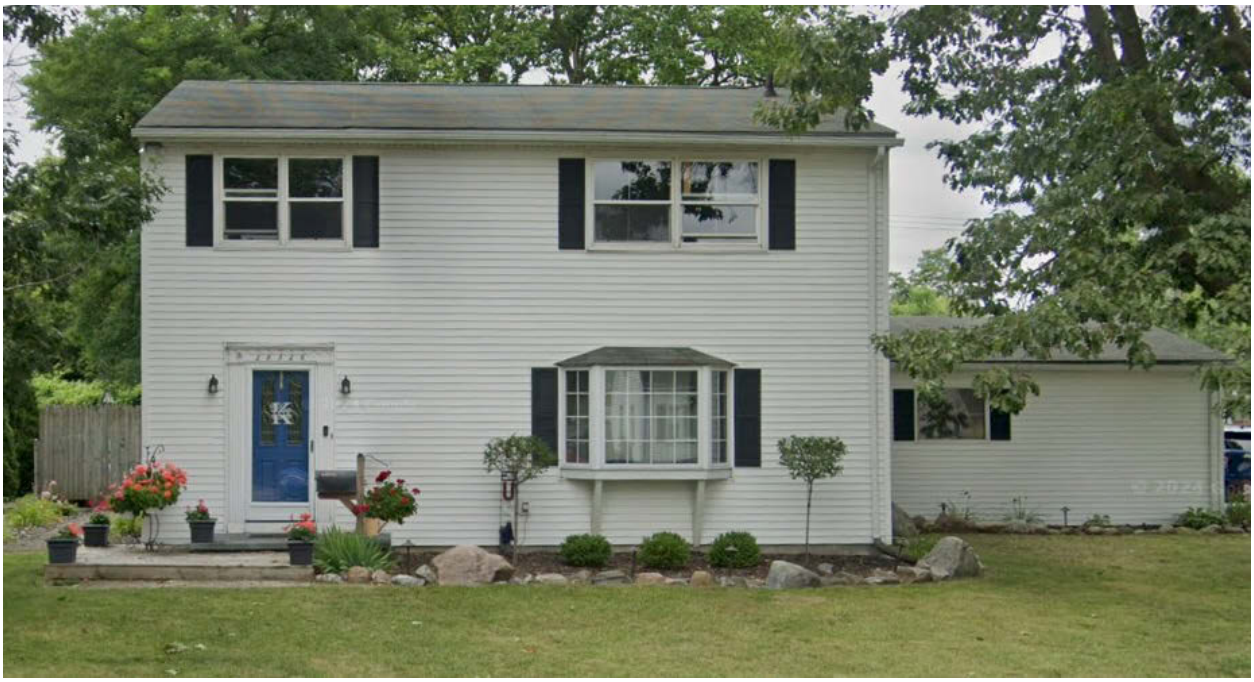

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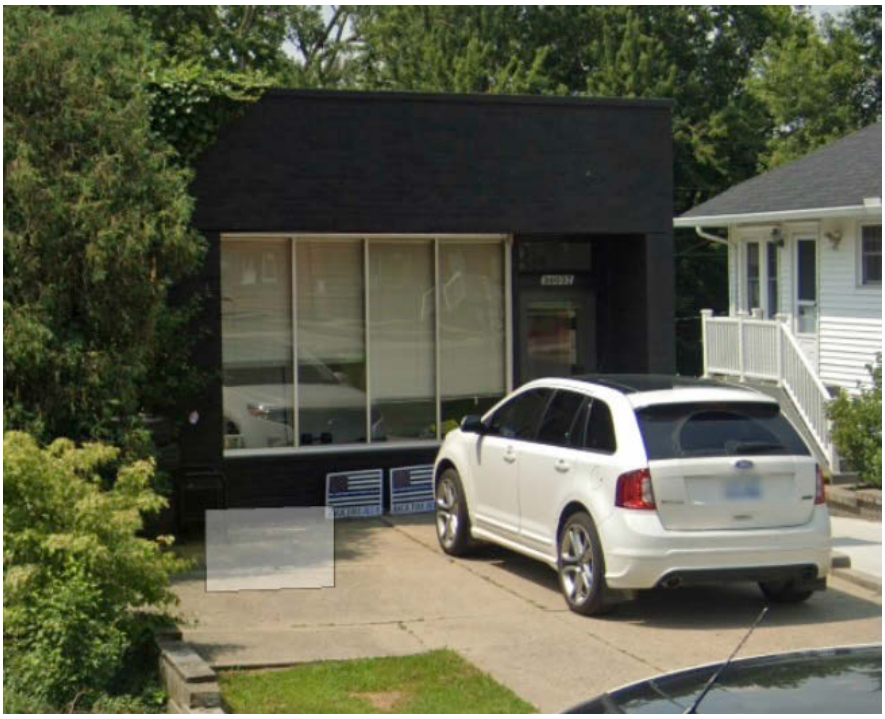

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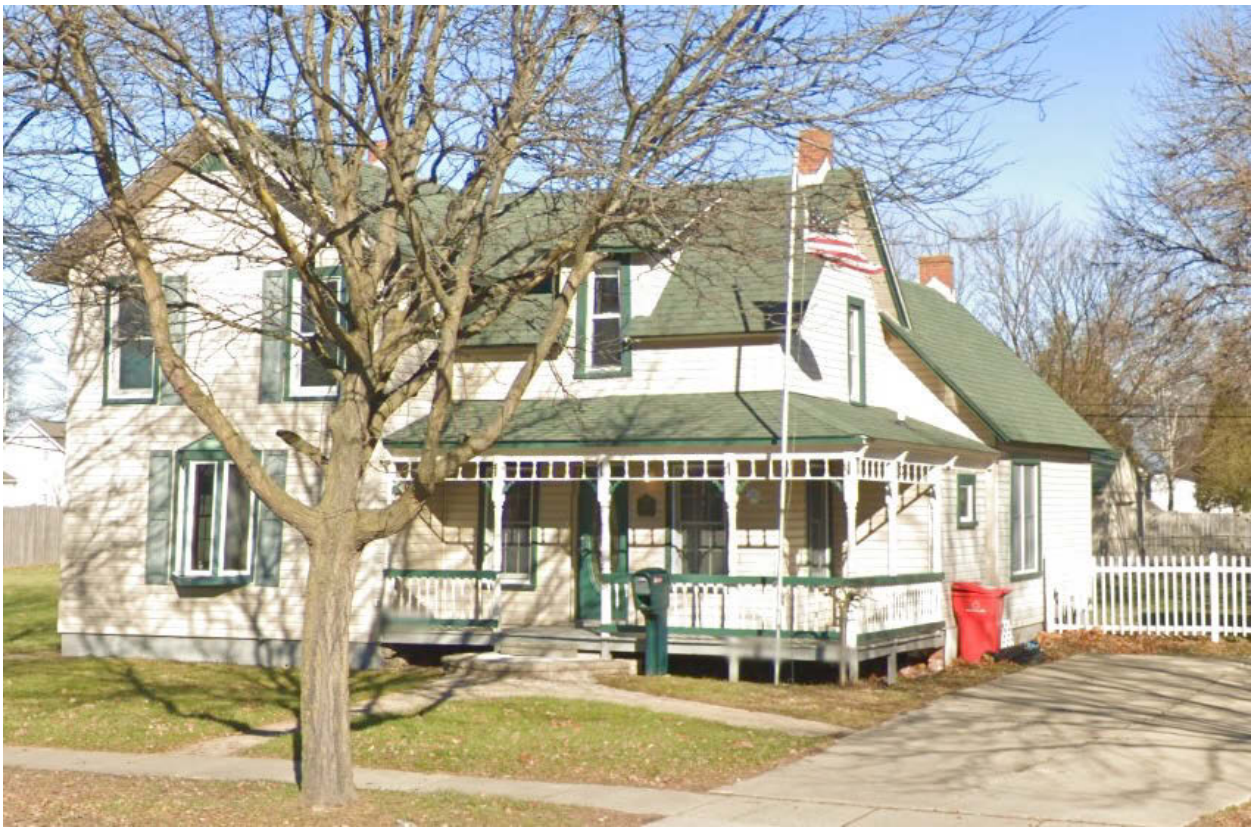

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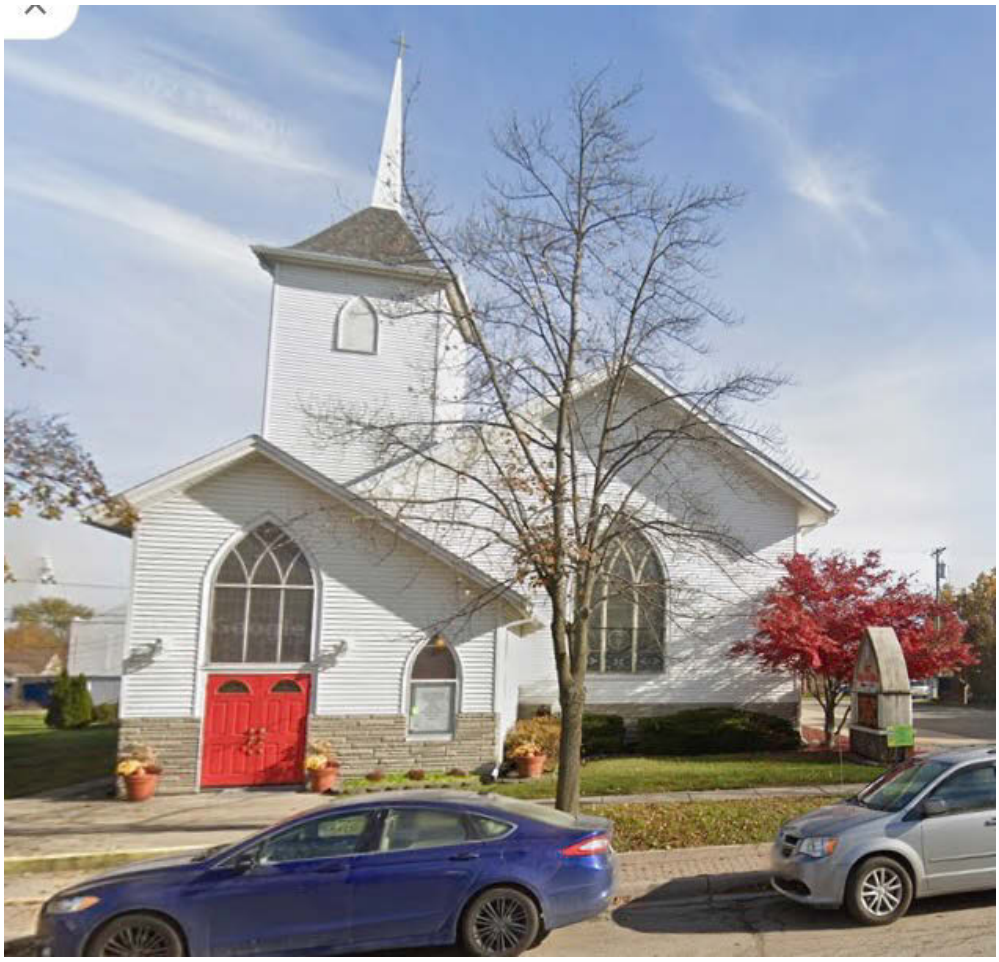

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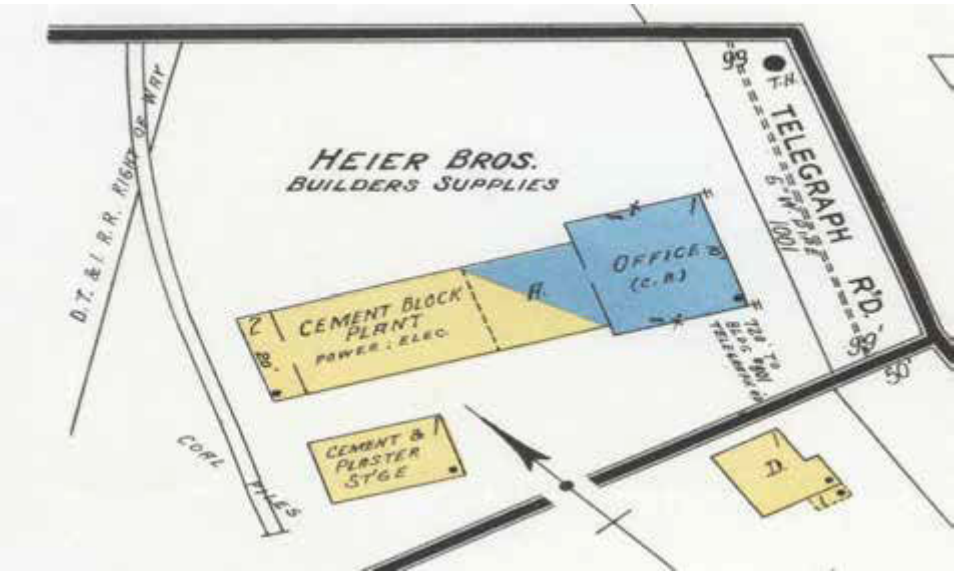

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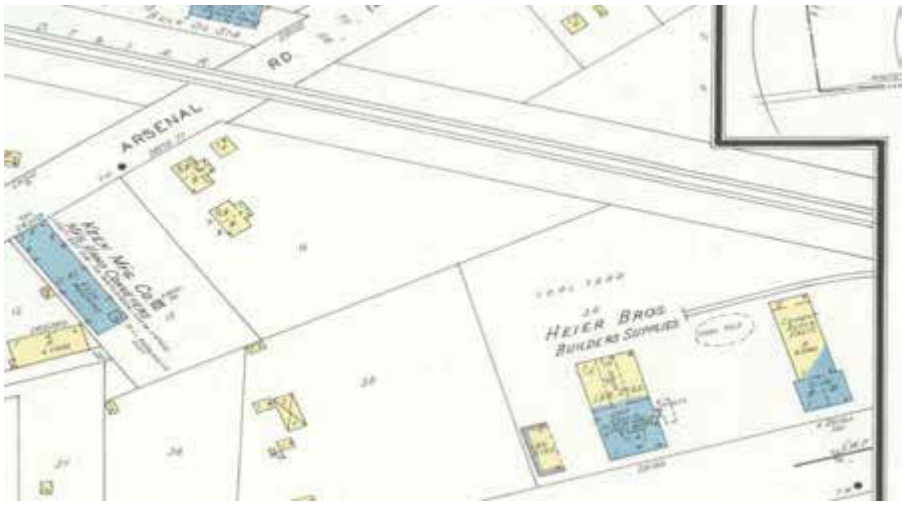

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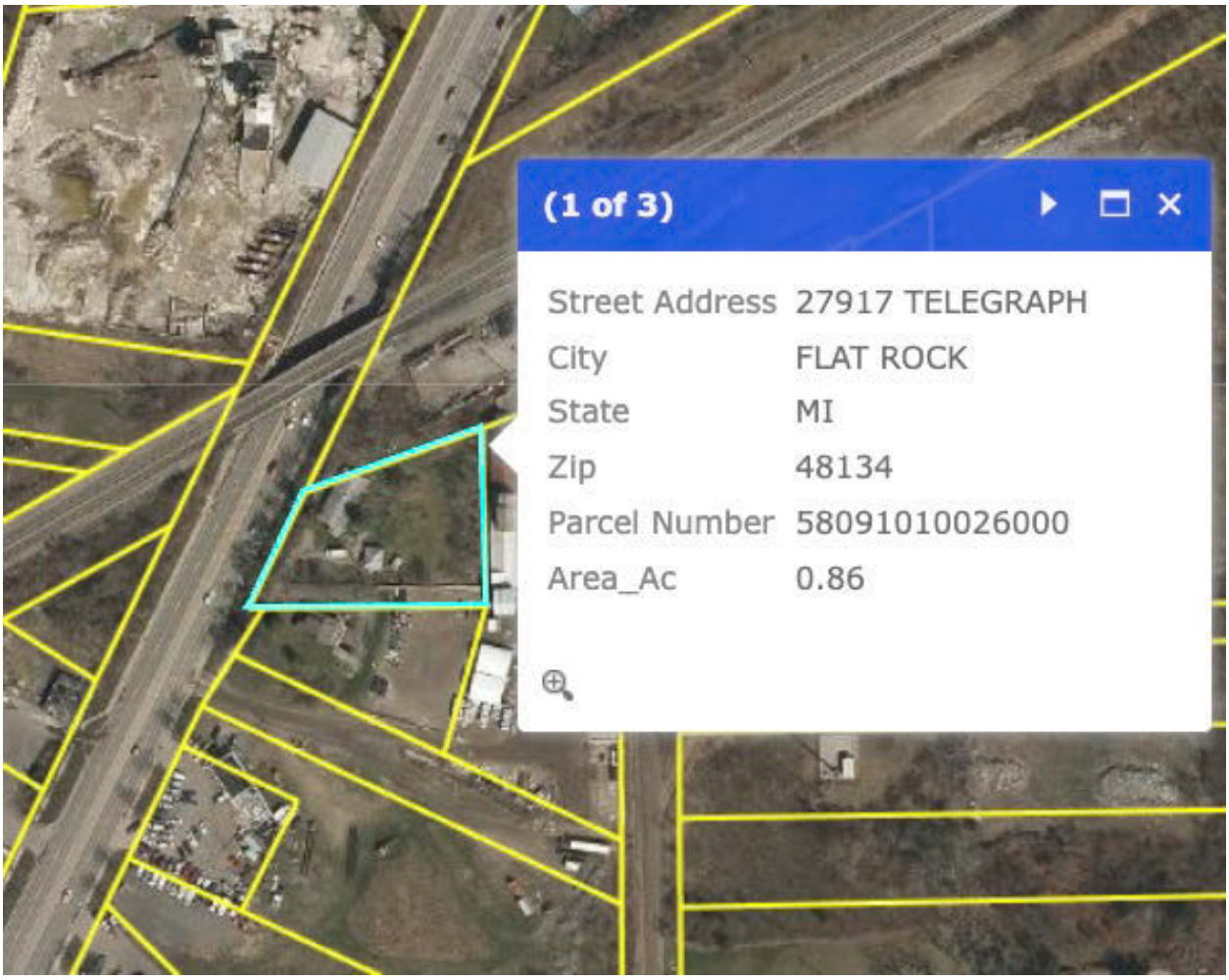

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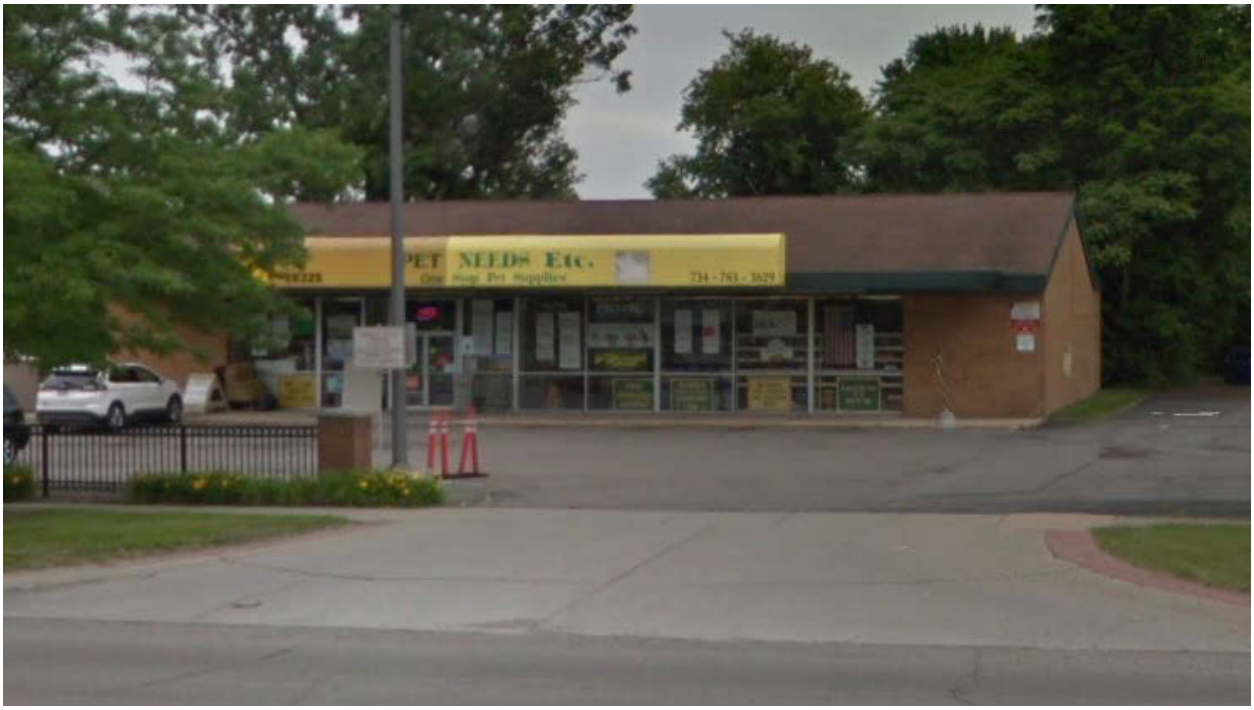

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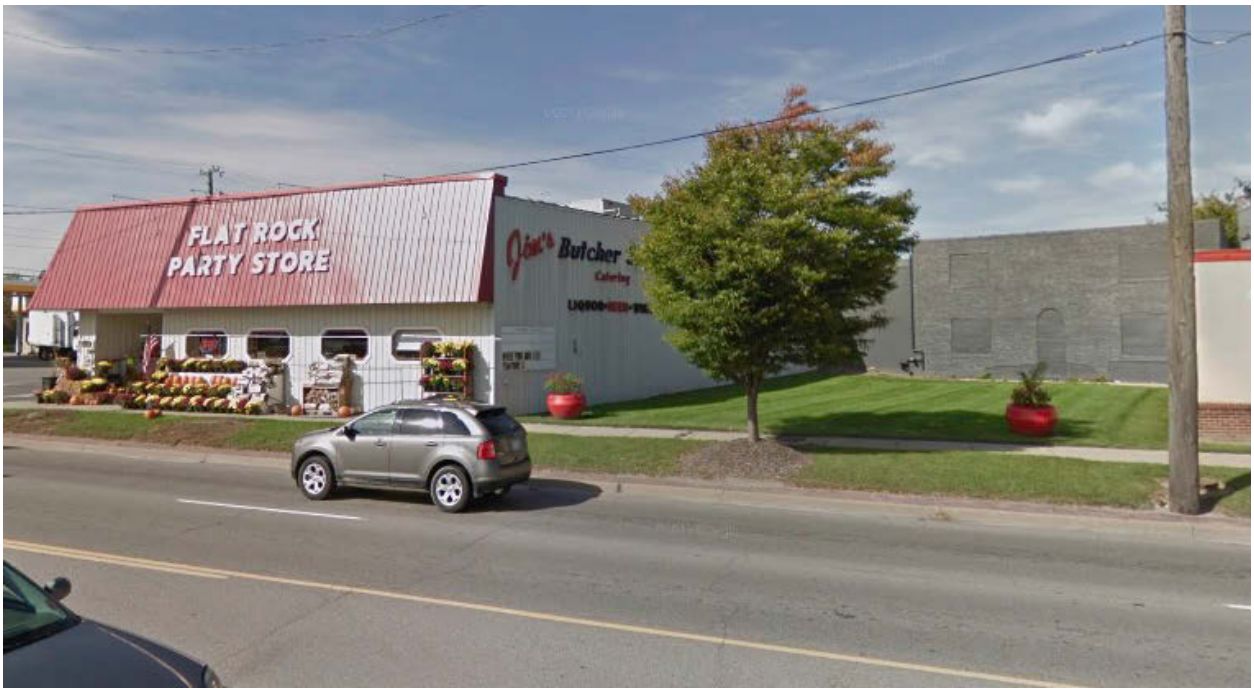

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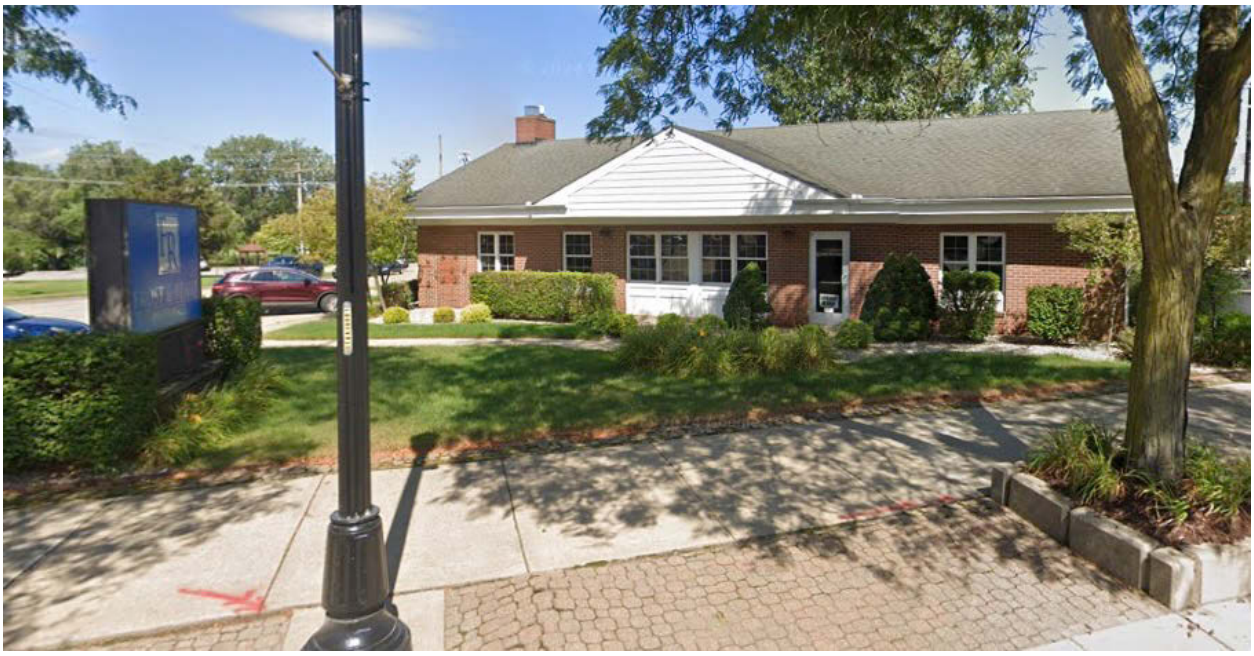

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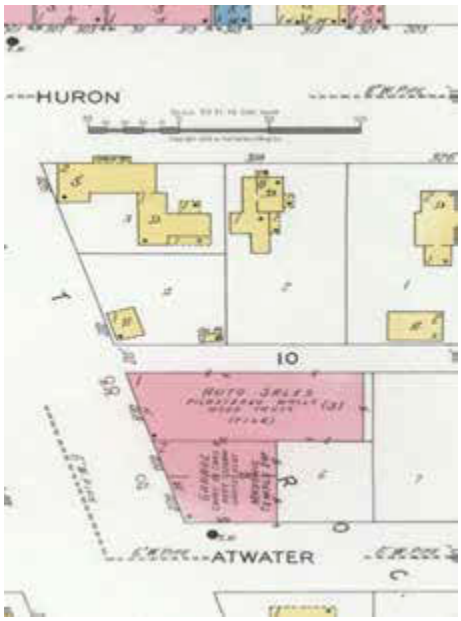

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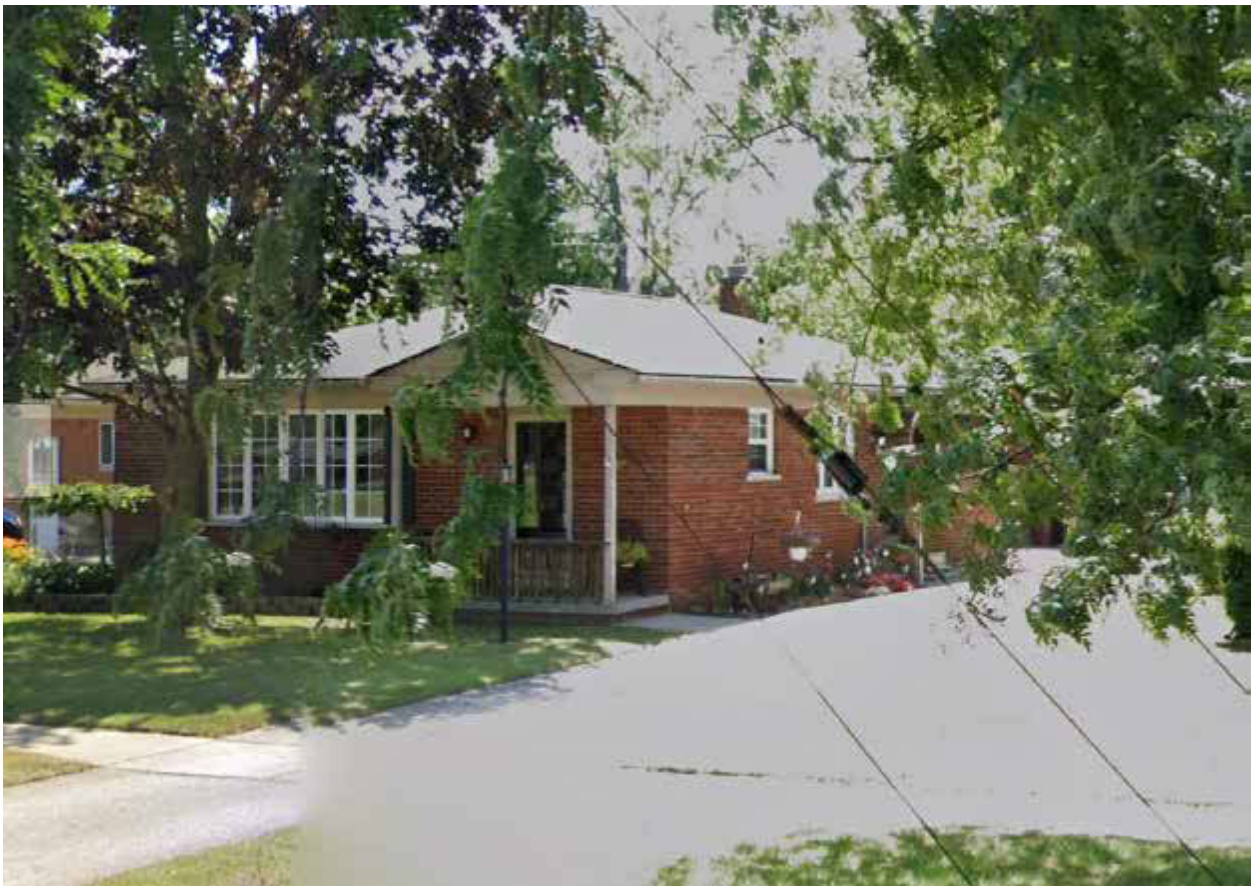

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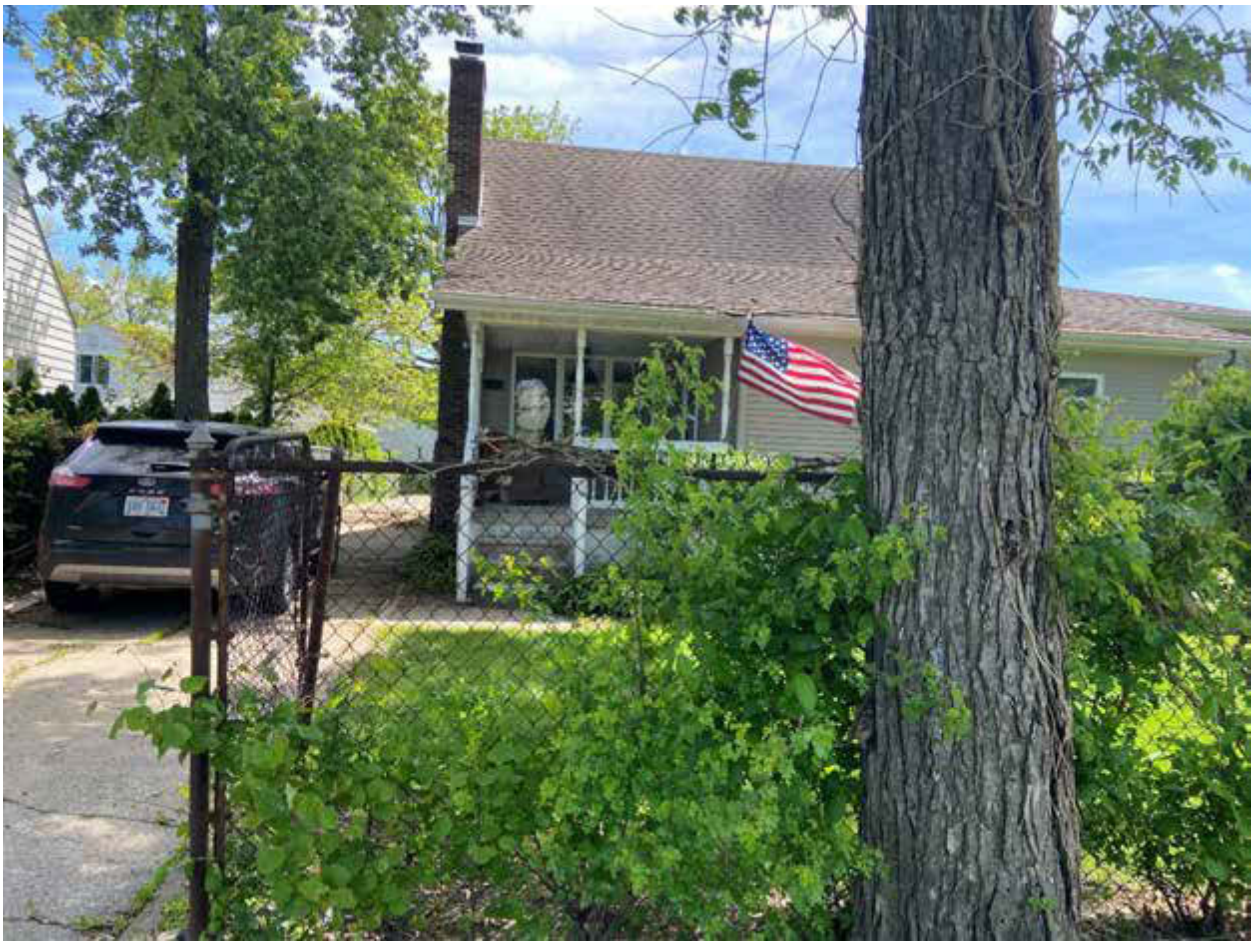

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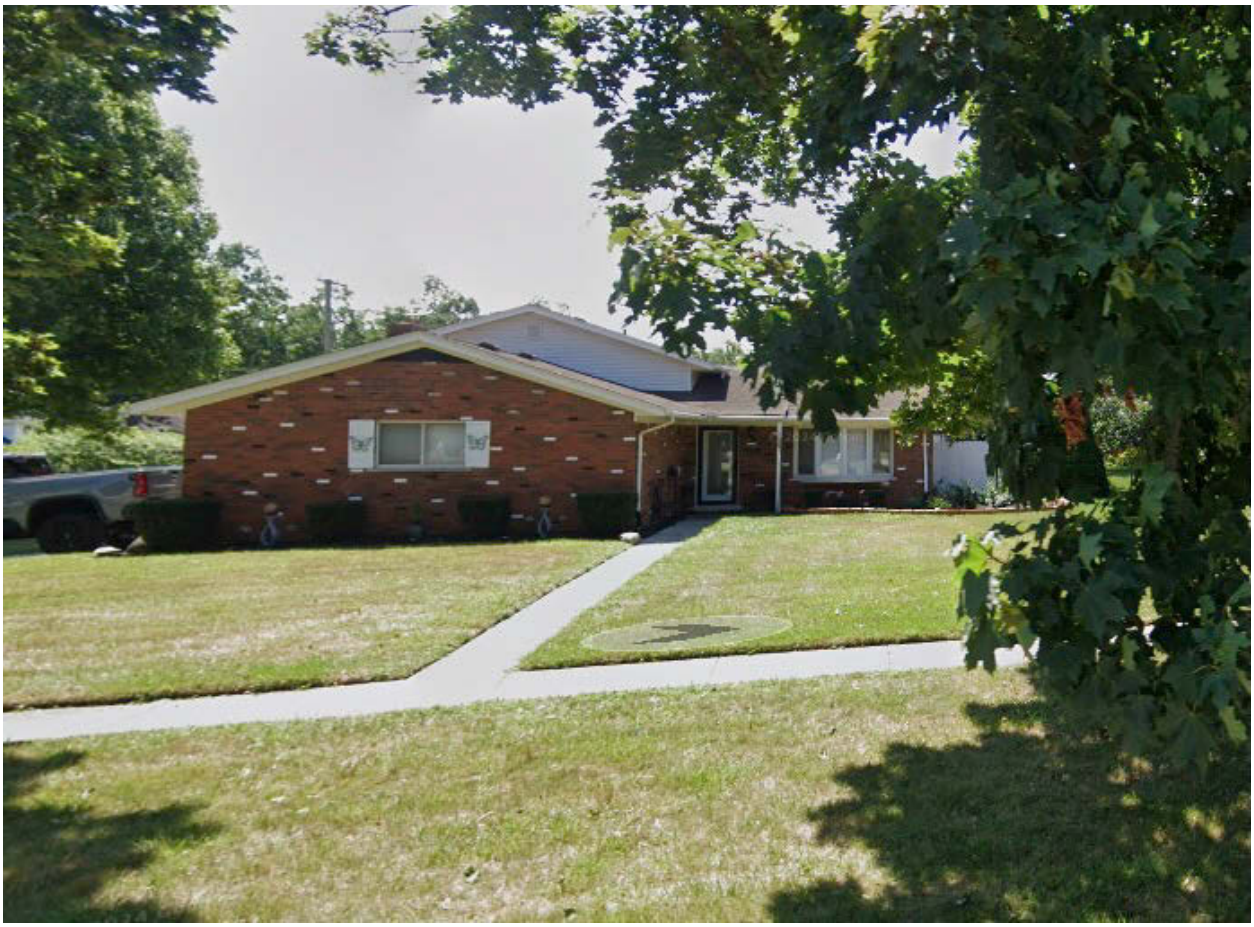

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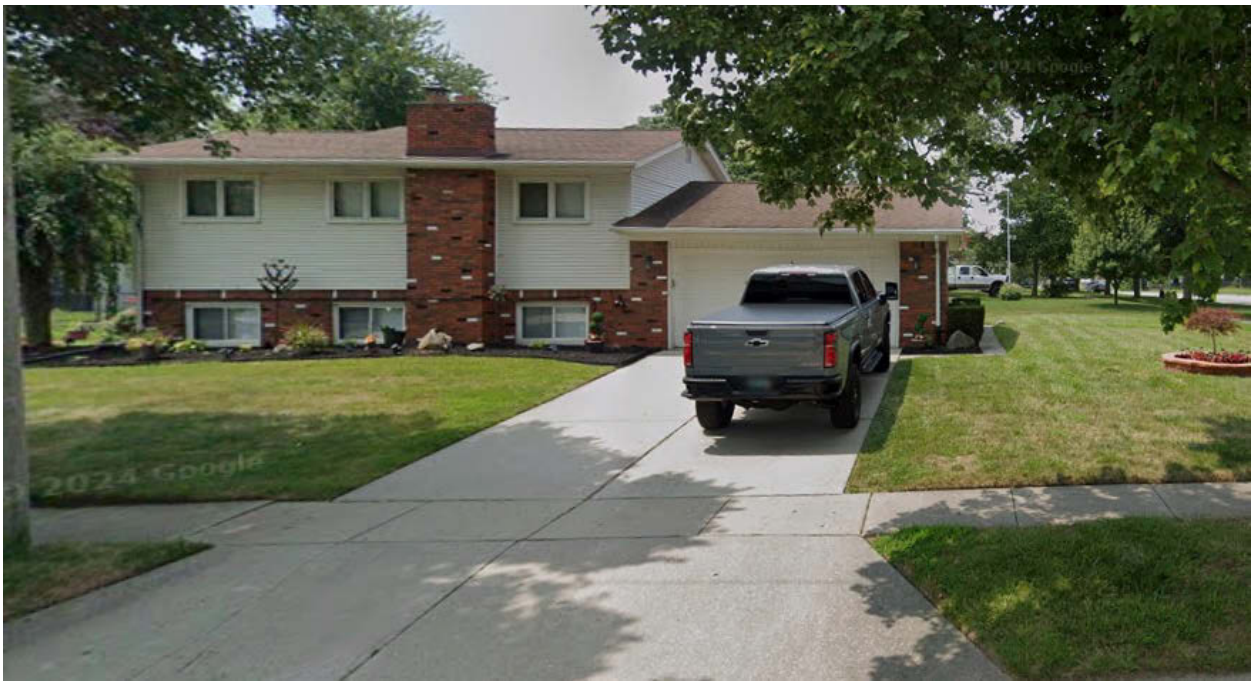

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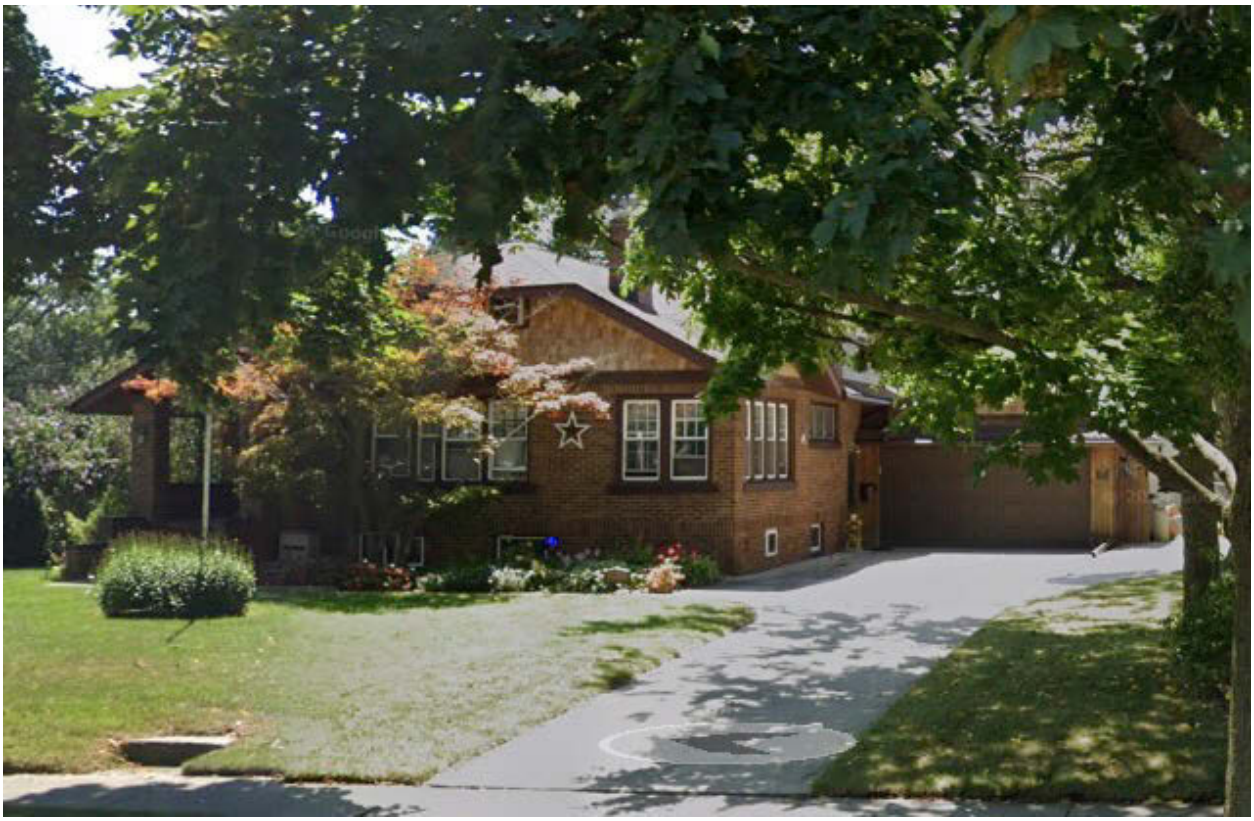

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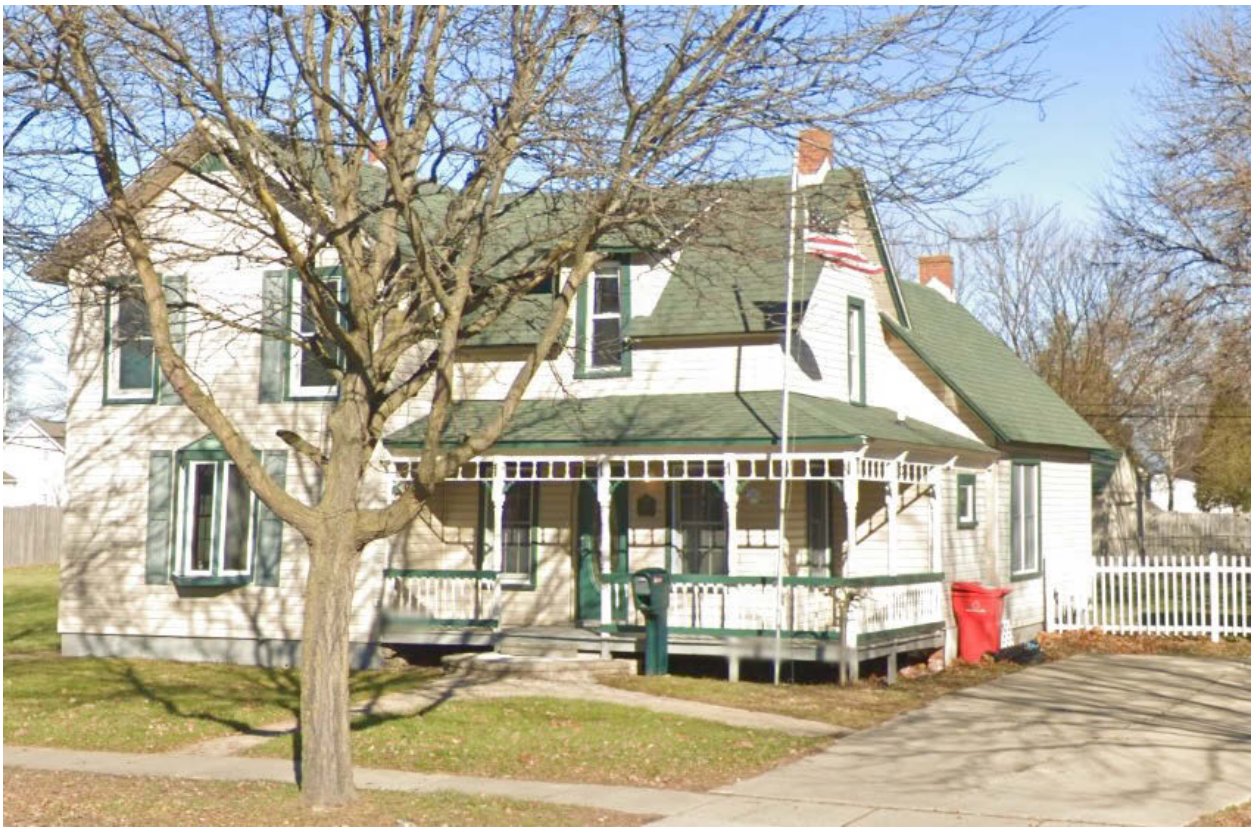

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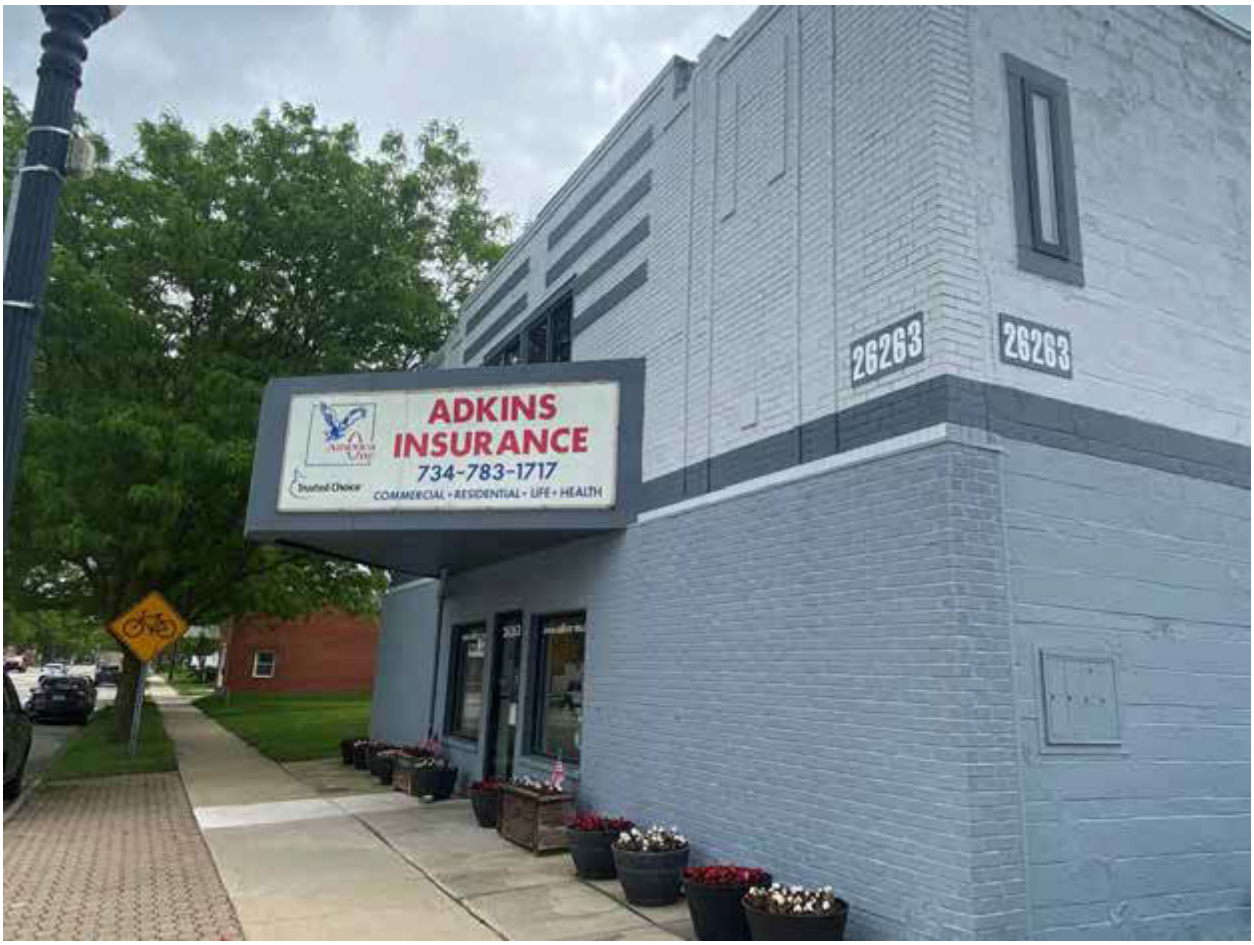

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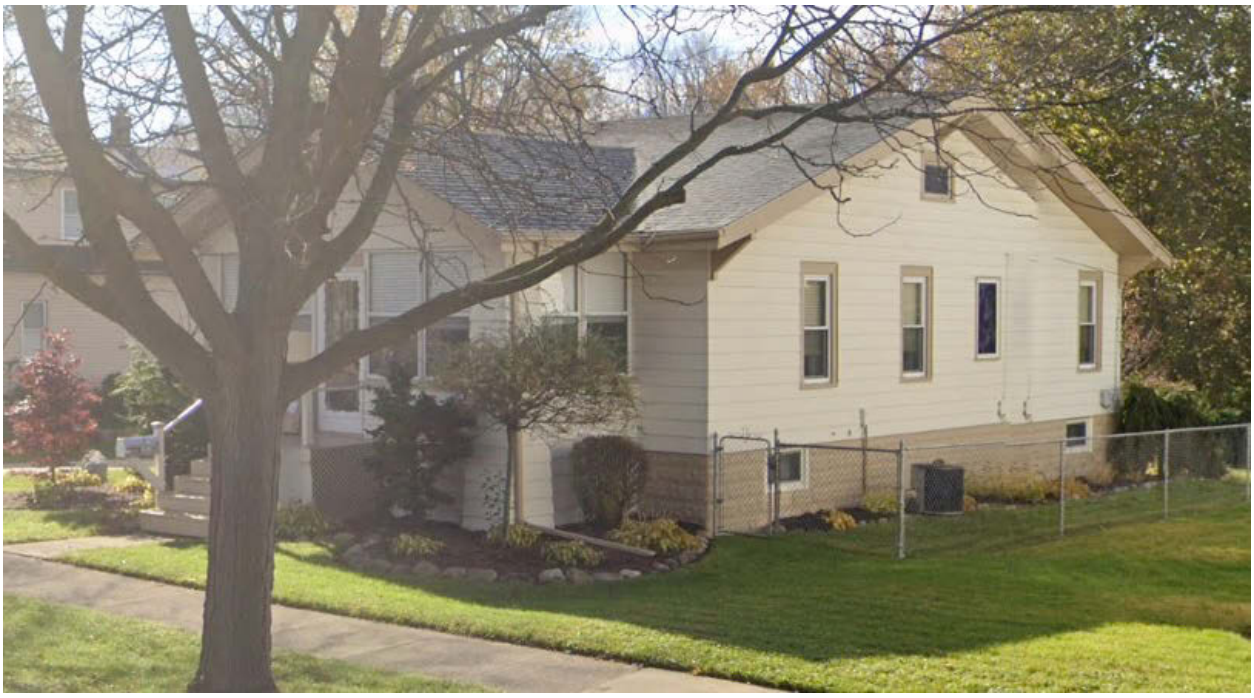

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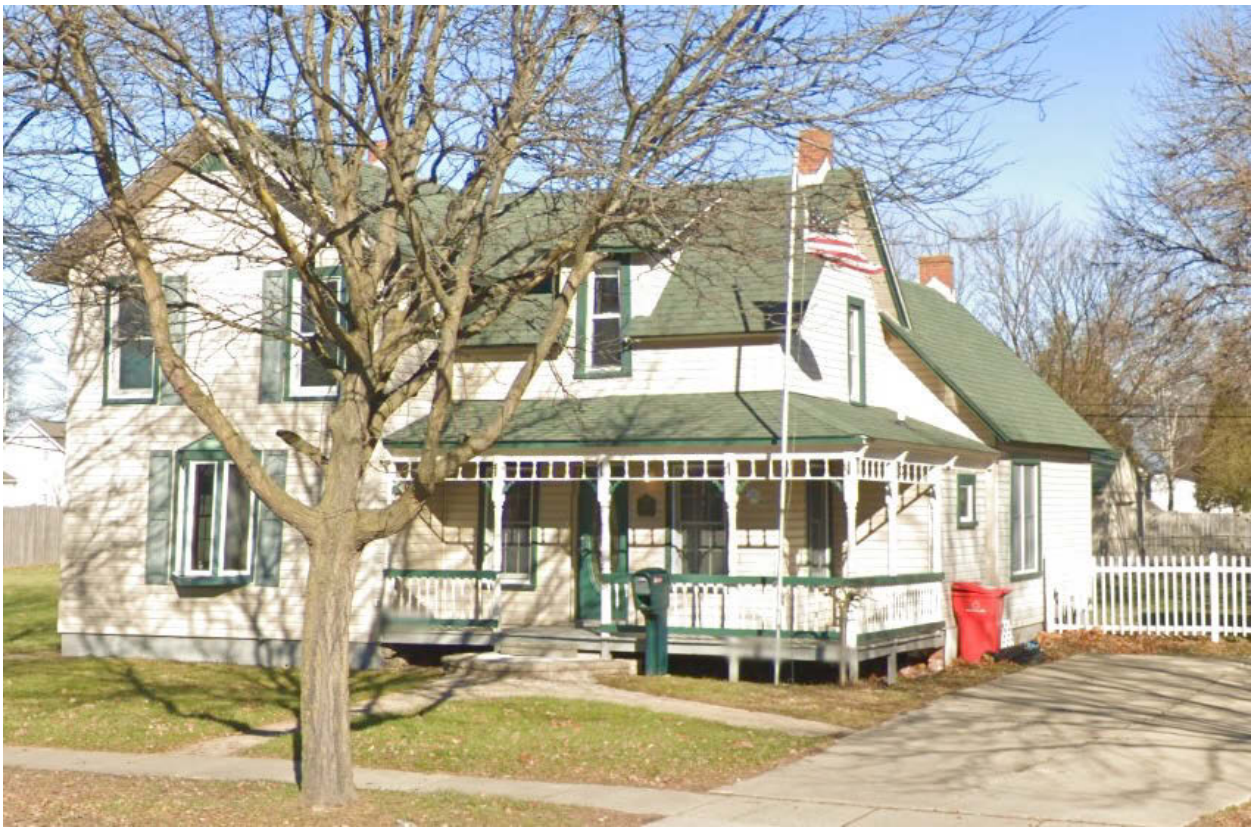

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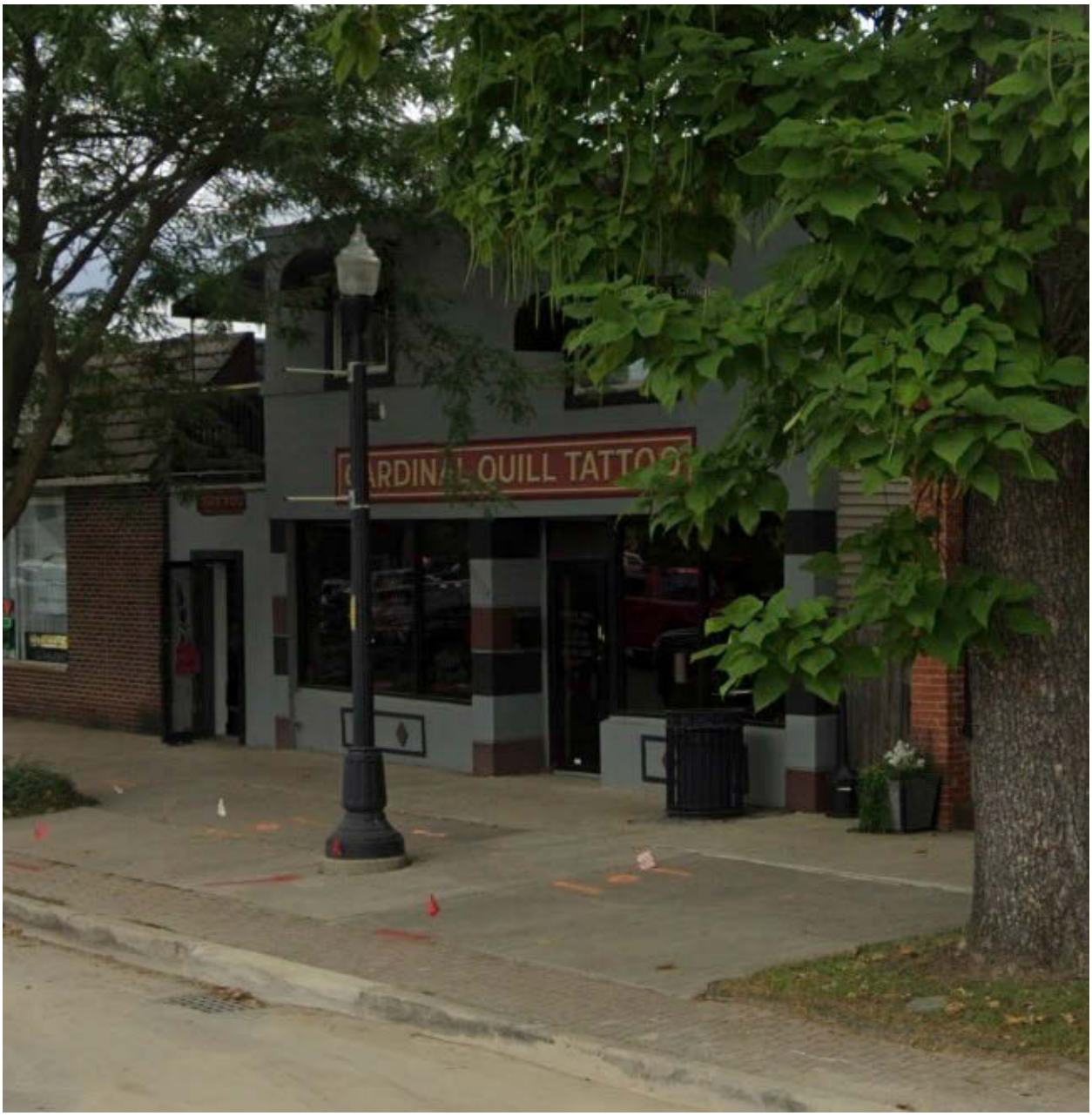

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Steinert
Steinert & Associates, Inc.
734.782.3917
Certified Public Accountants
TAX & ACCOUNTIN

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Atwater North Side looking East from Seneca

Atwater North Side looking East from Telegraph

Atwater South Side looking East from Seneca

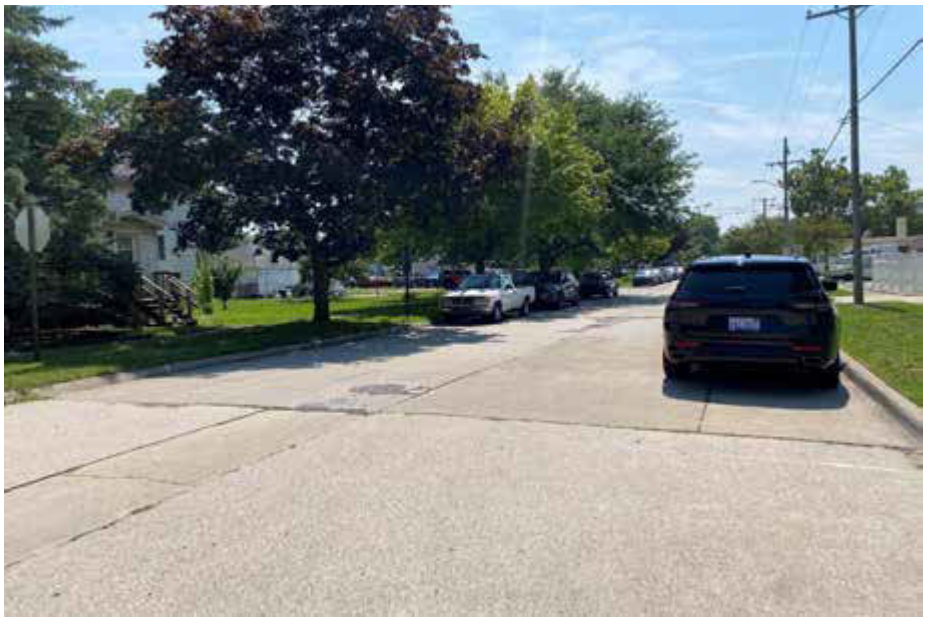
Atwater South Side looking East from Telegraph

Church East Side looking North from E. Huron River Drive

Church East Side looking North from Ypsilanti

Church East Side looking South from E. Huron River Drive

Church East Side looking South from Gibraltar



Church East Side looking South from Ypsilanti

Church North Side looking North from Gibraltar

Church West Side looking North from E. Huron River Drive

Church West Side looking North from Gibraltar

Church West Side looking North from Ypsilanti

Church West Side looking South from E. Huron River Drive

Church West Side looking South from Gibraltar

Church West side looking South from Ypsilanti

Division East Side looking North from E. Huron River Drive

Division East Side looking South from Gibraltar

Division North from Ypsilanti

Division South from Ypsilanti

Division West Side looking North from E. Huron River Drive

Division West Side looking South from Gibraltar

E. HURON RIVER DRIVE North Side looking East from Church

E. Huron River Drive North Side looking East from Division

E. Huron River Drive North Side looking East from Evergreen

E. Huron River Drive North Side looking East from Garden Blvd

E. Huron River Drive North Side looking East from Seneca

E. Huron River Drive North Side looking East from Telegraph

E. Huron River Drive North Side looking East from Van Riper

E. Huron River Drive North Side looking West from Church

E. Huron River Drive North Side looking West from Garden Blvd

E. Huron River Drive South Side looking East from Church

E. Huron River Drive South Side looking East from Division

E. Huron River Drive South side looking East from Evergreen

E. Huron River Drive South Side looking East from Garden Blvd

E. Huron River Drive South Side looking East from Seneca

E. Huron River Drive South Side looking East from Telegraph

E. Huron River Drive South Side looking East from Van Riper

E. Huron River Drive South Side looking West from Church

E. Huron River Drive South Side looking West from Garden Blvd

Evergreen East Side looking North from E. Huron River Drive

Evergreen East Side looking North from Gibraltar

Evergreen East Side looking South from Gibraltar

Evergreen West Side looking North from E. Huron River Drive

Evergreen West Side looking North from Gibraltar

Evergreen West Side looking South from Gibraltar

Garden Blvd looking South from Gibraltar

Garden Blvd. looking North from E. Huron River Drive

Gibraltar looking West from Mill St.

Gibraltar North Side looking West from Church

Gibraltar North Side looking West from Division

Gibraltar North Side looking West from Evergreen

Gibraltar North Side looking West from Garden Blvd.

Gibraltar North Side looking West from Seneca

Gibraltar North Side looking West from Sheeks

Gibraltar North Side looking West from Van Riper

Gibraltar North Side looking West from Walnut

Gibraltar North Side looking West from Wesley

Gibraltar South Side looking West from Church

Gibraltar South Side looking West from Division

Gibraltar South Side looking West from Evergreen

Gibraltar South Side looking West from Garden Blvd

Gibraltar South Side looking West from Seneca

Gibraltar South Side looking West from Sheeks

Gibraltar South Side looking West from Van Riper

Gibraltar South Side looking West from Walnut

Gibraltar South Side looking West from Wesley

Mill St. East Side looking North from E. Huron River Drive

Mill St. East Side looking South from Gibraltar

Mill St. West Side looking North from E. Huron River Drive

Mill St. West Side looking South from Gibraltar

Seneca East Side looking North from E. Huron River Drive

Seneca East Side looking North from Gibraltar

Seneca East Side looking North from Ypsilanti

Seneca East Side looking South from Atwater

Seneca East Side looking South from E. Huron River Drive

Seneca East Side looking South from Gibraltar

Seneca East Side looking South from Ypsilanti

Seneca looking North from Atwater

Seneca West Side looking North from Gibraltar

Seneca West Side looking North from Huron River Drive

Seneca West Side looking South from Atwater

Seneca West Side looking South from E. Huron River Drive

Seneca West Side looking South from Gibraltar

Seneca West Side looking South from Ypsilanti

Sheeks East Side looking North from Gibraltar

Sheeks East Side looking South from Gibraltar

Sheeks looking North from E. Huron River Drive

Sheeks West Side looking North from Gibraltar

Sheeks West Side looking South from Gibraltar

Van Riper East Side looking North from E. Huron River Drive

Van Riper East Side looking South from Gibraltar

Van Riper West Side looking North from E. Huron River Drive

Van Riper West Side looking South from Gibraltar

Walnut East Side looking South from Gibraltar

Walnut East Side looking North from E. Huron River Drive at curve

Walnut West Side looking North from E. Huron River Drive

Walnut West Side looking South from Gibraltar

Wesley East Side looking South from Gibraltar

Wesley West Side looking South from Gibraltar

Ypsilanti North Side looking East from Church

Ypsilanti North Side looking West from Church

Ypsilanti North Side looking West from Division

Ypsilanti North Side looking West from Seneca

Ypsilanti South Side looking East from Church

Ypsilanti South Side looking West from Church

Ypsilanti South Side looking West from Division

Ypsilanti South Side looking West from Seneca

List of Area #1

	No.	Street	Direction	Parcel					Year	Status	Type	Description
1 1	26890	Ford Ave.	North	58	092	02	0089	000	1957	CONTRIBUTOR	BUILDING	House and Garage
1 2	26906	Ford Ave.	North	58	092	02	0090	000	1957	CONTRIBUTOR	BUILDING	House and Garage
1 3	26916	Ford Ave.	North	58	092	02	0091	000	1997	NON-CONTRIBUTOR	BUILDING	House and Garage
1 4	26926	Ford Ave.	North	58	092	02	0092	000	1952	CONTRIBUTOR	BUILDING	House and Garage
1 5	26946	Ford Ave.	North	58	092	02	0093	000	1934	CONTRIBUTOR	BUILDING	House and Garage
1 6	26956	Ford Ave.	North	58	092	02	0095	000	1952	CONTRIBUTOR	BUILDING	House and Garage
1 7	27006	Ford Ave.	North	58	092	02	0098	000	1958	CONTRIBUTOR	BUILDING	House and Garage
1 8	27026	Ford Ave.	North	58	092	02	0099	000	1957	CONTRIBUTOR	BUILDING	House and Garage
1 9	27036	Ford Ave.	North	58	092	02	0100	000	1957	CONTRIBUTOR	BUILDING	House and Garage
1 10	27046	Ford Ave.	North	58	092	02	0101	000	1954	CONTRIBUTOR	BUILDING	House and Garage
1 11	27060	Ford Ave.	North	58	092	02	0102	000	1957	CONTRIBUTOR	BUILDING	House and Garage
1 12	27076	Ford Ave.	North	58	092	02	0103	002	1952	CONTRIBUTOR	BUILDING	House and Garage
1 13	27090	Ford Ave.	North	58	092	02	0105	000	1960	CONTRIBUTOR	BUILDING	House and Garage
1 14	27096	Ford Ave.	North	58	092	02	0106	004	1962	CONTRIBUTOR	BUILDING	House and Garage
1 15	26925	Ford Ave.	South	58	092	02	0085	000	1968	CONTRIBUTOR	BUILDING	House and Garage
1 16	26935	Ford Ave.	South	58	092	02	0084	000	1957	CONTRIBUTOR	BUILDING	House and Garage
1 17	26951	Ford Ave.	South	58	092	02	0082	000	1951	CONTRIBUTOR	BUILDING	House and Garage
1 18	26965	Ford Ave.	South	58	092	02	0081	000	1951	CONTRIBUTOR	BUILDING	House and Garage
1 19	26985	Ford Ave.	South	58	092	02	0079	000	1956	CONTRIBUTOR	BUILDING	House and Garage
1 20	27017	Ford Ave.	South	58	092	02	0078	000	1927	CONTRIBUTOR	BUILDING	House and Garage
1 21	27027	Ford Ave.	South	58	092	02	0077	000	1950	CONTRIBUTOR	BUILDING	House and Garage
1 22	27035	Ford Ave.	South	58	092	02	0075	000	1942	CONTRIBUTOR	BUILDING	House and Garage
1 23	27045	Ford Ave.	South	58	092	02	0075	000	1951	NON-CONTRIBUTOR	BUILDING	House and Garage
1 24	27055	Ford Ave.	South	58	092	02	0073	300	1949	CONTRIBUTOR	BUILDING	House and Garage
1 25	27085	Ford Ave.	South	58	092	02	0072	001	1954	CONTRIBUTOR	BUILDING	House and Garage
1 26	27009	Inkster	East	58	092	03	0022	000	1924	CONTRIBUTOR	BUILDING	House and Garage
1 27	26860	James Ave.	North	58	092	02	0087	304	1900	CONTRIBUTOR	BUILDING	House and Garage
1 28	26960	James Ave.	North	58	092	02	0060	301	1953	CONTRIBUTOR	BUILDING	House and Garage
1 29	26980	James Ave.	North	58	092	02	0062	000	1957	NON-CONTRIBUTOR	BUILDING	House and Garage
1 30	26990	James Ave.	North	58	092	02	0063	002	1951	CONTRIBUTOR	BUILDING	House and Garage
1 31	27000	James Ave.	North	58	092	02	0065	300	1951	CONTRIBUTOR	BUILDING	House and Garage
1 32	27022	James Ave.	North	58	092	02	0066	302	1940	CONTRIBUTOR	BUILDING	House and Garage
1 33	27030	James Ave.	North	58	092	02	0068	000	1941	CONTRIBUTOR	BUILDING	House and Garage
1 34	27046	James Ave.	North	58	092	02	0069	302	1949	CONTRIBUTOR	BUILDING	House and Garage

List of Area #1

	No.	Street	Direction	Parcel					Year	Status	Type	Description
1 35	27050	James Ave.	North	58	092	02	0069	303	1999	NON-CONTRIBUTOR	BUILDING	House and Garage
1 36	27060	James Ave.	North	58	092	02	0070	002	1927	NON-CONTRIBUTOR	BUILDING	House and Garage
1 37	27076	James Ave.	North	58	092	02	0071	003	1957	CONTRIBUTOR	BUILDING	House and Garage
1 38	27146	James Ave.	North	58	092	02	0109	000	1937	CONTRIBUTOR	BUILDING	House and Garage
1 39	26809	James Ave.	South	58	092	02	0044	301	1941	CONTRIBUTOR	BUILDING	House and Garage
1 40	26835	James Ave.	South	58	092	02	0039	000	1941	CONTRIBUTOR	BUILDING	House and Garage
1 41	26873	James Ave.	South	58	092	02	0035	002	1968	CONTRIBUTOR	BUILDING	House and Garage
1 42	26891	James Ave.	South	58	092	02	0034	000	1955	NON-CONTRIBUTOR	BUILDING	House and Garage
1 43	26905	James Ave.	South	58	092	02	0032	300	1941	NON-CONTRIBUTOR	BUILDING	House and Garage
1 44	26925	James Ave.	South	58	092	02	0030	301	1965	CONTRIBUTOR	BUILDING	House and Garage
1 45	26945	James Ave.	South	58	092	02	0028	000	1949	CONTRIBUTOR	BUILDING	House and Garage
1 46	26961	James Ave.	South	58	092	02	0025	000	1950	CONTRIBUTOR	BUILDING	House and Garage
1 47	26995	James Ave.	South	58	092	02	0022	002	1959	CONTRIBUTOR	BUILDING	House and Garage
1 48	27011	James Ave.	South	58	092	02	0021	000	1967	CONTRIBUTOR	BUILDING	House and Garage
1 49	27027	James Ave.	South	58	092	02	0019	000	1952	CONTRIBUTOR	BUILDING	House and Garage
1 50	27051	James Ave.	South	58	092	02	0016	000	1948	NON-CONTRIBUTOR	BUILDING	House and Garage
1 51	27079	James Ave.	South	58	092	02	0012	000	1949	CONTRIBUTOR	BUILDING	House and Garage
1 52	27111	James Ave.	South	58	092	02	0010	000	1950	CONTRIBUTOR	BUILDING	House and Garage
1 53	27123	James Ave.	South	58	092	02	0008	002	1954	CONTRIBUTOR	BUILDING	House and Garage
1 54	27145	James Ave.	South	58	092	02	0006	302	1929	CONTRIBUTOR	BUILDING	House and Garage
1 55	27165	James Ave.	South	58	092	02	0005	300	1926	CONTRIBUTOR	BUILDING	House and Garage
1 56	26612	W. Huron River Drive	North	58	092	01	0045	000	1940	CONTRIBUTOR	BUILDING	Light Industrial
1 57	26644	W. Huron River Drive	North	58	092	01	0046	003	1910	CONTRIBUTOR	BUILDING	House and Garage
1 58	26648	W. Huron River Drive	North	58	092	01	0048	000	1941	CONTRIBUTOR	BUILDING	House and Garage
1 59	26658	W. Huron River Drive	North	58	092	01	0049	000	1941	CONTRIBUTOR	BUILDING	Apartments
1 60	26688	W. Huron River Drive	North	58	092	01	0050	000	1974	CONTRIBUTOR	BUILDING	House and Garage
1 61	26706	W. Huron River Drive	North	58	092	01	0051	000	1948	NON-CONTRIBUTOR	BUILDING	House and Garage
1 62	26732	W. Huron River Drive	North	58	092	01	0052	000	1997	NON-CONTRIBUTOR	BUILDING	House and Garage
1 63	26754	W. Huron River Drive	North	58	092	01	0053	000	1941	CONTRIBUTOR	BUILDING	House and Garage
1 64	26776	W. Huron River Drive	North	58	092	01	0054	000	1941	CONTRIBUTOR	BUILDING	House and Garage
1 65	26828	W. Huron River Drive	North	58	092	01	0055	000	1956	CONTRIBUTOR	BUILDING	House and Garage
1 66	26862	W. Huron River Drive	North	58	092	01	0058	000	1937	NON-CONTRIBUTOR	BUILDING	House and Garage
1 67	26874	W. Huron River Drive	North	58	092	01	0059	000	1937	CONTRIBUTOR	BUILDING	House and Garage
1 68	26884	W. Huron River Drive	North	58	092	01	0060	000	1952	CONTRIBUTOR	BUILDING	House and Garage

List of Area #1

	No.	Street	Direction	Parcel					Year	Status	Type	Description
1 69	26892	W. Huron River Drive	North	58	092	01	0061	000	1961	CONTRIBUTOR	BUILDING	House and Garage
1 70	27044	W. Huron River Drive	North	58	092	01	0063	000	1937	CONTRIBUTOR	BUILDING	House and Garage
1 71	27054	W. Huron River Drive	North	58	092	03	0006	000	1960	CONTRIBUTOR	BUILDING	House and Garage
1 72	27064	W. Huron River Drive	North	58	092	01	0065	300	1941	CONTRIBUTOR	BUILDING	House and Garage
1 73	27098	W. Huron River Drive	North	58	092	03	0008	000	1940	CONTRIBUTOR	BUILDING	House and Garage
1 74	27104	W. Huron River Drive	North	58	092	03	0009	000	1964	CONTRIBUTOR	BUILDING	House and Garage
1 75	27112	W. Huron River Drive	North	58	092	03	0010	000	1939	CONTRIBUTOR	BUILDING	House and Garage
1 76	27120	W. Huron River Drive	North	58	092	03	0011	000	1940	NON-CONTRIBUTOR	BUILDING	House and Garage
1 77	27130	W. Huron River Drive	North	58	092	03	0012	000	1939	CONTRIBUTOR	BUILDING	House and Garage
1 78	27148	W. Huron River Drive	North	58	092	03	0013	000	1942	CONTRIBUTOR	BUILDING	House and Garage
1 79	27178	W. Huron River Drive	North	58	092	03	0014	000	1940	CONTRIBUTOR	BUILDING	House and Garage
1 80	27194	W. Huron River Drive	North	58	092	03	0015	000	1940	CONTRIBUTOR	BUILDING	House and Garage
1 81	27212	W. Huron River Drive	North	58	092	03	0016	000	1963	CONTRIBUTOR	BUILDING	House and Garage
1 82	27272	W. Huron River Drive	North	58	092	03	0017	000	1939	CONTRIBUTOR	BUILDING	House and Garage
1 83	27296	W. Huron River Drive	North	58	092	03	0018	000	1940	CONTRIBUTOR	BUILDING	House and Garage
1 84	27312	W. Huron River Drive	North	58	092	03	0019	000	1939	NON-CONTRIBUTOR	BUILDING	House and Garage
1 85	27326	W. Huron River Drive	North	58	092	03	0020	000	1939	CONTRIBUTOR	BUILDING	House and Garage
1 86	27330	W. Huron River Drive	North	58	092	03	0021	000	1927	CONTRIBUTOR	BUILDING	Cemetery (Active)
1 87	26579	W. Huron River Drive	South	58	093	99	0006	000	1985	NON-CONTRIBUTOR	BUILDING	House and Garage
1 88	26601	W. Huron River Drive	South	58	093	99	0003	700	1922	CONTRIBUTOR	BUILDING	Industrial Complex
1 89	26643	W. Huron River Drive	South	58	093	99	0002	000	1924	CONTRIBUTOR	BUILDING	Industrial Complex
1 90	26647	W. Huron River Drive	South	58	092	02	0058	000	1940	CONTRIBUTOR	BUILDING	Industrial Complex
1 91	26657	W. Huron River Drive	South	58	092	02	0057	000	1947	CONTRIBUTOR	BUILDING	House and Garage
1 92	26677	W. Huron River Drive	South	58	092	02	0055	300	1947	CONTRIBUTOR	BUILDING	House and Garage
1 93	26697	W. Huron River Drive	South	58	092	02	0054	301	1939	CONTRIBUTOR	BUILDING	House and Garage
1 94	26721	W. Huron River Drive	South	58	092	02	0052	002	1951	CONTRIBUTOR	BUILDING	House and Garage
1 95	26725	W. Huron River Drive	South	58	092	02	0051	002	1953	CONTRIBUTOR	BUILDING	House and Garage
1 96	26735	W. Huron River Drive	South	58	092	02	0050	000	1987	NON-CONTRIBUTOR	BUILDING	House and Garage
1 97	26755	W. Huron River Drive	South	58	092	02	0048	000	1989	NON-CONTRIBUTOR	BUILDING	House and Garage
1 98	26765	W. Huron River Drive	South	58	092	02	0047	000	1951	CONTRIBUTOR	BUILDING	House and Garage
1 99	26775	W. Huron River Drive	South	58	092	02	0046	000	1960	CONTRIBUTOR	BUILDING	House and Garage
1 100	26787	W. Huron River Drive	South	58	092	02	0045	000	1967	CONTRIBUTOR	BUILDING	House and Garage
1 101	26845	W. Huron River Drive	South	58	092	02	0136	000	1957	CONTRIBUTOR	BUILDING	House and Garage
1 102	26855	W. Huron River Drive	South	58	092	02	0134	300	2004	NON-CONTRIBUTOR	BUILDING	House and Garage

List of Area #1

		No.	Street	Direction	Parcel					Year	Status	Type	Description
1	103	26875	W. Huron River Drive	South	58	092	02	0132	302	1951	CONTRIBUTOR	BUILDING	House and Garage
1	104	26891	W. Huron River Drive	South	58	092	02	0131	301	2001	NON-CONTRIBUTOR	BUILDING	House and Garage
1	105	26925	W. Huron River Drive	South	58	092	02	0130	000	1989	NON-CONTRIBUTOR	BUILDING	House and Garage
1	106	26935	W. Huron River Drive	South	58	092	02	0129	000	2000	NON-CONTRIBUTOR	BUILDING	House and Garage
1	107	26945	W. Huron River Drive	South	58	092	02	0128	000	1951	CONTRIBUTOR	BUILDING	House and Garage
1	108	26965	W. Huron River Drive	South	58	092	02	0126	000	1951	CONTRIBUTOR	BUILDING	House and Garage
1	109	27005	W. Huron River Drive	South	58	092	02	0125	000	1951	CONTRIBUTOR	BUILDING	House and Garage
1	110	27015	W. Huron River Drive	South	58	092	02	0124	000	1951	CONTRIBUTOR	BUILDING	House and Garage
1	111	27023	W. Huron River Drive	South	58	092	02	0123	000	1951	CONTRIBUTOR	BUILDING	House and Garage
1	112	27031	W. Huron River Drive	South	58	092	02	0122	000	1951	CONTRIBUTOR	BUILDING	House and Garage
1	113	27051	W. Huron River Drive	South	58	092	02	0120	000	1930	CONTRIBUTOR	BUILDING	House and Garage
1	114	27059	W. Huron River Drive	South	58	092	02	0119	000	1972	CONTRIBUTOR	BUILDING	House and Garage
1	115	27067	W. Huron River Drive	South	58	092	02	0118	000	1972	CONTRIBUTOR	BUILDING	House and Garage
1	116	27075	W. Huron River Drive	South	58	093	99	0003	700	1926	NON-CONTRIBUTOR	BUILDING	House and Garage
1	117	27089	W. Huron River Drive	South	58	092	02	0115	000	1972	CONTRIBUTOR	BUILDING	House and Garage
1	118	27117	W. Huron River Drive	South	58	092	02	0113	000	1958	CONTRIBUTOR	BUILDING	House and Garage
1	119	27127	W. Huron River Drive	South	58	092	02	0112	000	1958	CONTRIBUTOR	BUILDING	House and Garage
1	120	27147	W. Huron River Drive	South	58	092	02	0110	000	1925	CONTRIBUTOR	BUILDING	House and Garage
1	121	27199	W. Huron River Drive	South	58	092	02	0004	000	1941	CONTRIBUTOR	BUILDING	House and Garage
1	122	27397	W. Huron River Drive	South	58	092	99	0011	000	1998	NON-CONTRIBUTOR	BUILDING	House and Garage
1	123	NVA 1A	W. Huron River Drive							1930	CONTRIBUTOR	STRUCTURE	HV Mausoleum
1	124	NVA 1B	W. Huron River Drive							1810	CONTRIBUTOR	SITE	Oak Forest Cemetery
1	125	NVA 1C	W. Huron River Drive							1922	CONTRIBUTOR	STRUCTURE	Huron Dam
1	126	NVA 1D	W. Huron River Drive							1998**	CONTRIBUTOR	STRUCTURE	Fish Ladder
1	127	NVA 1E	W. Huron River Drive							1957	CONTRIBUTOR	STRUCTURE	Water Filtration
1	128	NVA 1F	W. Huron River Drive							1820	CONTRIBUTOR	SITE	Vreeland Burial
1	129	NVA 1G	W. Huron River Drive							1820	CONTRIBUTOR	SITE	Huroc Park

NVA= NO VISIBLE ADDRESS

List of Area #2

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

List of Area #2

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

List of Area #2

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

List of Area #2

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

List of Area #3

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

List of Area #3

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

List of Area #3

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

List of Area #3

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

List of Area #3

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

List of Area #4

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
4 1	25876		E. Huron River Drive	North	58	138	02	0012	300	1928	CONTRIBUTOR	BUILDING	
4 2	25890		E. Huron River Drive	North	58	138	02	0011	000	1922	CONTRIBUTOR	BUILDING	
4 3	25906		E. Huron River Drive	North	58	138	02	0009	000	1938	CONTRIBUTOR	BUILDING	
4 4	25916		E. Huron River Drive	North	58	138	02	0008	000	1924	CONTRIBUTOR	BUILDING	
4 5	25926		E. Huron River Drive	North	58	138	02	0007	000	1922	CONTRIBUTOR	BUILDING	
4 6	25936		E. Huron River Drive	North	58	138	02	0006	000	1915	CONTRIBUTOR	BUILDING	duplex
4 7	25946		E. Huron River Drive	North	58	138	02	0005	000	1917	CONTRIBUTOR	BUILDING	
4 8	25954		E. Huron River Drive	North	58	138	02	0004	000	1922	CONTRIBUTOR	BUILDING	
4 9	25964		E. Huron River Drive	North	58	138	02	0003	000	1920	CONTRIBUTOR	BUILDING	
4 10	25976		E. Huron River Drive	North	58	138	02	0002	000	1928	CONTRIBUTOR	BUILDING	
4 11	25984		E. Huron River Drive	North	58	138	02	0001	000	1917	CONTRIBUTOR	BUILDING	
4 12	26010		E. Huron River Drive	North	58	138	01	0291	000	1927	CONTRIBUTOR	BUILDING	
4 13	25437		E. Huron River Drive	South	58	135	99	0008	000	1925	CONTRIBUTOR	BUILDING	
4 14	25519		E. Huron River Drive	South	58	135	99	0007	000	1927	CONTRIBUTOR	BUILDING	
4 15	25547		E. Huron River Drive	South	58	135	99	0006	000	1955	CONTRIBUTOR	BUILDING	
4 16	25595		E. Huron River Drive	South	58	135	99	0005	000	1987	NON-CONTRIBUTOR	BUILDING	
4 17	25603		E. Huron River Drive	South	58	135	99	0004	701	2007	NON-CONTRIBUTOR	BUILDING	
4 18	25741		E. Huron River Drive	South	58	138	01	0302	301	1899	CONTRIBUTOR	BUILDING	Budds
4 19	25861		E. Huron River Drive	South	58	138	01	0300	004	1925	CONTRIBUTOR	BUILDING	
4 20	25875		E. Huron River Drive	South	58	138	01	0300	002	1944	CONTRIBUTOR	BUILDING	Kersten Law Office
4 21	25905		E. Huron River Drive	South	58	138	01	0299	003	1965	CONTRIBUTOR	BUILDING	
4 22	25917		E. Huron River Drive	South	58	138	02	0013	002	1920	CONTRIBUTOR	BUILDING	
4 23	25931		E. Huron River Drive	South	58	138	02	0015	000	1922	NON-CONTRIBUTOR	BUILDING	
4 24	25939		E. Huron River Drive	South	58	138	02	0016	000	1933	CONTRIBUTOR	BUILDING	
4 25	25949		E. Huron River Drive	South	58	138	02	0017	000	1928	CONTRIBUTOR	BUILDING	
4 26	25959		E. Huron River Drive	South	58	138	02	0018	000	1918	CONTRIBUTOR	BUILDING	
4 27	25969		E. Huron River Drive	South	58	138	02	0019	000	1922	NON-CONTRIBUTOR	BUILDING	
4 28	25981		E. Huron River Drive	South	58	138	02	0020	000	1925	CONTRIBUTOR	BUILDING	
4 29	25991		E. Huron River Drive	South	58	138	02	0021	000	1948	CONTRIBUTOR	BUILDING	
4 30	26003		E. Huron River Drive	South	58	138	01	0297	002	1943	CONTRIBUTOR	BUILDING	
4 31	26015		E. Huron River Drive	South	58	138	02	0022	002	2024	NON-CONTRIBUTOR	BUILDING	
4 32	26021		E. Huron River Drive	South	58	138	01	0296	000	1928	CONTRIBUTOR	BUILDING	
4 33	26033		E. Huron River Drive	South	58	138	01	0295	000	1870	CONTRIBUTOR	BUILDING	
4 34	26037		E. Huron River Drive	South	58	138	01	0294	001	1957	CONTRIBUTOR	BUILDING	Monroe Newspaper/Remere
4 35	26041		E. Huron River Drive	South	58	138	01	0293	000	1924	CONTRIBUTOR	BUILDING	
4 36	29021		Garden Blvd.	South	58	138	01	0287	000	1920	CONTRIBUTOR	BUILDING	
4 37	29035		Garden Blvd.	South	58	138	01	0288	301	1929	CONTRIBUTOR	BUILDING	
4 38	25957		Gibraltar Rd.	South	58	138	03	0025	000	1966	CONTRIBUTOR	BUILDING	Car Wash
4 39	29015		Gibraltar Rd.	South	58	138	01	0286	000	1947	Non-Contributor	BUILDING	Spoehrs Market/Fiorelli
4 40	29057		Mill St.	East	58	138	02	0023	302	2002	Non-Contributor	BUILDING	
4 41	29119		Mill St.	East	58	138	02	0023	001	1951	Non-Contributor	BUILDING	
4 42	29050		Mill St.	West	58	138	01	0289	000	1957	CONTRIBUTOR	BUILDING	
4 43	29070		Mill St.	West	58	138	01	0290	000	1920	CONTRIBUTOR	BUILDING	
4 44	25599		E. Huron River Drive	South	58	135	99	004	702	2017	NON-CONTRIBUTOR	BUILDING	

List of Area #5

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

List of Area #5

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

List of Area #5

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

AREA #6 LIST

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
6 1	28700		Arsenal Road	No	58	093	99	0006	000	1960	CONTRIBUTOR	BUILDING	Train Museum
6 2	26312		Atwater St.	No	58	094	02	0114	000	1910	CONTRIBUTOR	BUILDING	Residence
6 3	26425		Atwater St.	Sou	58	093	99	0008	000	1976	NON-CONTRIBUTOR	BUILDING	Atwater Tacos
6 4	27938		Cooke St.	We	58	091	01	0028	001	1929	CONTRIBUTOR	BUILDING	FLAT ROCK BAGGING
6 5	26314		E. Huron River Drive	No	58	094	02	0106	000	1890	CONTRIBUTOR	BUILDING	Cupcakery
6 6	26318		E. Huron River Drive	No	58	094	02	0106	000	1855	CONTRIBUTOR	BUILDING	Strands
6 7	26324		E. Huron River Drive	No	58	094	02	0105	000	1940	CONTRIBUTOR	BUILDING	Tattoo/Apartment
6 8	26307		E. Huron River Drive	Sou	58	094	02	0107	000	1920	CONTRIBUTOR	BUILDING	Bobcean
6 9	26329		E. Huron River Drive	Sou	58	094	02	0108	000	1970	CONTRIBUTOR	BUILDING	Do-It Center
6 10	26433		E. Huron River Drive	Sou	58	094	02	0124	000	1870	CONTRIBUTOR	BUILDING	House - Michaels on the River
6 11	26342		Gibraltar Rd.	No	58	094	02	0093	304	2003	NON-CONTRIBUTOR	BUILDING	Urgent Care
6 12	26317		Gibraltar Rd.	Sou	58	094	02	0097	000	1925	CONTRIBUTOR	BUILDING	SHAG***2019
6 13	26276		Heier Ct.	Sou	58	091	01	0016	301	1939	CONTRIBUTOR	BUILDING	HEIER HOUSE
6 14	26358		Moses	No	58	094	05	0011	000	1950	CONTRIBUTOR	BUILDING	Residence
6 15	26366		Moses	No	58	094	05	0010	000	1953	CONTRIBUTOR	BUILDING	Residence
6 16	26333		Moses	Sou	58	094	06	0006	000	1939	NON-CONTRIBUTOR	BUILDING	Altered
6 17	26349		Moses	Sou	58	094	06	0005	002	1927	CONTRIBUTOR	BUILDING	Residence
6 18	26363		Moses	Sou	58	094	06	0004	000	1960	CONTRIBUTOR	BUILDING	Church
6 19	26377		Moses	Sou	58	094	06	0003	000	1960	CONTRIBUTOR	BUILDING	Church storage
6 20	28306		Seneca St.	We	58	094	05	0019	000	1998	NON-CONTRIBUTOR	BUILDING	Residence
6 21	28316		Seneca St.	We	58	094	05	0018	000	1930	CONTRIBUTOR	BUILDING	Residence
6 22	28336		Seneca St.	We	58	094	05	0016	000	1948	CONTRIBUTOR	BUILDING	Residence
6 23	28356		Seneca St.	We	58	094	05	0014	000	1880	CONTRIBUTOR	BUILDING	Smith Chamberlin
6 24	28412		Seneca St.	We	58	094	01	0010	000	1922	CONTRIBUTOR	BUILDING	Residence
6 25	28424		Seneca St.	We	58	094	01	0011	000	1918	CONTRIBUTOR	BUILDING	Residence
6 26	28754		Seneca St.	We	58	094	02	0106	000	1920	CONTRIBUTOR	BUILDING	Apartments/Doc
6 27	28190		Telegraph Road	No	58	091	01	0016	310	1975	CONTRIBUTOR	BUILDING	Calders***1997
6 28	28310		Telegraph Road	No	58	091	01	0035	000	1973	NON-CONTRIBUTOR	BUILDING	Pool Shop
6 29	28398		Telegraph Road	No	58	091	01	0014	002	1985	NON-CONTRIBUTOR	BUILDING	Jets Pizza
6 30	28418		Telegraph Road	No	58	091	01	0037	001	1950	CONTRIBUTOR	BUILDING	Jims Butcher
6 31	28458		Telegraph Road	No	58	094	02	0141	000	1994	NON-CONTRIBUTOR	BUILDING	Shell Station
6 32	28628		Telegraph Road	No	58	094	02	0140	000	1995	NON-CONTRIBUTOR	BUILDING	Remax
6 33	28650		Telegraph Road	No	58	094	02	0131	000	1990	NON-CONTRIBUTOR	BUILDING	Frost/Remer
6 34	28744		Telegraph Road	No	58	094	02	0125	000	1982	NON-CONTRIBUTOR	BUILDING	SENIOR CO-OP
6 35	28810		Telegraph Road	No	58	094	02	0123	000	1940	CONTRIBUTOR	BUILDING	Van Riper Dealer
6 36	28828		Telegraph Road	No	58	094	02	0122	000	1930	CONTRIBUTOR	BUILDING	Michaels on the River
6 37	28918		Telegraph Road	No	58	094	02	0118	0000	1965	CONTRIBUTOR	BUILDING	Dairy Queen

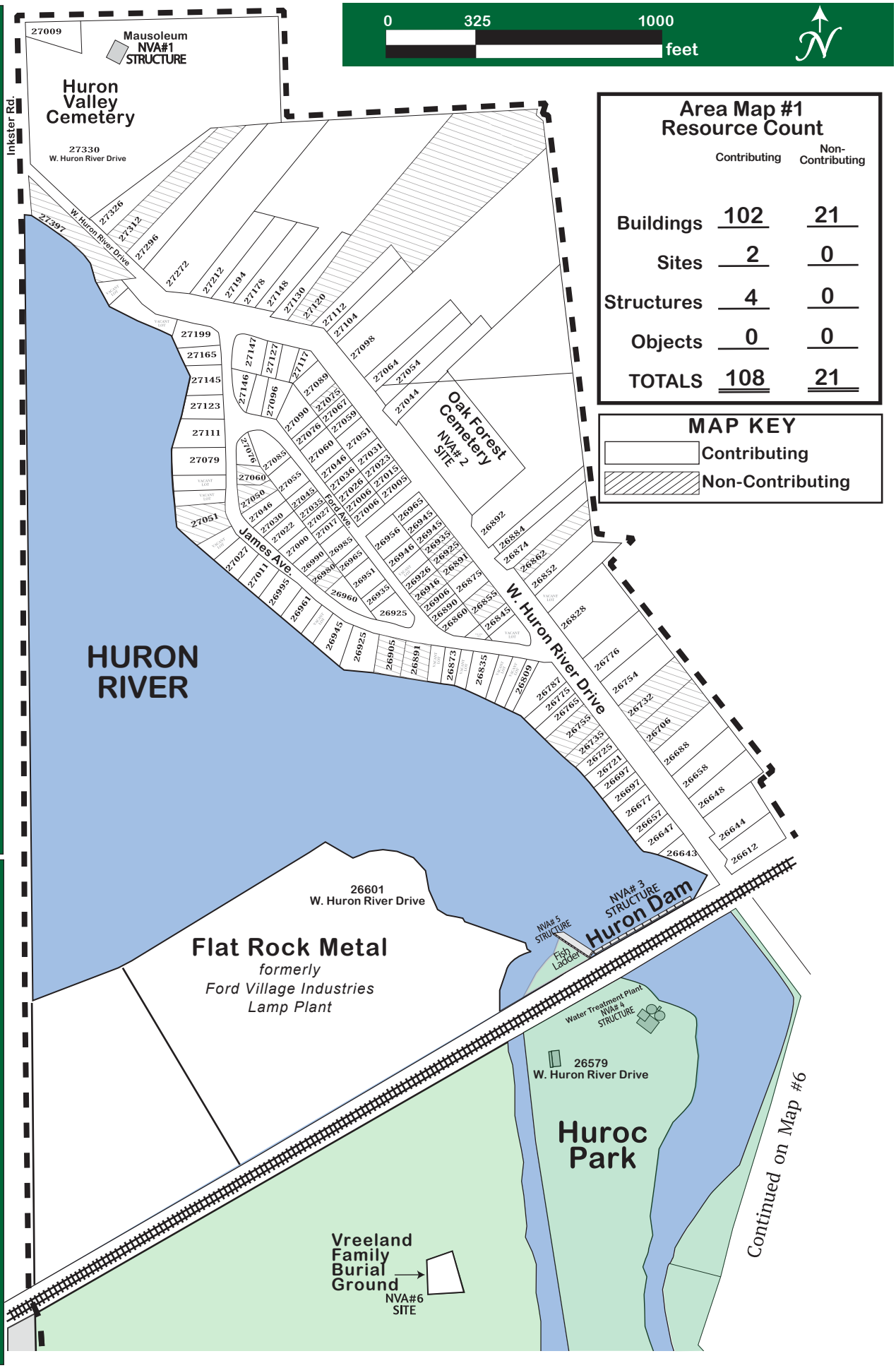
AREA #6 LIST

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

Flat Rock Historical District (Proposed July 2025)

City of Flat Rock
Wayne County, Michigan

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



Area Map #1 Resource Count

	Contributing	Non-Contributing
Buildings	102	21
Sites	2	0
Structures	4	0
Objects	0	0
TOTALS	108	21

MAP KEY
- Contributing
- Non-Contributing

Partial Historic District Boundary - AREA MAP #1

Based on Historic Plats:
Huron River Sub. (June 1925)
Flat Rock Assessor's Plat No. 3 (May 1940)
Supervisor's Brownstown Plat No. 1 (September 1940)

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

List of Area #1

	No.	Street	Direction	Parcel					Year	Status	Type	Description
1 1	26890	Ford Ave.	North	58	092	02	0089	000	1957	CONTRIBUTOR	BUILDING	House and Garage
1 2	26906	Ford Ave.	North	58	092	02	0090	000	1957	CONTRIBUTOR	BUILDING	House and Garage
1 3	26916	Ford Ave.	North	58	092	02	0091	000	1997	NON-CONTRIBUTOR	BUILDING	House and Garage
1 4	26926	Ford Ave.	North	58	092	02	0092	000	1952	CONTRIBUTOR	BUILDING	House and Garage
1 5	26946	Ford Ave.	North	58	092	02	0093	000	1934	CONTRIBUTOR	BUILDING	House and Garage
1 6	26956	Ford Ave.	North	58	092	02	0095	000	1952	CONTRIBUTOR	BUILDING	House and Garage
1 7	27006	Ford Ave.	North	58	092	02	0098	000	1958	CONTRIBUTOR	BUILDING	House and Garage
1 8	27026	Ford Ave.	North	58	092	02	0099	000	1957	CONTRIBUTOR	BUILDING	House and Garage
1 9	27036	Ford Ave.	North	58	092	02	0100	000	1957	CONTRIBUTOR	BUILDING	House and Garage
1 10	27046	Ford Ave.	North	58	092	02	0101	000	1954	CONTRIBUTOR	BUILDING	House and Garage
1 11	27060	Ford Ave.	North	58	092	02	0102	000	1957	CONTRIBUTOR	BUILDING	House and Garage
1 12	27076	Ford Ave.	North	58	092	02	0103	002	1952	CONTRIBUTOR	BUILDING	House and Garage
1 13	27090	Ford Ave.	North	58	092	02	0105	000	1960	CONTRIBUTOR	BUILDING	House and Garage
1 14	27096	Ford Ave.	North	58	092	02	0106	004	1962	CONTRIBUTOR	BUILDING	House and Garage
1 15	26925	Ford Ave.	South	58	092	02	0085	000	1968	CONTRIBUTOR	BUILDING	House and Garage
1 16	26935	Ford Ave.	South	58	092	02	0084	000	1957	CONTRIBUTOR	BUILDING	House and Garage
1 17	26951	Ford Ave.	South	58	092	02	0082	000	1951	CONTRIBUTOR	BUILDING	House and Garage
1 18	26965	Ford Ave.	South	58	092	02	0081	000	1951	CONTRIBUTOR	BUILDING	House and Garage
1 19	26985	Ford Ave.	South	58	092	02	0079	000	1956	CONTRIBUTOR	BUILDING	House and Garage
1 20	27017	Ford Ave.	South	58	092	02	0078	000	1927	CONTRIBUTOR	BUILDING	House and Garage
1 21	27027	Ford Ave.	South	58	092	02	0077	000	1950	CONTRIBUTOR	BUILDING	House and Garage
1 22	27035	Ford Ave.	South	58	092	02	0075	000	1942	CONTRIBUTOR	BUILDING	House and Garage
1 23	27045	Ford Ave.	South	58	092	02	0075	000	1951	NON-CONTRIBUTOR	BUILDING	House and Garage
1 24	27055	Ford Ave.	South	58	092	02	0073	300	1949	CONTRIBUTOR	BUILDING	House and Garage
1 25	27085	Ford Ave.	South	58	092	02	0072	001	1954	CONTRIBUTOR	BUILDING	House and Garage
1 26	27009	Inkster	East	58	092	03	0022	000	1924	CONTRIBUTOR	BUILDING	House and Garage
1 27	26860	James Ave.	North	58	092	02	0087	304	1900	CONTRIBUTOR	BUILDING	House and Garage
1 28	26960	James Ave.	North	58	092	02	0060	301	1953	CONTRIBUTOR	BUILDING	House and Garage
1 29	26980	James Ave.	North	58	092	02	0062	000	1957	NON-CONTRIBUTOR	BUILDING	House and Garage
1 30	26990	James Ave.	North	58	092	02	0063	002	1951	CONTRIBUTOR	BUILDING	House and Garage
1 31	27000	James Ave.	North	58	092	02	0065	300	1951	CONTRIBUTOR	BUILDING	House and Garage
1 32	27022	James Ave.	North	58	092	02	0066	302	1940	CONTRIBUTOR	BUILDING	House and Garage
1 33	27030	James Ave.	North	58	092	02	0068	000	1941	CONTRIBUTOR	BUILDING	House and Garage
1 34	27046	James Ave.	North	58	092	02	0069	302	1949	CONTRIBUTOR	BUILDING	House and Garage

List of Area #1

	No.	Street	Direction	Parcel					Year	Status	Type	Description
1 35	27050	James Ave.	North	58	092	02	0069	303	1999	NON-CONTRIBUTOR	BUILDING	House and Garage
1 36	27060	James Ave.	North	58	092	02	0070	002	1927	NON-CONTRIBUTOR	BUILDING	House and Garage
1 37	27076	James Ave.	North	58	092	02	0071	003	1957	CONTRIBUTOR	BUILDING	House and Garage
1 38	27146	James Ave.	North	58	092	02	0109	000	1937	CONTRIBUTOR	BUILDING	House and Garage
1 39	26809	James Ave.	South	58	092	02	0044	301	1941	CONTRIBUTOR	BUILDING	House and Garage
1 40	26835	James Ave.	South	58	092	02	0039	000	1941	CONTRIBUTOR	BUILDING	House and Garage
1 41	26873	James Ave.	South	58	092	02	0035	002	1968	CONTRIBUTOR	BUILDING	House and Garage
1 42	26891	James Ave.	South	58	092	02	0034	000	1955	NON-CONTRIBUTOR	BUILDING	House and Garage
1 43	26905	James Ave.	South	58	092	02	0032	300	1941	NON-CONTRIBUTOR	BUILDING	House and Garage
1 44	26925	James Ave.	South	58	092	02	0030	301	1965	CONTRIBUTOR	BUILDING	House and Garage
1 45	26945	James Ave.	South	58	092	02	0028	000	1949	CONTRIBUTOR	BUILDING	House and Garage
1 46	26961	James Ave.	South	58	092	02	0025	000	1950	CONTRIBUTOR	BUILDING	House and Garage
1 47	26995	James Ave.	South	58	092	02	0022	002	1959	CONTRIBUTOR	BUILDING	House and Garage
1 48	27011	James Ave.	South	58	092	02	0021	000	1967	CONTRIBUTOR	BUILDING	House and Garage
1 49	27027	James Ave.	South	58	092	02	0019	000	1952	CONTRIBUTOR	BUILDING	House and Garage
1 50	27051	James Ave.	South	58	092	02	0016	000	1948	NON-CONTRIBUTOR	BUILDING	House and Garage
1 51	27079	James Ave.	South	58	092	02	0012	000	1949	CONTRIBUTOR	BUILDING	House and Garage
1 52	27111	James Ave.	South	58	092	02	0010	000	1950	CONTRIBUTOR	BUILDING	House and Garage
1 53	27123	James Ave.	South	58	092	02	0008	002	1954	CONTRIBUTOR	BUILDING	House and Garage
1 54	27145	James Ave.	South	58	092	02	0006	302	1929	CONTRIBUTOR	BUILDING	House and Garage
1 55	27165	James Ave.	South	58	092	02	0005	300	1926	CONTRIBUTOR	BUILDING	House and Garage
1 56	26612	W. Huron River Drive	North	58	092	01	0045	000	1940	CONTRIBUTOR	BUILDING	Light Industrial
1 57	26644	W. Huron River Drive	North	58	092	01	0046	003	1910	CONTRIBUTOR	BUILDING	House and Garage
1 58	26648	W. Huron River Drive	North	58	092	01	0048	000	1941	CONTRIBUTOR	BUILDING	House and Garage
1 59	26658	W. Huron River Drive	North	58	092	01	0049	000	1941	CONTRIBUTOR	BUILDING	Apartments
1 60	26688	W. Huron River Drive	North	58	092	01	0050	000	1974	CONTRIBUTOR	BUILDING	House and Garage
1 61	26706	W. Huron River Drive	North	58	092	01	0051	000	1948	NON-CONTRIBUTOR	BUILDING	House and Garage
1 62	26732	W. Huron River Drive	North	58	092	01	0052	000	1997	NON-CONTRIBUTOR	BUILDING	House and Garage
1 63	26754	W. Huron River Drive	North	58	092	01	0053	000	1941	CONTRIBUTOR	BUILDING	House and Garage
1 64	26776	W. Huron River Drive	North	58	092	01	0054	000	1941	CONTRIBUTOR	BUILDING	House and Garage
1 65	26828	W. Huron River Drive	North	58	092	01	0055	000	1956	CONTRIBUTOR	BUILDING	House and Garage
1 66	26862	W. Huron River Drive	North	58	092	01	0058	000	1937	NON-CONTRIBUTOR	BUILDING	House and Garage
1 67	26874	W. Huron River Drive	North	58	092	01	0059	000	1937	CONTRIBUTOR	BUILDING	House and Garage
1 68	26884	W. Huron River Drive	North	58	092	01	0060	000	1952	CONTRIBUTOR	BUILDING	House and Garage

List of Area #1

	No.	Street	Direction	Parcel					Year	Status	Type	Description
1 69	26892	W. Huron River Drive	North	58	092	01	0061	000	1961	CONTRIBUTOR	BUILDING	House and Garage
1 70	27044	W. Huron River Drive	North	58	092	01	0063	000	1937	CONTRIBUTOR	BUILDING	House and Garage
1 71	27054	W. Huron River Drive	North	58	092	03	0006	000	1960	CONTRIBUTOR	BUILDING	House and Garage
1 72	27064	W. Huron River Drive	North	58	092	01	0065	300	1941	CONTRIBUTOR	BUILDING	House and Garage
1 73	27098	W. Huron River Drive	North	58	092	03	0008	000	1940	CONTRIBUTOR	BUILDING	House and Garage
1 74	27104	W. Huron River Drive	North	58	092	03	0009	000	1964	CONTRIBUTOR	BUILDING	House and Garage
1 75	27112	W. Huron River Drive	North	58	092	03	0010	000	1939	CONTRIBUTOR	BUILDING	House and Garage
1 76	27120	W. Huron River Drive	North	58	092	03	0011	000	1940	NON-CONTRIBUTOR	BUILDING	House and Garage
1 77	27130	W. Huron River Drive	North	58	092	03	0012	000	1939	CONTRIBUTOR	BUILDING	House and Garage
1 78	27148	W. Huron River Drive	North	58	092	03	0013	000	1942	CONTRIBUTOR	BUILDING	House and Garage
1 79	27178	W. Huron River Drive	North	58	092	03	0014	000	1940	CONTRIBUTOR	BUILDING	House and Garage
1 80	27194	W. Huron River Drive	North	58	092	03	0015	000	1940	CONTRIBUTOR	BUILDING	House and Garage
1 81	27212	W. Huron River Drive	North	58	092	03	0016	000	1963	CONTRIBUTOR	BUILDING	House and Garage
1 82	27272	W. Huron River Drive	North	58	092	03	0017	000	1939	CONTRIBUTOR	BUILDING	House and Garage
1 83	27296	W. Huron River Drive	North	58	092	03	0018	000	1940	CONTRIBUTOR	BUILDING	House and Garage
1 84	27312	W. Huron River Drive	North	58	092	03	0019	000	1939	NON-CONTRIBUTOR	BUILDING	House and Garage
1 85	27326	W. Huron River Drive	North	58	092	03	0020	000	1939	CONTRIBUTOR	BUILDING	House and Garage
1 86	27330	W. Huron River Drive	North	58	092	03	0021	000	1927	CONTRIBUTOR	BUILDING	Cemetery (Active)
1 87	26579	W. Huron River Drive	South	58	093	99	0006	000	1985	NON-CONTRIBUTOR	BUILDING	House and Garage
1 88	26601	W. Huron River Drive	South	58	093	99	0003	700	1922	CONTRIBUTOR	BUILDING	Industrial Complex
1 89	26643	W. Huron River Drive	South	58	093	99	0002	000	1924	CONTRIBUTOR	BUILDING	Industrial Complex
1 90	26647	W. Huron River Drive	South	58	092	02	0058	000	1940	CONTRIBUTOR	BUILDING	Industrial Complex
1 91	26657	W. Huron River Drive	South	58	092	02	0057	000	1947	CONTRIBUTOR	BUILDING	House and Garage
1 92	26677	W. Huron River Drive	South	58	092	02	0055	300	1947	CONTRIBUTOR	BUILDING	House and Garage
1 93	26697	W. Huron River Drive	South	58	092	02	0054	301	1939	CONTRIBUTOR	BUILDING	House and Garage
1 94	26721	W. Huron River Drive	South	58	092	02	0052	002	1951	CONTRIBUTOR	BUILDING	House and Garage
1 95	26725	W. Huron River Drive	South	58	092	02	0051	002	1953	CONTRIBUTOR	BUILDING	House and Garage
1 96	26735	W. Huron River Drive	South	58	092	02	0050	000	1987	NON-CONTRIBUTOR	BUILDING	House and Garage
1 97	26755	W. Huron River Drive	South	58	092	02	0048	000	1989	NON-CONTRIBUTOR	BUILDING	House and Garage
1 98	26765	W. Huron River Drive	South	58	092	02	0047	000	1951	CONTRIBUTOR	BUILDING	House and Garage
1 99	26775	W. Huron River Drive	South	58	092	02	0046	000	1960	CONTRIBUTOR	BUILDING	House and Garage
1 100	26787	W. Huron River Drive	South	58	092	02	0045	000	1967	CONTRIBUTOR	BUILDING	House and Garage
1 101	26845	W. Huron River Drive	South	58	092	02	0136	000	1957	CONTRIBUTOR	BUILDING	House and Garage
1 102	26855	W. Huron River Drive	South	58	092	02	0134	300	2004	NON-CONTRIBUTOR	BUILDING	House and Garage

List of Area #1

		No.	Street	Direction	Parcel					Year	Status	Type	Description
1	103	26875	W. Huron River Drive	South	58	092	02	0132	302	1951	CONTRIBUTOR	BUILDING	House and Garage
1	104	26891	W. Huron River Drive	South	58	092	02	0131	301	2001	NON-CONTRIBUTOR	BUILDING	House and Garage
1	105	26925	W. Huron River Drive	South	58	092	02	0130	000	1989	NON-CONTRIBUTOR	BUILDING	House and Garage
1	106	26935	W. Huron River Drive	South	58	092	02	0129	000	2000	NON-CONTRIBUTOR	BUILDING	House and Garage
1	107	26945	W. Huron River Drive	South	58	092	02	0128	000	1951	CONTRIBUTOR	BUILDING	House and Garage
1	108	26965	W. Huron River Drive	South	58	092	02	0126	000	1951	CONTRIBUTOR	BUILDING	House and Garage
1	109	27005	W. Huron River Drive	South	58	092	02	0125	000	1951	CONTRIBUTOR	BUILDING	House and Garage
1	110	27015	W. Huron River Drive	South	58	092	02	0124	000	1951	CONTRIBUTOR	BUILDING	House and Garage
1	111	27023	W. Huron River Drive	South	58	092	02	0123	000	1951	CONTRIBUTOR	BUILDING	House and Garage
1	112	27031	W. Huron River Drive	South	58	092	02	0122	000	1951	CONTRIBUTOR	BUILDING	House and Garage
1	113	27051	W. Huron River Drive	South	58	092	02	0120	000	1930	CONTRIBUTOR	BUILDING	House and Garage
1	114	27059	W. Huron River Drive	South	58	092	02	0119	000	1972	CONTRIBUTOR	BUILDING	House and Garage
1	115	27067	W. Huron River Drive	South	58	092	02	0118	000	1972	CONTRIBUTOR	BUILDING	House and Garage
1	116	27075	W. Huron River Drive	South	58	093	99	0003	700	1926	NON-CONTRIBUTOR	BUILDING	House and Garage
1	117	27089	W. Huron River Drive	South	58	092	02	0115	000	1972	CONTRIBUTOR	BUILDING	House and Garage
1	118	27117	W. Huron River Drive	South	58	092	02	0113	000	1958	CONTRIBUTOR	BUILDING	House and Garage
1	119	27127	W. Huron River Drive	South	58	092	02	0112	000	1958	CONTRIBUTOR	BUILDING	House and Garage
1	120	27147	W. Huron River Drive	South	58	092	02	0110	000	1925	CONTRIBUTOR	BUILDING	House and Garage
1	121	27199	W. Huron River Drive	South	58	092	02	0004	000	1941	CONTRIBUTOR	BUILDING	House and Garage
1	122	27397	W. Huron River Drive	South	58	092	99	0011	000	1998	NON-CONTRIBUTOR	BUILDING	House and Garage
1	123	NVA 1A	W. Huron River Drive							1930	CONTRIBUTOR	STRUCTURE	HV Mausoleum
1	124	NVA 1B	W. Huron River Drive							1810	CONTRIBUTOR	SITE	Oak Forest Cemetery
1	125	NVA 1C	W. Huron River Drive							1922	CONTRIBUTOR	STRUCTURE	Huron Dam
1	126	NVA 1D	W. Huron River Drive							1998**	CONTRIBUTOR	STRUCTURE	Fish Ladder
1	127	NVA 1E	W. Huron River Drive							1957	CONTRIBUTOR	STRUCTURE	Water Filtration
1	128	NVA 1F	W. Huron River Drive							1820	CONTRIBUTOR	SITE	Vreeland Burial
1	129	NVA 1G	W. Huron River Drive							1820	CONTRIBUTOR	SITE	Huroc Park

NVA= NO VISIBLE ADDRESS

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26890 Ford Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0089_000 Lot 89 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096400		Long: -83.291900		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

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

Architectural Information

Construction Date	1957
Architectural Style	Ranch
Building Form	1-Story rectilinear
Roof Form	Low-pitched hip roof with broad eaves
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Poured Concrete
Window Materials	vinyl replacement
Window Type	Horizontal sliding
Outbuildings	Yes ☒ No ☐
Number/Type:	One garage (detached)

Eligibility

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

Area(s) of Significance	Community Planning and Development, Architecture, Industry						
Period(s) of Significance	1957-1972 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	26890 Ford Ave						
Historic Owner:	Milton S. Moore and Esther S. Moore						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	Ri-Co Building Company, co-partners [Junior Vinson Riffle & Freeman Cowgar]						

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 26890 Ford Avenue is a one-story, wood-frame Ranch dwelling characteristic of post-World War II suburban housing that transformed Flat Rock during the 1950s. The rectangular footprint is oriented parallel to the street, presenting the long, horizontal profile typical of the style. A low-pitched hip roof with deep overhanging eaves extends over both the main living area and the integrated single-car garage, creating a unified roofline. Simple brackets or rafter tails would have originally been exposed beneath the eaves.

The asymmetrically composed facade features an offset main entrance protected by a small covered stoop with decorative metal posts. Brick or stone veneer accent panels likely contrast with horizontal siding at the entrance area, reflecting the style's emphasis on mixed materials. A large tripartite picture window dominates the front facade, flanked by smaller operable units, while additional horizontally oriented sliding windows reinforce the home's linear character.

Character-Defining Features: Horizontal emphasis in massing and detailing; integration of garage into the main structure; large picture window on front facade; low-pitched hip roof with broad overhanging eaves; mixed exterior materials (siding with masonry accents); modest scale appropriate to middle-class suburban development; simple, functional ornamentation limited to the entrance area.

The concrete driveway, likely original or early, features a characteristic ribbon design. Mature landscape features including shade trees and foundation plantings may date to the period of significance.

History of the Resource

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

Mamie H. Van Riper, survivor of herself and George W. Van Riper, her deceased husband (whose Death Certificate was recorded in Liber 12064, Page 677), conveyed Lot 89 to Ri-Co Building Company, a Michigan co-partnership consisting of Junior Vinson Riffle and Freeman Cowgar, sole co-partners, by Warranty Deed on March 15, 1957, recorded April 12, 1957. Building restrictions applied.[1]

Ri-Co Building Company, a Michigan co-partnership of Junior Vinson Riffle and Freeman Cowgar, took out a mortgage from Guaranty Savings & Loan Association in the amount of $5,000 on May 16, 1957, recorded May 22, 1957, on Lot 89 [this was to build the house].[2]

Ri-Co Building Company, a Michigan co-partnership consisting of Junior Vinson Riffle and Freeman Cowgar, sole co-partners, conveyed Lot 89 to Milton S. Moore and Esther S. Moore, his wife, by Warranty Deed on August 1, 1957, recorded August 9, 1957.[3]

Ellen T. Metcalf conveyed Lot 89 to Duane A. Brow and Loretta M. Brow, his wife, by Warranty Deed for $17,500 on August 13, 1969, recorded August 25, 1969.[4]

Duane A. Brow and Loretta M. Brow, his wife, took out a mortgage from Corby Mortgage Corporation in the amount of $16,000 on August 13, 1969, recorded August 25, 1969, on Lot 89.[5]

Corby Mortgage Corporation assigned the mortgage on Lot 89 to Federal National Mortgage Association, Illinois, by Assignment on August 20, 1969, recorded August 26, 1969.[6]

Loretta M. Brow, a single woman, conveyed Lot 89 to Duane A. Brow by Quit Claim Deed for $7,000 on May 21, 1985, recorded May 31, 1985.[7]

We have the Duane Brow family living here during the late 1970s early 1980s.[8]

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026;

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] Personal knowledge of Walter Masson, mail carrier (1961-1992). Mr. Masson, now retired, personally delivered mail to this address and recalls the Brow family living there.

Statement of Significance/Recommendation of Eligibility

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

Criterion A – Community Development and Industrial Growth: The property at 26890 Ford Avenue is significant under Criterion A for its association with the Late Period of Significance (1922–1972). Built in 1957 during the peak of Ford-driven transformation, this house represents the housing boom generated by the Village Industries concept, which employed local residents with short commutes while encouraging agricultural ties. This hybrid community pattern, centered on the Ford plants and supported by the D.T.&I. railroad, fundamentally altered Flat Rock from the rural village established by the Vreelands into a modern industrial suburb.

Assessment of Seven Aspects of Integrity:

Location: The building remains on its original site on Ford Avenue, maintaining its relationship to the historic street grid established by Michael Vreeland in 1834 and its proximity to the Ford industrial complex.

Design: Essential Ranch-style design characteristics remain intact, preserving the architectural vocabulary of Late Period residential expansion.

Setting: The surrounding neighborhood retains its mid-20th century character with numerous contributing properties, creating an intact streetscape illustrating residential development patterns of the period.

Materials: While some original materials have been updated, these changes are typical of properties from this era and do not compromise the building's ability to convey its historical associations.

Workmanship: Evidence of 1950s construction techniques remains visible, reflecting standardized building practices employed during rapid residential expansion.

Feeling: The property evokes the character of Flat Rock's transformation when industrial employment drove suburban development while maintaining the community's connection to its rural past.

Association: The direct link between this property and industrial-driven residential development remains clear, conveying its role in the broader Village Industries narrative.

Contributing Status Recommendation: The property at 26890 Ford Avenue is recommended as a CONTRIBUTING resource to the proposed Flat Rock Historical District. Built in 1957, it directly resulted from housing demand created by Ford's industrial operations, beginning with the 1922 Village Industries Headlamp Plant and continuing through subsequent expansion. Despite minor alterations typical of its age, the building retains sufficient integrity in all seven aspects to convey its significance.

The property represents both industrial-driven suburbanization (Criterion A) and the architectural response to housing industrial workers (Criterion C). Its intact Ranch-style design reinforces the district's ability to illustrate how the Huron River—which attracted the Vreelands in 1834 and Henry Ford in 1922—shaped Flat Rock's development across both periods of significance. Future alterations should be guided by the Secretary of the Interior's Standards for Rehabilitation to maintain contributing status.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) Parcel # 58_092_02_0089; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26906 Ford				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0090_000 Lot 90 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096400	Long: -83.291900			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1953	
Architectural Style	Ranch	
Building Form	One-story rectilinear	
Roof Form	Front-facing gable w/ side hip	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	River rock veneer and horizontal vinyl siding	
Foundation Materials	Poured Concrete	
Window Materials	Vinyl replacement	
Window Type	Double hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One detached garage	

Eligibility

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

Area(s) of Significance	Community Planning and Development, Architecture, Industry						
Period(s) of Significance	1953-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	26906 Ford Ave.						
Historic Owner:	Milton & Esther Moore						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	Ri-Co Building Company						

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1953 vernacular cottage is a 1-story frame dwelling on Ford Ave. in Flat Rock, representative of postwar residential development during the mature phase of the community's growth as a suburban-industrial center. The property retains its essential cottage form despite material alterations, contributing to the residential character of Ford Ave.

The house exhibits a compact rectangular footprint with a front-gable roof clad in asphalt shingles in dark tones. The moderate roof pitch and clean fascia profile are consistent with economical postwar construction. The exterior walls are clad in vinyl siding in tan, a replacement material obscuring the original surface, likely wood clapboard or asbestos shingle. The concrete block foundation has been clad with permastone veneer — a decorative masonry product simulating natural river stone — applied across the front facade and porch piers. The permastone displays rounded cobblestone forms in earth tones and represents a popular mid-century decorative treatment.

The primary elevation features a recessed covered porch in the right bay, framed by squared piers clad in permastone, with a replacement panel door and storm door. A large aluminum-frame picture window with vertical muntin divisions occupies the left bay. Additional aluminum-frame double-hung replacement windows on the side elevations maintain original opening proportions; the original fenestration was likely wood-sash.

A detached garage is located to the rear, accessed by a paved driveway along the east side. Chain-link fencing marks the west property boundary; a privacy fence encloses the rear yard. The lot is well maintained with spring-blooming perennials along the front facade and mature deciduous trees framing the front yard.

Character-defining features include the 1-story front-gable form, recessed covered porch with permastone-clad piers, permastone veneer on front facade, large picture window in left bay, compact footprint, and spatial relationship between dwelling and detached rear garage.

History of the Resource

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

Mamie H. Van Riper, survivor of herself and George W. Van Riper, her deceased husband (whose Death Certificate was recorded in Liber 12064, Page 677), conveyed Lot 90 to Ri-Co Building Company, a Michigan co-partnership consisting of Junior Vinson Riffle and Freeman Cowgar, sole co-partners, by Warranty Deed on May 15, 1957, recorded May 28, 1957.[1] Ri-Co Building Company, a Michigan co-partnership of Junior Vinson Riffle and Freeman Cowgar, sole co-partners, took out a mortgage from Guaranty Savings & Loan Association, a Michigan Corporation, in the amount of $5,000 on June 11, 1957, recorded June 14, 1957, on Lot 90 [to build the house].[2]

Ri-Co Building Company, a Michigan co-partnership consisting of Junior Vinson Riffle and Freeman Cowgar, sole co-partners, conveyed Lot 90 to Milton S. Moore and Esther S. Moore, his wife, by Warranty Deed on August 1, 1957, recorded August 9, 1957.[3]

Milton S. Moore, a single man, survivor of himself and Esther S. Moore, his deceased wife (whose Death Certificate was recorded in Liber 17736, Page 12, Wayne County Records), conveyed Lot 90 to Howard Dempsey and Dorinin Dempsey, his wife, by Warranty Deed for $11,250 on February 21, 1974, recorded March 14, 1974.[4] Howard Dempsey is recorded living here until his death in 1974 and Dornin Dempsey lived here until the mid-1990s.[5] Dorinin Dempsey, a single woman, took out a mortgage from Old Kent Bank-Southeast in the amount of $10,000 on November 8, 1985, recorded November 20, 1985, on Lot 90.[6]

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Personal knowledge of Walter Masson, mail carrier (1961-1992). Mr. Masson, now retired, personally delivered mail to this address and recalls that Mr. Howard Dempsey lived at 26906 Ford.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Statement of Significance/Recommendation of Eligibilit

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

This c. 1953 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents postwar residential infill during the mature phase of Flat Rock's growth, demonstrating continued housing construction that served the expanding industrial workforce following World War II.

Criterion A - Community Planning and Development: Constructed c. 1953 during the postwar building boom that expanded Flat Rock beyond earlier Ford Village Industries campaigns of the 1920s–1940s, this cottage represents infill development that completed the residential fabric of the community's historic neighborhoods. Growth was driven by the broader industrialization of Downriver Wayne County, including expansion of Ford operations and establishment of the Michigan Casting Center. The property illustrates affordable housing that enabled veterans and young families to achieve homeownership near industrial employment.

The front-gable vernacular cottage was among the most economical dwelling forms of the postwar period — simple in roof form, compact in plan, and built with standardized materials. Unlike the Minimal Traditional or Cape Cod variants offering expandable half-stories, the single-story cottage provided all living space on one level, minimizing construction complexity and offering the lowest entry point to homeownership. The permastone veneer represents a period decorative application achieving a masonry appearance at lower cost than full stone or brick.

Integrity Assessment: The property retains integrity of location on its original site. Design integrity is maintained through preservation of the front-gable form, recessed porch with permastone-clad piers, picture window, and spatial relationship to the detached garage. The permastone veneer, while a later application, has itself achieved significance as a mid-century decorative treatment within the period of significance. Materials integrity has been diminished through vinyl siding, aluminum replacement windows, and a replacement entry door, though these alterations are reversible and the structural fabric remains intact. Setting is preserved through relationship to neighboring residences and the Ford Ave. streetscape. Feeling and association remain strong, as the property conveys its character as a modest postwar working-class residence.

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

The c. 1953 construction date places this property within the mature phase of Flat Rock's development. The front-gable vernacular cottage form exemplifies economical housing that enabled working families to achieve homeownership. The property retains its essential form with the front-gable roof, recessed porch, and picture window clearly legible despite material alterations. The permastone veneer constitutes a character-defining mid-century feature. While vinyl siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_092_02_0090_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26916 Ford				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0091_000 Lot 91 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103168	Long: -83.298817			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1997	
Architectural Style	Contemporary	
Building Form	1.5 Story Rectilinear	
Roof Form	Complex with multi-gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Poured Concrete	
Window Materials	Vinyl	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One garage (detached)	

Eligibility

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

Area(s) of Significance	N/A – Non-Contributing
Period(s) of Significance	N/A Outside of significance period

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

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

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

Current/Common Name	26916 Ford Ave.
Historic Building Use	n/a
Current Building Use	Single Family Residential
Builder/Contractor	John Kittle

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1997 Contemporary Traditional residence is a 1.5-story dwelling situated at 26916 Ford Avenue in Flat Rock. The building exhibits characteristic features of late 1990s residential construction combining multiple architectural elements including cross-gable roof forms, brick veneer accents, vinyl siding, and complex massing typical of contemporary suburban residential design.

The house displays an irregular footprint with complex cross-gable roof configuration creating multiple peaks and varied rooflines. The roof features moderately steep pitches with asphalt shingle covering in dark blue or charcoal tones. Two prominent front gable dormers project from the main roof, providing upper-story space and creating visual interest through varied rooflines. A tall chimney element rises from the left side, clad in vinyl siding matching the main walls.

The exterior walls combine two materials creating visual contrast: cream or beige brick veneer on portions of the facade and vinyl siding in dark gray or charcoal tones on gable ends and upper sections. The brick veneer is laid in running bond pattern and features a circular attic vent providing decorative detail on the right gable section. The vinyl siding exhibits horizontal lap profile. This combination of brick and vinyl represents typical late 1990s residential design emphasizing varied materials and textures.

The front facade displays contemporary asymmetrical organization with projecting sections creating three-dimensional massing. A covered entry porch projects from the center, featuring white column or pillar creating classical detail and dark accents framing the entry door. The entry is elevated above grade with concrete steps providing access. Window openings consist of vinyl-frame double-hung units arranged individually and in pairs, with dark-colored trim creating contrast against the lighter brick and darker siding.

A contemporary bay or projecting window section is visible on the left portion, featuring large glass areas providing natural light. The right section features brick veneer with the circular attic vent and vinyl-clad gable above.

The property occupies a lot on Ford Avenue with mature deciduous and evergreen trees providing landscaping. A substantial deciduous tree stands in the left background while mature evergreen conifers frame the property on both sides. Foundation plantings include ornamental shrubs and perennials arranged in naturalistic beds with rock edging. The lawn is maintained in excellent condition. A concrete driveway extends along the property. A garage structure is located at the rear.

Character-defining features include 1.5-story Contemporary Traditional form with complex cross-gable roof configuration, two front gable dormers, combination of cream brick veneer and dark gray vinyl siding, circular attic vent in brick gable, covered entry porch with white column, vinyl-frame double-hung windows with dark trim, tall vinyl-clad chimney element, concrete block foundation, and garage at rear.

History of the Resource

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

Nancy and John Kittle owned this property in 1997.

Statement of Significance/Recommendation of Eligibility

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

This c. 1997 property is recommended as **Non-Contributing to the Flat Rock Historical District**. The 1997 construction date falls outside the district's 1834-1975 period of significance by 22 years, representing late 20th century residential development that postdates the district's historical periods.

Criterion Assessment: The property does not meet National Register Criteria A, B, C, or D within the context of the Flat Rock Historical District's period of significance. The c. 1997 construction represents contemporary residential development occurring two decades after the district's 1975 terminal date. The dwelling does not possess exceptional significance under Criteria Consideration G that would warrant inclusion despite its recent construction date.

Integrity Assessment: While the property retains integrity of location, design, materials, workmanship, and setting as a late 1990s dwelling, it does not retain integrity of feeling or association with the district's historical periods (Early Period 1834-1920s and Late Period 1922-1975). The contemporary design vocabulary, materials

combinations, and construction methods represent late 20th century residential development fundamentally different from the district's contributing resources.

Non-Contributing Status: The 1997 construction postdates the district's period of significance by 22 years. The Contemporary Traditional design with complex gable configuration, brick and vinyl material combinations, and contemporary detailing represents residential architectural trends of the 1990s rather than the district's significant periods. The property does not contribute to understanding Early Period agricultural development, Ford's Village Industries program community development (1928-1947), post-war residential expansion, or mid-20th century suburban development that define the district's significance. The property represents infill development or property redevelopment occurring decades after the district's period of significance concluded. **This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District.**

Reasons Supporting Non-Contributing Status: The c. 1997 construction date falls 22 years outside the district's 1834-1975 period of significance. The Contemporary Traditional architectural design represents late 1990s residential trends rather than the district's significant architectural periods. The complex cross-gable roof configuration with multiple dormers, combination of brick veneer and vinyl siding, contemporary window arrangements, and overall design vocabulary represent late 20th century residential construction fundamentally different from contributing resources. The property does not possess exceptional significance warranting inclusion under Criteria Consideration G. The dwelling represents contemporary residential development that does not contribute to understanding the district's significance under Community Planning and Development, Industry, or Architecture. The property does not reflect Ford Village Industries community development, post-war residential expansion, or mid-20th century suburban development patterns that characterize the district's Late Period. As a non-contributing resource constructed outside the period of significance, the property does not diminish the district's integrity but simply represents later infill development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_092_02_0091_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26926 Ford				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0092_000 Lot 92 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096400	Long: -83.291900			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1952	
Architectural Style	Colonial Revival	
Building Form	1 Story Rectilinear	
Roof Form	Side Gable w/ dormer	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick/Concrete	
Window Materials	Vinyl/Aluminum Replacement	
Window Type	Picture/Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History						
Period(s) of Significance	1952-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	26926 Ford Ave.						
Historic/Original Owner	John R. Miller						
Historic Building Use	Single Family Residence						
Current Building Use	Now DUPLEX						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1952 Minimal Traditional Cape Cod residence is a 1.5-story dwelling situated at 26926 Ford Avenue in Flat Rock. The building exhibits characteristic features of early 1950s residential construction including side-gabled roof with front dormer, brick and stone veneer exterior, and compact massing typical of post-war housing development during the Korean War period.

The house displays a rectangular footprint with side-gabled roof form creating moderate pitch with eave lines presenting to the street frontage. A prominent front gable dormer projects from the roof slope, providing upper-story living space and creating Cape Cod character typical of early 1950s residential design. The dormer features vinyl siding in white with a single window opening. The roof is covered with asphalt shingles in gray tones. A small vent pipe or chimney element extends from the roof ridge.

The exterior walls exhibit distinctive material treatment combining two masonry veneers creating visual contrast and texture. The left two-thirds of the facade features brick veneer in reddish-brown tones laid in running bond pattern, demonstrating quality early 1950s masonry work. The right section features stone veneer or possibly manufactured stone in tan or beige tones creating textured appearance. This combination of brick and stone veneers represents typical early 1950s residential design emphasizing varied materials and permanent construction. The foundation is constructed of brick matching the wall veneer, visible at grade level.

The front facade displays asymmetrical organization with the central entry door positioned slightly left of center. Concrete steps with metal railings provide access to the elevated entry. Window openings consist of vinyl-frame double-hung replacement units maintaining original opening locations. Windows are arranged with single and paired configurations. The left section features a large picture window or multi-unit window grouping characteristic of early 1950s emphasis on natural light and indoor-outdoor visual connections.

Foundation plantings include shaped evergreen shrubs flanking the entry and additional shrubs along the foundation. The lawn is maintained in good condition. A concrete walkway provides pedestrian access from the street. Mature deciduous and evergreen trees provide substantial landscaping, including a large conifer on the left and mature deciduous trees in the background.

Character-defining features include 1.5-story Minimal Traditional Cape Cod form with side-gabled roof, prominent front gable dormer with white vinyl siding, combination of reddish-brown brick veneer and tan stone veneer creating material contrast, brick foundation, vinyl-frame double-hung replacement windows, central entry with concrete steps and metal railings, large window grouping on left section, asymmetrical facade organization, and mature mixed landscaping.

History of the Resource

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

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lot 92 to Walter Sagesser and Frances Sagesser, his wife, by Warranty Deed on July 16, 1949, recorded October 17, 1949.[1]

Walter Sagesser and Frances Sagesser, his wife, conveyed Lot 92 to John Raymond Miller by Warranty Deed on May 2, 1952, recorded May 8, 1952. Building restrictions applied.[2]

John Raymond Miller, a single man, took out a mortgage from Trenton State Bank, a Michigan Banking Corporation, in the amount of $7,500 on September 26, 1952, recorded September 30, 1952, on Lot 92.[3] This mortgage was later discharged.

Trenton State Bank, a Michigan Banking Corporation, assigned the mortgage on Lot 92 to Wayne Bank by Assignment on January 11, 1954, recorded January 21, 1954. The assignment referenced the mortgage recorded in Liber 11482, Page 544.

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Statement of Significance/Recommendation of Eligibility

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

The property at 26926 Ford Avenue contributes to the significance of the proposed Flat Rock Historical District as a representative example of post-World War II suburban residential development that housed the expanding industrial workforce during the Late Period of Significance (1922-1972). Constructed circa 1950, this Cape Cod style residence directly relates to the community transformation that followed Henry Ford's establishment of Village Industries and the broader post-war economic expansion that characterized southeastern Michigan.

National Register Criteria Evaluation

Criterion A (Events):

This property is significant under Criterion A as part of the post-World War II residential development that directly supported Flat Rock's transformation from a rural river community to an industrial suburban center. The period from 1945-1960 witnessed substantial population growth as veterans returned from military service and sought employment in the expanding automotive industry. The construction of substantial yet modest housing like this Cape Cod residence was essential to accommodate this growing workforce and represents the successful realization of Henry Ford's vision of creating stable residential communities around industrial facilities.

The property's location on Ford Avenue, named to commemorate Henry Ford's transformative industrial presence in the community, provides direct physical connection to the industrial development theme central to the district's significance. This residence represents the democratization of homeownership that characterized the post-war period and the community's evolution from a rural village to a suburban industrial center.

Criterion C (Architecture/Design):

While modest in scale, this property represents the architectural preferences and building practices that characterized post-war suburban development in southeastern Michigan. The Cape Cod/Colonial Revival style was extremely popular during the late 1940s and 1950s, representing both a return to traditional American architectural forms and the practical application of economical yet attractive standardized designs that made homeownership accessible to the expanding industrial workforce.

The mixed-material exterior treatment (brick and wood siding) exemplifies the period's emphasis on visual variety within economical construction methods. This approach provided both durability through the brick base and economy through wood siding on the upper level, while creating visual interest that distinguished individual properties within developing suburban neighborhoods.

Integrity Assessment

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

Location: EXCELLENT - The property remains in its original location on Ford Avenue within the historic residential neighborhood context.

Design: GOOD - The essential Cape Cod form, room arrangement, and facade composition remain intact. The mixed-material exterior treatment and dormer configuration preserve the original design intent.

Setting: GOOD - The suburban residential neighborhood setting is preserved, with mature trees and residential context maintaining the post-war development character despite some modern infill construction nearby.

Materials: GOOD - The primary character-defining materials (brick veneer and wood siding) appear to be original or compatible replacements. The roof covering has likely been replaced but maintains the original form and material type.

Workmanship: GOOD - The construction quality and craftsmanship of the mixed-material exterior treatment demonstrates the building techniques typical of quality post-war residential construction, including skilled brickwork and millwork detailing.

Feeling: GOOD - The property continues to convey the sense of modest post-war suburban domesticity that characterized the neighborhood's development during the Late Period of Significance.

Association: EXCELLENT - The direct connection to Ford Avenue and the post-war industrial workforce housing development remains clear and intact, providing tangible association with the community's transformation during the Late Period of Significance.

Historic District Contribution

This property makes an important contribution to the proposed Flat Rock Historical District by representing the substantial yet modest housing stock that served the community's post-war industrial workforce. The residence demonstrates how the community successfully accommodated rapid population growth while maintaining residential neighborhood character that supported stable family life around industrial employment.

The Cape Cod architectural style connects to broader American residential traditions while the mixed-material construction reflects regional building practices and economic considerations specific to southeastern Michigan's industrial communities during the post-war period. The property's integrity and direct association with the Late Period of Significance make it an important component of the district's ability to convey the story of community transformation from rural village to industrial suburb.

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

Historical Significance: Constructed during the Late Period of Significance (c. 1950), directly relating to post-World War II suburban development that housed Ford Motor Company's expanding workforce.

Architectural Integrity: Retains sufficient integrity in all seven aspects to convey its significance as a representative example of post-war Cape Cod residential architecture.

District Context: Located on Ford Avenue with direct connection to the industrial transformation theme central to the district's significance.

Typological Importance: Represents the architectural preferences and construction practices that characterized the successful accommodation of rapid suburban growth during the community's most transformative period.

The property meets the minimum 50-year age requirement and demonstrates the successful integration of traditional American residential forms with regional building practices and materials that characterized southeastern Michigan's industrial suburban development during the post-war period. Future preservation efforts should focus on maintaining the character-defining mixed-material exterior and essential Cape Cod form that distinguish this property as a representative example of its type and period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_092_02_0092_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26946 Ford				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0094_000 Lots 94 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.1035108	Long: -83.2991194			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1947	
Architectural Style	Colonial Revival/Minimal	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gable w/ Twin Front Dormers	
Roof Materials	Standing Seam Metal	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete/Stone Veneer	
Window Materials	Vinyl Replacement	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One garage (detached)	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History; Architecture						
Period(s) of Significance	1947-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Roof	Moved ☐	Date(s):			
Current/Common Name	26946 Ford Ave.						
Historic/Original Owner	Richard & Norma Little						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Builder/Contractor	unknown						

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

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

Narrative Architectural Description

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

This 1947 Colonial Revival/Minimal Traditional cottage is a 1.5-story frame dwelling situated at 26946 Ford Avenue in Flat Rock. The building exhibits characteristic features of immediate post-World War II residential construction including side-gabled roof with dormers, full-width front porch, and symmetrical organization typical of transitional design blending traditional Colonial Revival elements with post-war construction economy.

The house displays a rectangular footprint with side-gabled roof form creating moderate pitch with eave lines presenting to the street frontage. Two symmetrically-placed gable dormers project from the front roof slope, providing upper-story living space and maintaining Colonial Revival emphasis on balanced composition. The dormers feature vinyl siding in white or cream with single window openings. The roof is covered with standing seam metal in gray tones, creating traditional roofing material appearance with vertical seams characteristic of metal roofing systems. This standing seam metal roof may represent original 1947 construction or appropriate period replacement material. A brick chimney rises from the right side of the structure, constructed of reddish-brown brick.

The exterior walls are clad in vinyl siding in white or cream coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The vinyl siding represents later alteration covering original exterior wall materials. The foundation features combination masonry treatment with brick and stone veneer in reddish-brown and gray tones creating textured base, demonstrating quality post-war construction.

The most prominent architectural feature is the full-width front porch extending across the entire facade, creating substantial sheltered outdoor living space characteristic of both pre-war traditions and immediate post-war residential design before porches were largely eliminated in favor of more economical construction. The porch features simple square posts or columns painted white supporting the porch roof that extends from the main roofline. White-painted railings with vertical balusters provide porch enclosure. Concrete or masonry steps with the same brick and stone veneer treatment as the foundation provide access from grade to the elevated porch level. The full-width porch represents transitional design retaining traditional amenities during the immediate post-war period.

The front facade displays symmetrical organization characteristic of Colonial Revival design. The central entry door is flanked by window groupings creating balanced composition. Window openings consist of vinyl-frame double-hung replacement units arranged symmetrically on both levels. Multiple window groupings provide substantial natural light penetration typical of post-war residential design.

The property occupies a lot on Ford Avenue with mature landscaping. Foundation plantings include rock-edged beds with mixed plantings. The lawn is maintained in moderate condition with spring green coloration. A concrete or paved driveway extends along the right side of the property. A detached garage structure is visible at the rear right. Adjacent residential structures are visible including a two-story dwelling to the left.

Character-defining features include 1.5-story Colonial Revival/Minimal Traditional form with side-gabled roof, two symmetrically-placed gable dormers, standing seam metal roof, full-width front porch with square posts and white railings, brick and stone veneer foundation creating textured base, brick chimney, symmetrical facade organization, vinyl siding over frame construction, vinyl-frame double-hung replacement windows, concrete steps with masonry veneer, and detached garage.

History of the Resource

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

Richard and Norma Little resided at 26946 Ford in 1950; and Richard was employed as the general manager of an office equipment manufacturer.[1] Clarence & Virginia Seasor resided at 26946 Ford Ave. during the 1960s representing one of the earlier Ford Avenue residences.[2] Clarence died on 30 March 1967; he was a Supervisor for the DTI Railroad and moved to Flat Rock from Ohio, according to his obituary.[3]
William & Beverly Goepfert resided at 26946 Ford Ave in the 1990s.[4]

Statement of Significance/Recommendation of Eligibility

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

This 1947 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents immediate post-World War II residential development during the critical transition from wartime restrictions to peacetime construction, documenting the resumption of civilian housing production serving returning veterans and demonstrating transitional design blending Colonial Revival traditions with emerging post-war economy.

Integrity Assessment: The property retains excellent integrity in all seven aspects despite vinyl siding and window replacements. Location integrity is complete with the dwelling remaining on original site since 1947 construction. Design integrity is excellent with 1.5-story Colonial Revival/Minimal Traditional form, side-gabled roof with symmetrical dormers, full-width porch, and symmetrical organization intact. Materials integrity is very good with standing seam metal roof, brick and stone veneer foundation, and brick chimney preserved, though vinyl siding covers original wall materials and windows have been replaced. Workmanship integrity is excellent with symmetrical dormer placement, full-width porch construction, and quality masonry foundation demonstrating immediate post-war craftsmanship. Setting integrity is excellent within mid-20th century residential neighborhood. Feeling integrity is excellent with property completely conveying 1947 post-war cottage character through distinctive form, dormers, and full-width porch. Association integrity is excellent through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The 1947 construction date places this property at the critical moment when American residential construction resumed following World War II restrictions. Construction in 1947 represents the immediate post-war building boom when severe housing shortages created by wartime construction suspension and returning veterans' needs drove unprecedented residential development. The property likely served returning World War II veterans benefiting from Veterans Administration and Federal Housing Administration mortgage programs that enabled widespread homeownership. The substantial dwelling with quality features including full-width front porch and masonry foundation demonstrates transitional post-war construction retaining traditional amenities before Ranch houses and more economical building methods would dominate the 1950s. The property's location on Ford Avenue—named for Henry Ford whose Village Industries program had transformed Flat Rock—documents the community's evolution from Village Industries company town to post-war suburban residential community. The continuous single-family residential use since 1947 demonstrates successful immediate post-war housing serving community needs across nearly eight decades.

Criterion C - Architecture: The property represents an excellent example of 1947 transitional residential architecture blending Colonial Revival traditional design with emerging post-war Minimal Traditional economy. The 1.5-story form with side-gabled roof and symmetrically-placed dormers demonstrates Colonial Revival

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[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 71, dwelling 9, for Richard & Norma Little, NARA Identifier #306578922; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-R3Q?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3A6FSX-DMSX&action=view&cc=4464515&lang=en&groupId= : accessed 27 July 2025), FHL#108992484, Image 13 of 15; United States. National Archives and Records Administration.

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

[3] "Michigan, Deaths and Burials, 1800-1995", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FHH3-YD8 : accessed 20 November 2025), Clarence Davis Seasor, 1967; **ALSO**, "Find a Grave Index," *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVLN-RXRW : accessed 20 November 2025), entry for Clarence Davis Seasor, 1967.

[4] Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 1* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.

emphasis on balanced composition. The two gable dormers positioned symmetrically create formal character while providing economical upper-story space within the roof volume. The exceptional full-width front porch represents significant retention of traditional residential amenity during the immediate post-war period, distinguishing this dwelling from later post-war houses that eliminated porches for economy. This full-width porch documents transitional design practices during 1947 when traditional elements competed with emerging pressure for construction efficiency. The standing seam metal roof represents durable traditional roofing material. The brick and stone veneer foundation creates quality textured base demonstrating post-war masonry craftsmanship. The symmetrical facade organization reflects Colonial Revival design principles.

Period of Significance: The 1947-1975 period encompasses the property's construction during immediate post-war residential boom through the district's terminal date.

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

Reasons Supporting Contributing Status: The 1947 construction represents immediate post-World War II residential development during critical transition from wartime to peacetime. The 1.5-story Colonial Revival/Minimal Traditional form demonstrates transitional design blending traditional and emerging post-war elements. The side-gabled roof with two symmetrically-placed dormers exhibits Colonial Revival balanced composition. The exceptional full-width front porch represents significant retention of traditional residential amenity distinguishing immediate post-war construction from later 1950s economy. The standing seam metal roof demonstrates durable traditional material. The brick and stone veneer foundation exhibits quality masonry craftsmanship. The symmetrical facade organization reflects Colonial Revival principles. Excellent integrity retained in all seven aspects despite vinyl siding and window replacements. The distinctive form, symmetrical dormers, full-width porch, standing seam metal roof, and masonry foundation remain intact, allowing the property to authentically convey its 1947 immediate post-war origins. Ford Avenue location documents post-war residential expansion. Continuous single-family residential use since construction demonstrates post-war residential stability serving returning veterans. The property contributes to understanding 1947 immediate post-war residential boom, transitional architecture blending traditional and modern elements, Veterans Administration/Federal Housing Administration mortgage-enabled homeownership, full-width porch retention before elimination in 1950s economy, and community transformation to post-war suburban character in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_092_02_0094_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26956 Ford				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0095_000 Lots 95 & 96 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.1036791	Long: -83.2992987			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1954
Architectural Style	Post-War/Minimal Traditionalist
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable w/ Cross-Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacement
Window Type	Double-hung, Single-hung
Outbuildings	Yes ☒ No ☐
Number/Type:	Once two-car garage (detached)

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History						
Period(s) of Significance	1954-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	26956 Ford Avenue						
Historic/Original Owner	Lawrence & Marjorie Castle						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Builder/Contractor	Ambrose Kovacek/George Van Riper						

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

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

Narrative Architectural Description

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

This c. 1954 Minimal Traditional cottage is a 1.5-story frame dwelling situated on a corner double lot at 26956 Ford Avenue in Flat Rock. The building exhibits characteristic features of early 1950s residential construction including side-gabled roof with front gable projection, covered front porch, and compact massing typical of Korean War-era housing development.

The house displays a rectangular footprint with side-gabled roof form creating moderate pitch with eave lines presenting to the street frontage. A front gable projection extends from the left portion of the main roof, creating varied roofline and additional interior space. The roof is covered with asphalt shingles in blue-gray tones. A brick chimney rises from the rear of the structure, constructed of reddish-brown brick.

The exterior walls are clad in vinyl siding in blue-gray or sage coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards in white creating neat terminations and color contrast. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete block, visible at grade level around the building perimeter, typical of early 1950s residential construction standards.

The front facade displays asymmetrical organization with a covered front porch extending across the left portion beneath the front gable projection. The porch features simple square posts or columns painted white supporting the gable roof. White-painted railings with vertical balusters provide porch enclosure. Wood stairs with white-painted railings provide access from grade to the elevated porch level. The porch creates sheltered outdoor living space characteristic of early 1950s transitional design maintaining traditional porch amenities.

A distinctive screened porch or enclosed addition extends from the right side of the dwelling, visible in the side elevation view. This screened porch features its own shed or hip roof configuration with large screened openings providing outdoor living space protected from insects. The screened porch may represent later addition or original construction feature, demonstrating emphasis on outdoor living space typical of post-war residential design.

Window openings consist of vinyl-frame double-hung replacement units maintaining original opening locations. Window groupings include paired units and single windows providing natural light penetration. The front gable section features a single window opening in the gable face providing light to upper-story rooms.

The property occupies a substantial corner double lot providing expanded yard space. Mature deciduous trees create dramatic framing, with massive tree trunks visible in the foreground creating substantial overhead canopy when in leaf. Foundation plantings include shaped evergreen shrubs. The lawn is maintained in good condition with spring green coloration. A detached garage structure with attached carport is visible at the rear, constructed with wood framing and creating covered parking and storage. The corner double lot placement provides enhanced visibility and yard space typical of desirable early 1950s residential siting.

Character-defining features include 1.5-story Minimal Traditional form with side-gabled roof and front gable projection, covered front porch with white posts and railings, screened porch addition on right side, blue-gray vinyl siding with white trim, concrete block foundation, brick chimney, vinyl-frame double-hung replacement windows, corner double lot location on Ford Avenue, detached garage with carport, and mature deciduous trees creating dramatic landscape setting.

History of the Resource

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

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lots 95 and 96 to George W. Van Riper, a married man, by Warranty Deed on May 1951, recorded May 4, 1951.[1]

George W. Van Riper and Mamie H. Van Riper, his wife, conveyed Lots 95 and 96 to Ambrose Kovacek and Mary Kovacek, his wife, by Warranty Deed on May 3, 1951, recorded October 14, 1953.[2]

Ambrose Kovacek and Mary Kovacek, his wife, took out a mortgage from the State Savings Bank of Flat Rock, Flat Rock, Michigan, a Banking Association, in the amount of $5,000 on November 29, 1954, recorded December 1, 1954, on Lot 95 [to build the house].[3] This mortgage was later discharged.

Ambrose Kovacek and Mary Kovacek, his wife, conveyed Lot 96 to Lawrence W. Castle and Marjorie Castle, his wife, by Warranty Deed on May 31, 1954, recorded June 15, 1954.[4] Lawrence Castle resided at 26956 Ford Ave. in 1954.[5] Lawrence W. Castle, an employee of the D.T.& I Railroad resided at 26956 Ford Ave. according to the 1961-1962 and 1964-1965, showing consistent residency through the early-to-mid 1960s.[6]

Ambrose Kovacek and Mary Kovacek conveyed Lot 95 to Lawrence W. Castle and Marjorie E. Castle, his wife, by Warranty Deed for $15,000 on July 13, 1972, recorded July 18, 1972.[7]

Lawrence W. Castle and Marjorie E. Castle, his wife, conveyed Lots 95 and 96 to William P. Barker and Beverly A. Barker, his wife, by Warranty Deed on November 4, 1977, recorded November 10, 1977.[8]

The Barker Family currently resides at 26956 Ford Ave.

Statement of Significance/Recommendation of Eligibility

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

This c. 1954 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents early 1950s Korean War-era residential development, documenting continued post-war housing construction serving families employed in local industries, and demonstrates characteristic Minimal Traditional design with front porch and screened porch emphasizing outdoor living on substantial corner double lot.

Integrity Assessment: The property retains excellent integrity in all seven aspects despite vinyl siding and window replacements. Location integrity is complete with the dwelling remaining on original corner double lot since 1952 construction. Design integrity is excellent with 1.5-story Minimal Traditional form, side-gabled roof with front gable, covered porch, and screened porch addition intact. Materials integrity is good with concrete block foundation and brick chimney preserved, though vinyl siding covers original wall materials and windows have been replaced. Workmanship integrity is excellent with front porch construction, gable configurations, and overall form demonstrating early 1950s craftsmanship. Setting integrity is excellent on substantial corner double lot with mature trees. Feeling integrity is excellent with property completely conveying early 1950s cottage character through distinctive form and porches. Association integrity is excellent through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The c. 1954 construction date places this property within the Korean War period (1950-1953) when residential construction continued serving post-war housing demand despite wartime conditions. Construction in 1952 represents sustained residential development serving families employed in

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by New Boston*, Rockwood and Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1954**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan. *Note: Lawrence Castle was living at 27312 W. Huron River Drive in 1953.*

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1960-65), for Ford Ave. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

local industries as the community transitioned from Ford Village Industries era to post-war suburban development. The substantial corner double lot placement demonstrates desirable residential siting providing enhanced yard space, visibility, and potential for outdoor living amenities. The corner lot configuration represents thoughtful residential planning maximizing property advantages. The property's location on Ford Avenue—named for Henry Ford whose Village Industries program had transformed Flat Rock—documents the community's continued residential expansion. The continuous single-family residential use since 1954 demonstrates successful Korean War-era housing serving community needs across more than seven decades.

Criterion C - Architecture: The property represents an excellent example of early 1950s Minimal Traditional residential architecture emphasizing outdoor living through dual porch configurations. The 1.5-story form with side-gabled roof and front gable projection demonstrates characteristic early 1950s cottage design balancing economy and traditional appearance. The covered front porch with simple posts and railings maintains traditional porch amenity during early 1950s when porch elimination was becoming common. The screened porch addition on the right side demonstrates post-war emphasis on outdoor living space protected from insects, representing important residential amenity during the era before air conditioning became standard. The combination of covered front porch and screened side porch creates exceptional outdoor living accommodation distinguishing this property from typical early 1950s cottages. The corner double lot siting maximizes outdoor living potential and residential prominence.

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

Reasons Supporting Contributing Status: The c. 1954 construction represents Korean War-era residential development during continued post-war housing expansion. The 1.5-story Minimal Traditional form demonstrates characteristic early 1950s cottage design. The side-gabled roof with front gable projection creates varied roofline. The covered front porch maintains traditional residential amenity. The screened porch addition emphasizes post-war outdoor living before air conditioning prevalence. The dual porch configuration provides exceptional outdoor living accommodation. The corner double lot placement demonstrates desirable residential siting maximizing yard space and visibility. Excellent integrity retained in all seven aspects despite vinyl siding and window replacements. The distinctive form, gable configurations, covered porch, screened porch, and corner lot setting remain intact, allowing the property to authentically convey its 1954 Korean War-era origins. Ford Avenue location documents post-Village Industries residential expansion. Substantial corner double lot with mature trees maintains residential character. Detached garage with carport provides period-appropriate automotive accommodation. Continuous single-family residential use since construction demonstrates post-war residential stability. The property contributes to understanding early 1950s Korean War-era residential development, Minimal Traditional architecture emphasizing outdoor living, dual porch configurations for covered and screened outdoor space, corner lot residential planning, and continued community residential expansion during early post-war period in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_092_02_0095_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27006 Ford				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0097_000 Lot 97 & 98 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.1040728	Long: -83.29962			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1949	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Pyramidal Hip Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl/Shingle Sided	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacement	
Window Type	Sliding/Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage (detached)	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History						
Period(s) of Significance	1949-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	27006 Ford Ave.						
Historic/Original Owner	Robert & Beatrice McComb						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Builder/Contractor	unknown						

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1949 early Ranch residence is a one-story dwelling situated on a corner double lot at 27006 Ford Avenue in Flat Rock. The building exhibits characteristic features of 1950s Ranch house design including hip roof with shallow pitch, horizontal emphasis, combination of textured and smooth siding materials, and asymmetrical facade organization typical of mature Ranch style at the peak of its popularity.

The house displays an elongated rectangular footprint with hip roof form creating pronounced horizontal emphasis characteristic of Ranch style architecture. The hip roof features shallow pitch creating low profile that minimizes vertical mass and emphasizes the dwelling's length, representing core Ranch design principles developed in California and adapted nationwide during the 1950s. The roof is covered with asphalt shingles in gray tones. Wide overhanging eaves extend beyond the wall planes, providing weather protection and reinforcing the horizontal character.

The exterior walls exhibit distinctive material treatment combining two siding types creating visual interest and texture. The main sections feature horizontal siding with shingle texture or pattern in gray tones, creating subtle surface variation. The entry projection and window surrounds appear to utilize smooth vinyl siding in white or cream coloration, creating material contrast. This combination of textured and smooth materials represents 1950s Ranch design emphasizing varied surfaces and dimensional interest. The foundation is constructed of concrete, typical of 1950s residential construction standards.

The front facade displays asymmetrical organization characteristic of Ranch design. A projecting entry structure extends from the left-center portion of the facade, creating three-dimensional massing and sheltered entry approach. The entry projection features its own hip roof configuration aligned with the main roof form. Window openings consist of vinyl-frame replacement units in both double-hung and horizontal sliding configurations, maintaining original opening locations. Large picture windows or sliding window units provide substantial natural light penetration and indoor-outdoor visual connections characteristic of Ranch emphasis on integrating interior spaces with landscape.

A white picket fence section provides decorative yard definition, creating cottage-like detail contrasting with the modern Ranch form. The property occupies a substantial corner double lot providing expansive yard space characteristic of desirable 1950s suburban residential development. Mature deciduous trees create substantial overhead canopy and dramatic landscape framing, with multiple large specimens visible including trees in early spring leaf-out. Foundation plantings include small ornamental trees and seasonal flowers. The lawn is maintained in excellent condition with thick, well-manicured turf displaying spring green coloration.

A substantial detached garage structure is positioned prominently on the left portion of the property, featuring white or cream siding with decorative trim details across the upper facade. The garage demonstrates quality construction with generous dimensions typical of 1950s automotive accommodation when larger vehicles and multi-car ownership were becoming standard.

Character-defining features include one-story Ranch form with hip roof and shallow pitch creating horizontal emphasis, elongated rectangular footprint, combination of gray textured horizontal siding and white smooth siding, projecting entry structure with hip roof, wide overhanging eaves, vinyl-frame double-hung and sliding replacement windows, concrete foundation, asymmetrical facade organization, white picket fence accent, corner double lot location on Ford Avenue, substantial detached garage with decorative trim, and mature trees creating dramatic landscape setting.

History of the Resource

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

Grace Y. Vreeland conveyed Lots 97 and 98 to Arthur A. Busick and Gladys M. Busick, his wife, by Warranty Deed on November 24, 1947, recorded December 4, 1947.[1]

Arthur A. Busick and Gladys M. Busick, his wife, conveyed Lot 97 to Lee R. Davis and Nellie Davis, his wife, by Warranty Deed on November 24, 1947, recorded December 4, 1947.[2]

Lee R. Davis and Nellie Davis, his wife, conveyed Lot 97 to Robert McComb and Beatrice H. McComb, his wife, by Warranty Deed on August 23, 1948, recorded September 10, 1948. Robert McComb and Beatrice H. McComb, his wife, took out a mortgage from the State Savings Bank of Flat Rock, Flat Rock, Michigan, a Michigan Corporation, in the amount of $3,000 on October 7, 1948, recorded October 9, 1948, on Lot 97.[3] This mortgage was later discharged.

Lee R. Davis and Nellie Davis, his wife, conveyed Lot 98 to Robert J. McComb and Beatrice H. McComb, his wife, by Warranty Deed on November 4, 1949, recorded November 28, 1949.[4]

Robert & Beatrice McComb resided at 27006 Ford Ave from 1950 through the late 1960s[5] Robert managed the local gasoline station in 1950.[6]

Statement of Significance/Recommendation of Eligibility

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

This c. 1949 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents l1950s suburban residential development at the peak of Ranch house popularity, documenting post-war housing expansion serving families benefiting from economic prosperity and Federal Housing Administration mortgage programs, with distinctive corner double lot placement and combination siding materials demonstrating mature Ranch design.

Integrity Assessment: The property retains excellent integrity in all seven aspects despite window replacements. Location integrity is complete with the dwelling remaining on original corner double lot since 1949 construction. Design integrity is excellent with one-story Ranch form, hip roof with shallow pitch, projecting entry structure, and asymmetrical organization intact. Materials integrity is very good with combination of textured and smooth siding materials preserved, though windows have been replaced. Workmanship integrity is excellent with Ranch form, hip roof construction, material combinations, and projecting entry demonstrating 1950s craftsmanship. Setting integrity is excellent on substantial corner double lot with mature landscaping. Feeling integrity is excellent with property completely conveying 1950s Ranch residential character through distinctive horizontal form and materials. Association integrity is excellent through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The c. 1949 construction date places this property at the peak of post-war suburban residential expansion when Ranch houses dominated American residential architecture. Construction in 1949 represents the early 1950s prosperity when widespread single-family homeownership was achieved through Federal Housing Administration and Veterans Administration mortgage programs, enabling working and middle-class families to purchase suburban homes. The Ranch style represented the quintessential 1950s suburban dwelling, symbolizing modern living, informality, and California-inspired lifestyle adapted to Midwest contexts. The property's corner double lot placement demonstrates desirable residential siting providing enhanced

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-years) for Ford Ave. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 71, dwelling 4, for Robert & Beatrice McComb and son; NARA Identifier #306578922; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-R3Q?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3A6FSX-DMSX&action=view&cc=4464515&lang=en&groupId= : accessed 27 July 2025), FHL#108992484, Image 13 of 15; United States. National Archives and Records Administration.

yard space, visibility, and suburban living amenities. The substantial lot dimensions reflect 1950s suburban planning standards emphasizing generous yard space for outdoor recreation and landscape development. The property's location on Ford Avenue—named for Henry Ford whose Village Industries program had transformed Flat Rock decades earlier—documents the community's complete evolution from industrial company town to post-war suburban residential community. The continuous single-family residential use since 1949 demonstrates successful 1950s suburban housing serving community needs across nearly seven decades.

Criterion C - Architecture: The property represents an excellent example of 1950s Ranch architecture exhibiting mature style characteristics at the peak of Ranch popularity. The hip roof form with shallow pitch creates pronounced horizontal emphasis representing fully-developed Ranch design principles. The elongated rectangular footprint maximizes the Ranch form's characteristic length-over-height proportions. The projecting entry structure with hip roof creates three-dimensional massing and architectural interest exceeding planar Ranch facades. The combination of gray textured horizontal siding and white smooth siding demonstrates 1950s Ranch design sophistication emphasizing varied materials and surface textures. The wide overhanging eaves reinforce horizontal character while providing practical weather protection. The asymmetrical facade organization with varied window groupings reflects Ranch informality and flexible interior planning. The substantial corner double lot siting allows the Ranch form to spread horizontally across the landscape, maximizing the style's inherent horizontal emphasis.

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

Reasons Supporting Contributing Status: The c. 1949 construction represents 1950s suburban residential development at peak of post-war Ranch house dominance. The one-story Ranch form with hip roof and shallow pitch exhibits characteristic 1950s design emphasizing horizontal emphasis and modern suburban living. The elongated rectangular footprint maximizes Ranch horizontal proportions. The projecting entry structure creates three-dimensional massing and architectural sophistication. The combination of gray textured and white smooth siding demonstrates 1950s material variety and surface interest. The wide overhanging eaves reinforce horizontal character. The asymmetrical facade organization reflects Ranch informality. The substantial corner double lot placement provides desirable suburban siting with generous yard space. Excellent integrity retained in all seven aspects despite window replacements. The distinctive Ranch form, hip roof, material combinations, projecting entry, and corner lot setting remain intact, allowing the property to authentically convey its 1949 origins. Ford Avenue location documents post-Village Industries suburban transformation. Substantial corner double lot with mature trees and well-maintained landscaping maintains 1950s suburban residential character. Detached garage provides period-appropriate automotive accommodation. Continuous single-family residential use since construction demonstrates 1950s suburban residential stability. The property contributes to understanding 1950s suburban residential development representing peak post-war prosperity, Ranch architectural dominance of 1950s suburban development, mature Ranch design with sophisticated material treatments, corner lot suburban planning, Federal Housing Administration mortgage-enabled homeownership, and community complete transformation to post-war suburban character in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_092_02_0097_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27026 Ford				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0099_000 Lot 99 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.1041625	Long: 42.1041625			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1957	
Architectural Style	Colonial Revival	
Building Form	2 Story Rectilinear	
Roof Form	Front Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum Windows	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/ garage	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History						
Period(s) of Significance	1957-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	27026 Ford Ave						
Historic/Original Owner	Melvin D. and Lillian A. Powers						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	Ri-Co Building Company						

Survey Date	21 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1957 Minimal Traditional cottage is a two-story frame dwelling situated at 27026 Ford Avenue in Flat Rock. The building exhibits characteristic features of late 1950s compact residential construction including front-gable orientation, two-story massing maximizing living space on small footprint, and economical design typical of late 1950s working-class housing.

The house displays a rectangular footprint with front-gable orientation creating vertical emphasis and simple box-like form characteristic of economical late 1950s construction. The front-gable roof features moderate to steep pitch with asphalt shingle covering in gray tones. The gable end faces the street, creating traditional front-gable vernacular appearance. Wide eave overhangs provide weather protection.

The exterior walls are clad in aluminum siding in white or cream coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The aluminum siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete, visible at grade level, typical of late 1950s residential construction standards.

The front facade displays simple organization with two-story massing. The upper story features paired windows beneath the front gable peak, flanked by blue decorative shutters creating color contrast against the white siding. An enclosed front porch extends across the lower level, featuring large picture window or window grouping on the left side with blue shutters, and an enclosed entry section on the right. The porch enclosure appears to be later modification converting an original open or partially-open porch to enclosed living space. The concrete porch platform is visible at grade level with minimal steps providing access.

Window openings consist of aluminum-frame units including double-hung windows and picture windows or large fixed units. Blue decorative shutters flank multiple windows, creating Colonial Revival touches common in 1950s modest dwellings. The window arrangements provide natural light while the shutters add color accent and traditional residential character.

The property occupies a standard interior lot on Ford Avenue. A mature deciduous tree with multiple trunks dominates the front yard, creating substantial landscape presence though currently in early spring leaf-out. The lawn is maintained in moderate condition with spring green coloration. Foundation plantings include minimal shrubs and seasonal ornamental elements. Stepping stones provide pedestrian circulation through the yard. Adjacent residential structures are visible on both sides, demonstrating consistent late 1950s residential development pattern.

Character-defining features include two-story Minimal Traditional form with front-gable orientation, rectangular compact footprint maximizing living space, front-gable roof facing street, aluminum siding in white, concrete foundation, enclosed front porch with picture window and entry, aluminum-frame double-hung and picture windows with blue decorative shutters, two-story massing with paired upper windows, and mature multi-trunk deciduous tree providing landscape focus.

History of the Resource

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

Paul W. Van Riper and Mamie H. Van Riper, Co-Executors of the Estate of George W. Van Riper, also known as George W. Van Riper, Deceased, conveyed Lots 99 and 100 to Ri-Co Building Company, a Michigan co-partnership consisting of J. V. Riffle and Freeman Cowgar, sole co-partners, by Executor's Deed for $2,000 on August 31, 1957, recorded October 15, 1957.[1] Ri-Co Building Company, a Michigan co-partnership consisting of J. W. Riffle and Freeman Cowgar, took out a mortgage from Guaranty Savings & Loan Association in the amount of $5,000 on September 1, 1957, recorded October 3, 1957, on Lot 99 [to build the house].[2]

Ri-Co Building Company conveyed Lot 99 to Harry Gamber and Elsie A. Gamber, his wife, by Warranty Deed on October 23, 1957, recorded November 12, 1957.[3]

Harry Gamber and Elsie A. Gamber, his wife, conveyed Lot 99 to Melvin D. Powers and Lillian A. Powers, his wife, by Warranty Deed on August 19, 1958, recorded September 3, 1958.[4] Melvin D. Powers and Lillian A. Powers, his wife, took out an FHA mortgage from Michigan Mortgage Corporation, on August 28, 1958, recorded September 3, 1958, on Lot 99.[5]

Melvin D. Powers and Lillian A. Powers, his wife, took out a mortgage from Old Kent Bank in the amount of $7,000 on April 14, 1986 [possibly for improvements or the top addition], recorded May 1, 1986, on Lot 99.[6]

In 1961, Melvin D. Powers were living at 27026 Ford.[7] In 1971, Melvin D. Powers resided at 27026 Ford Ave.[8]

Statement of Significance/Recommendation of Eligibility

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

This c. 1957 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents late 1950s working-class residential development, documenting economical two-story housing construction serving families employed in local industries and demonstrating compact Minimal Traditional design maximizing living space on modest footprint.

Integrity Assessment: The property retains good integrity in all seven aspects despite aluminum siding and porch enclosure. Location integrity is complete with the dwelling remaining on original site since 1957 construction. Design integrity is good with two-story front-gable form and compact massing intact, though porch enclosure represents modification. Materials integrity is fair with aluminum siding covering original materials, though concrete foundation remains visible. Workmanship integrity is good with front-gable construction and two-story massing demonstrating late 1950s economical building methods. Setting integrity is excellent within late 1950s residential neighborhood. Feeling integrity is good with property conveying late 1950s working-class residential character through compact two-story form. Association integrity is excellent through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The c. 1957 construction date places this property within late 1950s residential development when two-story compact houses served as economical alternatives to one-story Ranch houses for working-class families. Construction in 1957 represents continued residential expansion serving families employed in local industries during the late 1950s economic prosperity. The two-story form maximized living space on modest lot dimensions, providing economical housing solution when land costs and construction budgets constrained single-story sprawl. The compact footprint demonstrates efficient

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

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

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

use of standard residential lots typical of established neighborhoods. The property's location on Ford Avenue—named for Henry Ford whose Village Industries program had transformed Flat Rock—documents the community's continued residential development serving working-class housing needs. The continuous single-family residential use since 1957 demonstrates successful late 1950s economical housing serving community needs across nearly seven decades.

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

The c. 1957 construction represents late 1950s working-class residential development. The two-story Minimal Traditional form demonstrates economical housing maximizing living space on compact footprint. The front-gable orientation creates simple, efficient design. The two-story massing provided cost-effective alternative to Ranch houses for families with limited budgets. The compact rectangular footprint demonstrates efficient lot utilization. The enclosed front porch represents adaptive modification increasing living space. The aluminum windows with blue decorative shutters provide color accent and traditional character. Good integrity retained in location, design, setting, feeling, and association despite aluminum siding and porch enclosure. The distinctive two-story form, front-gable orientation, compact massing, and overall late 1950s working-class character remain evident. Ford Avenue location documents post-war residential expansion serving diverse economic classes. Interior lot maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates late 1950s housing stability. The property contributes to understanding late 1950s working-class residential development, economical two-story construction as alternative to Ranch houses, compact housing serving modest-income families, efficient use of standard residential lots, and diverse housing types serving varied economic needs in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_092_02_0099_000; citing records held by the City of Flat Rock.

Plat map of **Huron River Subdivision** of a part of sec 31, T4S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 15 June **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-27878" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27036 Ford				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0100_000 Lot 100 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.1042268	Long: -83.2999684			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1957	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Front Gable w/ projection	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History						
Period(s) of Significance	1957-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	27036 Ford Ave						
Historic/Original Owner	Jack & Dionisia Owens						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	George W. Van Riper / Ri-Co Building Company						

Survey Date	21 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1957 Minimal Traditional cottage is a one-story frame dwelling situated at 27036 Ford Avenue in Flat Rock. The building exhibits characteristic features of late 1950s compact residential construction including front-gable orientation, full-width front porch with decorative gable detail, and economical design typical of late 1950s working-class housing.

The house displays a rectangular footprint with front-gable orientation creating simple, efficient form characteristic of economical late 1950s construction. The front-gable roof features moderate pitch with asphalt shingle covering in gray tones. The gable end faces the street, creating traditional front-gable vernacular appearance. A metal TV antenna or vent pipe extends from the roof ridge.

The exterior walls are clad in vinyl siding in tan or beige coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete, visible at grade level as an elevated platform supporting the dwelling and porch.

The most distinctive architectural feature is the full-width front porch extending across the entire facade, creating substantial sheltered outdoor living space. The porch is covered by a continuation of the main front-gable roof, with the gable face featuring decorative sunburst or radiating pattern detail creating visual interest and folk Victorian character. This decorative gable ornament represents the dwelling's most significant architectural embellishment, demonstrating builder attention to providing modest decorative detail within economical construction. Simple square posts support the porch roof. The concrete porch platform is elevated several feet above grade, creating substantial foundation height typical of properties on sloping terrain or flood-prone areas.

Window openings consist of aluminum-frame double-hung units maintaining original opening locations. A large picture window or multi-unit window grouping occupies the center of the facade beneath the porch roof, flanked by single windows on each side. Additional windows on the side elevation serve interior rooms.

The property occupies a standard interior lot on Ford Avenue. The lawn is maintained in moderate condition with spring green coloration and spring flowers visible. A gravel driveway extends along the left side of the property. Foundation plantings include small beds with seasonal flowers. Mature deciduous trees provide overhead canopy in the background. Adjacent residential structures are visible on both sides, demonstrating consistent late 1950s residential development pattern.

Character-defining features include one-story Minimal Traditional form with front-gable orientation, full-width front porch beneath front-gable roof, decorative sunburst pattern in front gable face, rectangular compact footprint, elevated concrete foundation platform, vinyl siding in tan, aluminum-frame double-hung windows, large picture window grouping under porch, simple square porch posts, and gravel driveway.

History of the Resource

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

Ri-Co Building Company, a Michigan co-partnership consisting of J. W. Riffle and Freeman Cowgar, took out a mortgage from Guaranty Savings & Loan Association in the amount of $5,000 on October 1, 1957, recorded October 3, 1957, on Lot 100.[1]

The Executor's Deed from the Estate of George W. Van Riper for Lots 99 and 100 to Ri-Co Building Company is documented above under Lot 99.[2]

Ri-Co Building Company conveyed Lot 100 to Harry Gamber and Elsie A. Gamber, his wife, by Warranty Deed on October 23, 1957, recorded November 12, 1957.[3]

Harry Gamber and Elsie A. Gamber, his wife, conveyed Lot 100 to Milton Moore and Esther Moore, his wife, by Warranty Deed on March 5, 1959, recorded March 16, 1959.[4]

Milton S. Moore, a single man, sole survivor of himself and Esther Moore, his wife, deceased (also known as Esther S. Moore, whose Death was recorded in Liber 17736, Page 12, Wayne County Records), conveyed Lot 100 to Jack E. Owens and Dionisia Owens, his wife, by Warranty Deed for $11,500 on August 3, 1972, recorded August 28, 1972.[5]

Jack E. Owens and Dionisia Owens, his wife, took out a mortgage from Peoples Bank in the amount of $7,430.04 on August 27, 1979, recorded August 31, 1979, on Lot 100.[6]

Statement of Significance/Recommendation of Eligibility

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

This c. 1957 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents late 1950s working-class residential development, documenting economical housing construction serving families employed in local industries, and demonstrates characteristic Minimal Traditional design with exceptional full-width front porch and decorative gable detail distinguishing it from typical modest cottages.

Integrity Assessment: The property retains excellent integrity in all seven aspects despite vinyl siding alteration. Location integrity is complete with the dwelling remaining on original site since 1957 construction. Design integrity is excellent with one-story front-gable form, full-width porch, and decorative gable detail intact. Materials integrity is good with concrete foundation platform and aluminum windows preserved, though vinyl siding covers original wall materials. Workmanship integrity is excellent with decorative sunburst gable pattern demonstrating late 1950s craftsmanship and builder attention to detail. Setting integrity is excellent within late 1950s residential neighborhood. Feeling integrity is excellent with property completely conveying late 1950s working-class cottage character through distinctive form and porch. Association integrity is excellent through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The c. 1957 construction date places this property within late 1950s residential development when compact cottages served as economical housing for working-class families. Construction in 1957 represents continued residential expansion serving families employed in local industries during late 1950s economic prosperity. The modest one-story cottage with full-width porch provided traditional residential amenities within economical construction budget, demonstrating that working-class housing could maintain quality-of-life features despite cost constraints. The property's location on Ford Avenue—named for Henry Ford whose Village Industries program had transformed Flat Rock—documents the community's continued residential development serving diverse economic classes. The continuous single-family residential use since 1957 demonstrates successful late 1950s economical housing serving community needs across nearly seven decades.

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Criterion C - Architecture: The property represents an excellent example of late 1950s Minimal Traditional cottage architecture distinguished by exceptional full-width front porch and decorative gable detail. The front-gable orientation creates simple, efficient form typical of economical 1950s construction. The full-width front porch represents significant retention of traditional residential amenity, providing substantial sheltered outdoor living space that distinguished working-class cottages maintaining traditional values from Ranch houses emphasizing modern efficiency. The decorative sunburst or radiating pattern in the front gable face represents exceptional architectural embellishment for modest late 1950s construction, demonstrating builder commitment to providing visual interest and folk Victorian character within economical budget. This decorative gable detail elevates the property above typical plain cottages and represents skilled craftsmanship. The elevated concrete foundation platform demonstrates adaptation to site conditions.

Period of Significance: The 1957-1975 period encompasses the property's construction during late 1950s working-class residential development through the district's terminal date.

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

Reasons Supporting Contributing Status: The c. 1957 construction represents late 1950s working-class residential development. The one-story Minimal Traditional form with front-gable orientation demonstrates economical cottage design. The exceptional full-width front porch represents significant retention of traditional residential amenity distinguishing working-class cottages from Ranch modernism. The decorative sunburst pattern in front gable face provides exceptional architectural embellishment demonstrating skilled craftsmanship within economical construction. The elevated concrete foundation platform demonstrates site adaptation. Excellent integrity retained in all seven aspects despite vinyl siding alteration. The distinctive form, full-width porch, decorative gable detail, and overall late 1950s working-class cottage character remain completely intact. Ford Avenue location documents post-war residential expansion serving diverse economic classes. Interior lot maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates late 1950s housing stability. The property contributes to understanding late 1950s working-class residential development, economical cottage construction maintaining traditional amenities, full-width porch retention representing traditional values, decorative gable embellishment within modest construction, and diverse housing types serving varied economic needs in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_092_02_0100_000; citing records held by the City of Flat Rock.

Plat map of **Huron River Subdivision** of a part of sec 31, T4S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 15 June **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-27878" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27046 Ford				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0101_000 Lot 101 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.1043486	Long: -83.3000894			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1954
Architectural Style	Ranch
Building Form	1 Story Rectilinear
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacement
Window Type	Mixed, double hung with picture window
Outbuildings	Yes ☐ No ☒
Number/Type:	Garage Integrated

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History					
Period(s) of Significance	1954-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	27046 Ford					
Historic/Original Owner	Clarence J. & Elsie (nee Porath) Pilon					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	21 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Narrative Architectural Description

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

This c. 1954 Ranch residence is a one-story dwelling with attached garage situated at 27046 Ford Avenue in Flat Rock. The building exhibits characteristic features of mid-1950s Ranch house design including side-gabled roof with shallow pitch, horizontal emphasis, front gable projection, attached garage integration, and asymmetrical facade organization typical of Ranch style at its developmental peak.

The house displays an elongated rectangular footprint with side-gabled roof form creating pronounced horizontal emphasis characteristic of Ranch style architecture. The roof features shallow pitch creating low profile that minimizes vertical mass and emphasizes the dwelling's length. A front gable projection extends from the center-right portion of the main roof, creating varied roofline and architectural interest while providing entry emphasis. The roof is covered with asphalt shingles in blue-gray tones. Wide overhanging eaves extend beyond the wall planes, providing weather protection and reinforcing the horizontal character. A utility pole with transformer is visible near the roofline.

The exterior walls are clad in vinyl siding in sage green or olive coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The front gable projection features decorative wood shingle or shake siding in brown tones creating textured accent and material variation typical of Ranch design emphasizing surface interest. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete, visible at grade level.

The front facade displays asymmetrical organization characteristic of Ranch design. An attached single-car garage is integrated into the left portion of the dwelling beneath the main roofline, demonstrating Ranch emphasis on automobile accommodation and creating the attached garage configuration that defined post-war suburban housing. The garage features a white sectional overhead door. The main living section occupies the center and right portions. A small covered entry porch or stoop projects beneath the front gable, creating sheltered entry approach. Window openings consist of aluminum-frame double-hung units arranged individually and in groups. A large multi-unit window grouping on the right provides substantial natural light penetration characteristic of Ranch emphasis on indoor-outdoor connections.

The property occupies a standard interior lot on Ford Avenue with curved landscaping features. Foundation plantings include perennials and ornamental plants in shaped beds edged with landscape timbers or borders creating curved organic forms. The lawn is maintained in excellent condition with thick spring green turf. A concrete driveway extends to the attached garage. Mature deciduous trees provide background landscaping. Adjacent residential structures are visible on both sides.

Character-defining features include one-story Ranch form with side-gabled shallow-pitch roof creating horizontal emphasis, elongated rectangular footprint, front gable projection with decorative wood shingle accent, attached single-car garage integrated into dwelling, covered entry beneath front gable, sage green vinyl siding, aluminum-frame double-hung windows in varied groupings, wide overhanging eaves, concrete foundation, asymmetrical facade organization, curved landscape beds with seasonal plantings, and concrete driveway to attached garage.

History of the Resource

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

Charlie S. Bunte, a single man, conveyed Lot 101 to August L. Bunte by Quit Claim Deed on April 29, 1954, recorded May 3, 1954.[1]

August L. Bunte and Cora Bunte, his wife, conveyed Lot 101 to Clarence J. Pilon and Elsie C. Pilon, his wife, by Warranty Deed on November 13, 1954, recorded November 17, 1954.[2]

Clarence J. Pilon and Elsie C. Pilon, his wife, took out a mortgage from the State Savings Bank of Flat Rock, Flat Rock, Michigan, in the amount of $4,000 [to build residence] on November 13, 1954, recorded November 17, 1954, on Lot 101.[3]

Clarence J. Pilon and Elsie C. Pilon, his wife, conveyed Lot 101 to Vernal Earl Waite and Donna S. Waite, his wife, by Warranty Deed for $17,500 on June 9, 1970, recorded June 22, 1970.

Wally & Sherrill Little bought the home in 2011 and refurbished it.[4]

Statement of Significance/Recommendation of Eligibility

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

This c. 1954 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents mid-1950s suburban residential development during the critical period when Ranch houses were rapidly becoming the dominant American residential type, documenting post-war housing expansion serving families benefiting from Federal Housing Administration mortgage programs, with distinctive integrated garage demonstrating innovative automobile accommodation within residential design.

Integrity Assessment: The property retains excellent integrity in all seven aspects despite vinyl siding and window replacements. Location integrity is complete with the dwelling remaining on original site since 1954 construction. Design integrity is excellent with one-story Ranch form, side-gabled shallow-pitch roof, front gable projection, integrated garage, and asymmetrical organization intact. Materials integrity is good with decorative wood shingle accent in front gable and concrete block foundation preserved, though vinyl siding and replacement windows cover original materials. Workmanship integrity is excellent with Ranch form, front gable with textured accent, and integrated garage demonstrating mid-1950s craftsmanship. Setting integrity is excellent within mid-1950s residential neighborhood. Feeling integrity is excellent with property completely conveying mid-1950s Ranch residential character through distinctive horizontal form and integrated garage. Association integrity is excellent through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The c. 1954 construction date places this property during the rapid expansion of post-war suburban residential development when Ranch houses were becoming the dominant American residential type. Construction in 1954 represents peak post-war building activity when widespread single-family homeownership was achieved through Federal Housing Administration and Veterans Administration mortgage programs enabling working and middle-class families to purchase suburban homes. The integrated garage represents a revolutionary innovation in mid-1950s residential design, demonstrating the automobile's central role in American suburban life and the Ranch house's accommodation of automotive needs within the residential footprint. The integrated garage eliminated separate outbuildings, created convenient indoor access, provided weather protection for vehicles, and symbolized modern suburban living. The property's location on Ford Avenue—named for Henry Ford whose automobile revolutionized American transportation and whose Village Industries program had transformed Flat Rock—creates powerful symbolic connection between automotive innovation and residential design accommodating automobile-centered

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_092_02_0101_000; citing records held by the City of Flat Rock.

suburban lifestyles. The continuous single-family residential use since 1954 demonstrates successful mid-1950s suburban housing serving community needs across seven decades.

Criterion C - Architecture: The property represents an excellent example of mid-1950s Ranch architecture featuring characteristic design elements during the style's rapid development. The side-gabled roof with shallow pitch creates pronounced horizontal emphasis representing emerging Ranch design principles. The elongated rectangular footprint maximizes Ranch horizontal proportions. The front gable projection creates architectural interest and varied roofline while maintaining Ranch horizontal character. The decorative wood shingle accent in the front gable demonstrates Ranch design sophistication emphasizing material variety and textured surfaces typical of mid-1950s builder attention to visual interest. The integrated single-car garage represents innovative mid-1950s residential planning that revolutionized American suburban housing by seamlessly incorporating automotive accommodation within dwelling design. The wide overhanging eaves reinforce horizontal character while providing practical weather protection. The asymmetrical facade organization with varied window groupings reflects Ranch informality and flexible interior planning.

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

The c. 1954 construction represents mid-1950s suburban residential development during Ranch style's rapid ascendancy. The one-story Ranch form with side-gabled shallow-pitch roof exhibits characteristic mid-1950s design emphasizing horizontal emphasis. The elongated rectangular footprint maximizes Ranch horizontal proportions. The front gable projection with decorative wood shingle accent demonstrates Ranch material variety and surface interest. The integrated single-car garage represents revolutionary mid-1950s residential planning innovation accommodating automobile-centered suburban lifestyles within residential design. The wide overhanging eaves reinforce horizontal character. The asymmetrical facade organization reflects Ranch informality. Excellent integrity retained in all seven aspects despite vinyl siding and window replacements. The distinctive Ranch form, shallow roof pitch, front gable accent with wood shingles, integrated garage, and overall mid-1950s character remain intact, allowing the property to authentically convey its 1954 origins. Ford Avenue location creates symbolic connection between automotive innovation and automobile-accommodating residential design. Recent landscape improvements with curved beds maintain residential character. Continuous single-family residential use since construction demonstrates mid-1950s suburban residential stability. The property contributes to understanding mid-1950s suburban residential development representing Ranch architectural emergence, integrated garage innovation reflecting automobile-centered suburban living, Federal Housing Administration mortgage-enabled homeownership, and community transformation to post-war suburban character in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0101_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27060 Ford				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0102_000 Lot 102 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.1042268		Long: -83.2999684		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1957	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Low pitch hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick	
Window Materials	Updated Windows	
Window Type	Double Hung/Picture	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrated Garage	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History						
Period(s) of Significance	1957-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	27060 Ford Ave.						
Historic/Original Owner	Clarence Larkin						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						

Survey Date	21 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1957 Ranch residence is a one-story brick veneer dwelling with integrated garage situated at 27060 Ford Avenue in Flat Rock. The building exhibits characteristic features of late 1950s Ranch house design including hip roof with shallow pitch, brick veneer construction, horizontal emphasis, integrated garage, and material variety typical of high-quality Ranch residential architecture at the peak of the style's popularity.

The house displays an elongated rectangular footprint with hip roof form creating pronounced horizontal emphasis characteristic of Ranch style architecture. The hip roof presents eave lines on all four sides with shallow pitch creating low profile that minimizes vertical mass and emphasizes the dwelling's length. The roof is covered with asphalt shingles in gray tones. A prominent brick chimney rises from the center of the structure, constructed of reddish-brown brick matching the wall veneer. Wide overhanging eaves extend beyond the wall planes, providing weather protection and reinforcing the horizontal character.

The exterior walls feature reddish-brown brick veneer laid in running bond pattern, demonstrating quality late 1950s masonry construction and representing the Ranch style's emphasis on permanent, maintenance-free materials. Sections of the facade feature vertical siding or board-and-batten treatment in cream or white coloration, creating material contrast and visual interest typical of Ranch design sophistication. The foundation is constructed of brick matching the wall veneer, creating unified masonry appearance. The brick veneer construction represents substantial residential investment typical of late 1950s quality Ranch houses serving middle-class families.

The front facade displays asymmetrical organization characteristic of Ranch design. An integrated single-car garage occupies the right portion of the dwelling beneath the main roofline, demonstrating Ranch emphasis on automobile accommodation and seamless integration of automotive and living spaces. The garage features a white sectional overhead door. The main living section occupies the left and center portions. A covered entry porch or stoop provides sheltered access, featuring simple supports and creating defined entry emphasis.

Window openings consist of aluminum-frame units in varied configurations including large picture windows and horizontal sliding windows, representing the Ranch style's emphasis on natural light penetration and indoor-outdoor visual connections. Dark blue or navy decorative shutters flank windows, creating color contrast against the brick and white trim while providing Colonial Revival touches common in late 1950s Ranch houses. A large multi-unit picture window dominates the left facade section, providing substantial glass area characteristic of Ranch design.

The property occupies a corner or prominently-sited lot on Ford Avenue. Mature deciduous trees provide substantial overhead canopy and dramatic landscape framing. Foundation plantings include shaped boxwood or similar evergreen shrubs arranged in rhythmic pattern along the driveway edge, creating formal landscape design with sculptural quality. The lawn is maintained in excellent condition with thick spring green turf. A concrete driveway extends to the integrated garage. Adjacent residential structures and a park or open space are visible.

Character-defining features include one-story Ranch form with hip roof and shallow pitch creating horizontal emphasis, elongated rectangular footprint, reddish-brown brick veneer with running bond pattern, vertical siding accents in white creating material contrast, integrated single-car garage within dwelling, brick foundation matching wall veneer, prominent central brick chimney, aluminum-frame picture and sliding windows with dark blue decorative shutters, wide overhanging eaves, covered entry, asymmetrical facade organization, concrete driveway, and shaped evergreen foundation plantings creating formal landscape rhythm.

History of the Resource

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

James A. Cunliffe and Hazel L. Cunliffe, his wife, conveyed Lots 102, 103, 106, 107, 108, and other lands to Mamie H. Van Riper by Warranty Deed on May 25, 1954, recorded May 26, 1954.[1]

Mark V. Yost, Guardian of the Estate of Grace Y. Vreeland, Mentally Incompetent, conveyed an undivided one-half interest in Lot 102 and other lands to James Avery Cunliffe by Guardian's Deed for $1.00 on June 10, 1955, recorded July 26, 1955.[2]

James Avery Cunliffe and Hazel L. Cunliffe, his wife, conveyed Lot 102 and other lands to Mamie H. Van Riper by Quit Claim Deed on July 20, 1955, recorded July 26, 1955.[3]

Mamie H. Van Riper conveyed Lot 102 and the southerly one-half of Lot 103 to Clarence J. Larkins and Helen C. Larkins, his wife, by Warranty Deed on October 17, 1956, recorded December 10, 1956.[4]

Clarence J. Larkins and Helen C. Larkins, his wife, took out a mortgage from Down River Federal Savings & Loan Association of Wyandotte in the amount of $10,645 on June 29, 1957, recorded July 2, 1957, on Lot 102 and the southerly one-half of Lot 103.[5]

Clarence Larkins and daughters resided at 27060 Ford from 1961 through 1966.[6] Clarence had been an Inspector at the Ford Plant until it moved to Monroe.[7]

In 1971, Neil Nandell resided at 27060 Ford Ave.[8]

Statement of Significance/Recommendation of Eligibility

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

This c. 1957 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents late 1950s suburban residential development at the peak of Ranch house popularity, documenting post-war housing expansion serving middle-class families, and demonstrates high-quality Ranch architecture with exceptional brick veneer construction, material variety, and integrated garage representing sophisticated late 1950s residential design.

Integrity Assessment: The property retains outstanding integrity in all seven aspects, appearing to retain original materials. Location integrity is complete with the dwelling remaining on original site since 1957 construction. Design integrity is excellent with one-story Ranch form, hip roof with shallow pitch, integrated garage, and asymmetrical organization intact. Materials integrity is exceptional with original brick veneer, vertical siding accents, brick foundation and chimney, and aluminum windows all preserved. Workmanship integrity is exceptional with quality brick masonry, material contrasts, and Ranch design demonstrating superior late 1950s craftsmanship. Setting integrity is excellent with mature landscaping and formal foundation plantings. Feeling integrity is outstanding with property completely conveying late 1950s high-quality Ranch residential character. Association integrity is excellent through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The c. 1957 construction date places this property at the peak of post-war suburban residential expansion when Ranch houses dominated American middle-class housing. Construction in 1957 represents the height of 1950s prosperity when widespread single-family

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

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

[7] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPLQ-XMND : Thu Apr 10 15:42:32 UTC 2025), Entry for Clarence John Larkins and Ford Moter Co, 16 Oct 1940.

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

homeownership was achieved through Federal Housing Administration and Veterans Administration mortgage programs. The substantial brick veneer construction demonstrates significant residential investment serving middle-class families during late 1950s economic prosperity. The integrated garage represents Ranch innovation seamlessly incorporating automotive accommodation within residential design, symbolizing the automobile's central role in post-war suburban living. The property's location on Ford Avenue—named for Henry Ford whose automobile revolutionized transportation and whose Village Industries program transformed Flat Rock—creates symbolic connection between automotive innovation and automobile-accommodating residential design. The continuous single-family residential use since 1957 demonstrates successful late 1950s suburban housing serving community needs across nearly seven decades.

Criterion C - Architecture: The property represents an exceptional example of late 1950s Ranch architecture distinguished by high-quality brick veneer construction and sophisticated material treatments. The hip roof with shallow pitch creates pronounced horizontal emphasis representing fully-developed Ranch design principles. The elongated rectangular footprint maximizes Ranch horizontal proportions. The reddish-brown brick veneer with running bond pattern demonstrates quality masonry craftsmanship and Ranch emphasis on permanent, maintenance-free materials. The vertical siding accents in white create material contrast and visual interest typical of sophisticated Ranch design exceeding plain single-material houses. The brick foundation matching wall veneer creates unified masonry composition. The prominent central brick chimney demonstrates quality construction. The integrated garage within the main roofline represents innovative late 1950s planning. The aluminum-frame picture and sliding windows with decorative shutters provide substantial natural light while adding traditional touches. The wide overhanging eaves reinforce horizontal character.

Period of Significance: The 1957-1975 period encompasses the property's construction at peak of Ranch popularity through the district's terminal date.

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

Reasons Supporting Contributing Status: The c. 1957 construction represents late 1950s suburban residential development at peak of Ranch house dominance. The one-story Ranch form with hip roof and shallow pitch exhibits characteristic late 1950s design emphasizing horizontal emphasis. The elongated rectangular footprint maximizes Ranch horizontal proportions. The exceptional reddish-brown brick veneer with running bond pattern demonstrates quality masonry construction and Ranch permanent materials emphasis. The vertical siding accents create sophisticated material variety. The integrated single-car garage represents innovative automobile accommodation within residential design. The brick foundation and prominent chimney demonstrate quality construction. The aluminum picture and sliding windows with decorative shutters provide Ranch natural light emphasis with traditional accents. Outstanding integrity retained in all seven aspects with apparent retention of original materials including brick veneer, vertical siding, windows, and foundation. The distinctive Ranch form, hip roof, brick veneer quality, material contrasts, integrated garage, and overall late 1950s high-quality character remain completely intact. Ford Avenue location creates symbolic connection between automotive innovation and automobile-accommodating design. Formal shaped evergreen foundation plantings maintain late 1950s suburban landscape character. Continuous single-family residential use demonstrates late 1950s suburban stability. The property contributes to understanding late 1950s suburban residential development representing Ranch architectural dominance, high-quality brick veneer construction serving middle-class families, sophisticated material variety in Ranch design, integrated garage innovation, and community transformation to post-war suburban character in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_092_02_0102_000; citing records held by the City of Flat Rock.

Plat map of **Huron River Subdivision** of a part of sec 31, T4S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 15 June **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records >

record number “PLATS-27878” > view attachments [located under “Record Info” dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27076 Ford				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0103_002 Lot 103 & 104 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.1046962		Long: -83.3003512		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1952	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding /Stone Veneer	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History						
Period(s) of Significance	1952-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	27076 Ford Ave.						
Historic/Original Owner	John H. & Lillian Gillespie						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	21 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/201

Narrative Architectural Description

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

This c. 1952 Minimal Traditional cottage is a one-story frame dwelling situated at 27076 Ford Avenue in Flat Rock. The building exhibits characteristic features of early 1950s Korean War-era residential construction including hip roof form, material variety combining brick veneer and aluminum siding, and compact massing typical of early post-war housing development.

The house displays a rectangular footprint with hip roof form creating eave lines on all four sides with moderate pitch. The hip roof is covered with asphalt shingles in dark gray or charcoal tones. A prominent brick chimney rises from the right side of the structure, constructed of reddish-brown brick in running bond pattern, representing substantial masonry construction and providing dramatic vertical accent. Metal utility poles and overhead service connections are visible.

The exterior walls exhibit distinctive material treatment combining two materials creating visual interest and quality construction. The lower portion of the facade features brick veneer in reddish-brown tones laid in running bond pattern, demonstrating quality early 1950s masonry work and providing durable, permanent base. The upper portions are clad in aluminum siding in white or cream coloration with horizontal lap profile, creating material contrast typical of early 1950s residential design. This combination of brick and aluminum represents Korean War-era construction balancing quality materials with economical methods. The foundation is constructed of concrete block, visible at grade level, typical of early 1950s residential construction standards.

The front facade displays compact organization. The left portion features a large enclosed window area or sunroom with multiple aluminum-frame window units arranged horizontally, creating substantial glass area providing natural light penetration. This window configuration may represent original construction or later enclosure of a porch, demonstrating emphasis on indoor-outdoor connections. Decorative brick pilasters or columns frame this window section, creating architectural detail and material continuity. The center and right portions feature aluminum-frame window openings including double-hung units maintaining regular spacing.

A concrete walkway provides pedestrian access from the driveway. Foundation plantings include curved beds with ornamental elements, seasonal decorations, and mixed plantings creating informal landscape character. The lawn is maintained in good condition with spring green coloration. A concrete driveway extends along the right side of the property. A detached garage structure is visible on the right with white or cream siding. Adjacent residential structures are visible on the left.

Character-defining features include one-story Minimal Traditional form with hip roof, rectangular compact footprint, combination of reddish-brown brick veneer lower walls and white aluminum siding upper sections, prominent brick chimney on right side creating vertical accent, large enclosed window area or sunroom on left with multiple aluminum-frame units, decorative brick pilasters framing window section, aluminum-frame double-hung windows, concrete block foundation, concrete driveway and walkway, detached garage, and curved foundation plantings with seasonal ornaments.

History of the Resource

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

J. Avery Cunliffe and Hazel L. Cunliffe, his wife, conveyed Lot 104 to John H. Gillespie and Lillian I. Gillespie, his wife, by Warranty Deed on October 7, 1953, recorded October 26, 1953.[1] John H. Gillespie and Lillian I. Gillespie, his wife, took out a mortgage from the State Savings Bank of Flat Rock, a Banking Association, in the amount of $4,700 on December 4, 1953, recorded December 10, 1953, on Lot 104 [likely to build the house].[2] In 1954, John H. Gillespie resided at 27076 Ford Ave.[3]

Mamie H. Van Riper conveyed the northerly one-half of Lot 103 to John H. Gillespie and Lillian I. Gillespie, his wife, by Warranty Deed on November 21, 1955, recorded November 30, 1955.[4]

John H. Gillespie and Lillian I. Gillespie, his wife, conveyed the northerly one-half of Lot 103 and all of Lot 104 to John R. Howley and Caroline C. Howley, his wife, by Warranty Deed on May 21, 1960, recorded May 23, 1960.[5] In 1961, John R. Howley and family were living at 27076 Ford.[6] In 1971, John R. Howley resided at 27076 Ford Ave.[7]

John R. Howley, survivor of himself and his deceased wife Caroline C. Howley, conveyed the northerly one-half of Lot 103 and all of Lot 104 to Eugene M. Scafidi and Darilyn A. Scafidi, his wife, by Warranty Deed for $20,500 on October 11, 1973, recorded October 18, 1973.[8]

Statement of Significance/Recommendation of Eligibility

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

This c. 1952 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents early 1950s Korean War-era residential development, documenting continued housing construction during wartime serving families employed in local industries, and demonstrates characteristic Minimal Traditional design with exceptional brick veneer and aluminum siding combination and prominent brick chimney.

Integrity Assessment: The property retains excellent integrity in all seven aspects. Location integrity is complete with the dwelling remaining on original site since 1952 construction. Design integrity is excellent with one-story Minimal Traditional form, hip roof, and compact massing intact. Materials integrity is very good with brick veneer, aluminum siding, brick chimney, and concrete block foundation preserved. Workmanship integrity is excellent with quality brick masonry, material combinations, and Minimal Traditional design demonstrating early 1950s craftsmanship. Setting integrity is excellent within early 1950s residential neighborhood. Feeling integrity is excellent with property completely conveying early 1950s Korean War-era cottage character through distinctive form, materials, and prominent chimney. Association integrity is excellent through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The c. 1952 construction date places this property within the Korean War period (1950-1953) when residential construction continued despite wartime conditions, serving post-war housing demand and families employed in local industries. Construction in 1952 represents sustained residential development as the community transitioned from Ford Village Industries era to post-war suburban expansion. The substantial brick veneer construction demonstrates significant residential investment

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by New Boston*, Rockwood and Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1954**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

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

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

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

during the Korean War period when materials were constrained but quality housing remained essential. The compact Minimal Traditional form provided economical housing solution maximizing livability within efficient footprint. The property's location on Ford Avenue—named for Henry Ford whose Village Industries program had transformed Flat Rock—documents the community's residential expansion during the early post-war period. The continuous single-family residential use since 1952 demonstrates successful Korean War-era housing serving community needs across more than seven decades.

Criterion C - Architecture: The property represents an excellent example of early 1950s Minimal Traditional cottage architecture distinguished by sophisticated material variety combining brick veneer and aluminum siding. The hip roof form creates compact, efficient design typical of Korean War-era construction. The distinctive combination of reddish-brown brick veneer on lower walls and white aluminum siding on upper sections demonstrates early 1950s design sophistication emphasizing varied materials, permanent base construction, and visual interest. The brick veneer provides durable, quality base suggesting permanence despite economical upper wall treatment. The prominent brick chimney on the right side creates dramatic vertical accent contrasting with the horizontal cottage form and demonstrating quality masonry craftsmanship. The large enclosed window area provides substantial natural light and demonstrates emphasis on indoor-outdoor connections typical of early post-war design. The decorative brick pilasters framing the window section provide architectural detail and material continuity.

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

The c. 1952 construction represents Korean War-era residential development during continued post-war housing expansion. The one-story Minimal Traditional form with hip roof demonstrates characteristic early 1950s cottage design. The rectangular compact footprint provides efficient economical housing. The exceptional combination of reddish-brown brick veneer and white aluminum siding demonstrates sophisticated material variety and quality base construction. The brick veneer lower walls provide permanent, durable base. The prominent brick chimney creates dramatic vertical accent and demonstrates quality masonry craftsmanship. The large enclosed window area emphasizes natural light and indoor-outdoor connections. The decorative brick pilasters provide architectural detail. Excellent integrity retained in all seven aspects. The distinctive Minimal Traditional form, hip roof, brick and aluminum material combination, prominent chimney, and overall early 1950s Korean War-era character remain intact, allowing the property to authentically convey its 1952 origins. Ford Avenue location documents post-Village Industries residential expansion. Detached garage provides period-appropriate automotive accommodation. Continuous single-family residential use demonstrates early 1950s housing stability. The property contributes to understanding Korean War-era residential development, Minimal Traditional architecture with quality material combinations, brick veneer construction providing permanent base, prominent chimney as architectural feature, and community residential expansion during early post-war period in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_092_02_0103_002; citing records held by the City of Flat Rock.

Plat map of **Huron River Subdivision** of a part of sec 31, T4S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 15 June **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number “PLATS-27878” > view attachments [located under “Record Info” dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27090 Ford				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0105_000 Lots 105 & 106 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.1048245		Long: -83.3005607		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1960	
Architectural Style	Tri Level	
Building Form	1.5 Story Rectilinear	
Roof Form	Intersecting gables	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer/Aluminum Siding Accent	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Sliding	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrated Garage	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History						
Period(s) of Significance	1960-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	27090 Ford Ave.						
Historic/Original Owner	John H. & Lillian Gillespie						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	21 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Narrative Architectural Description

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

The property at 27090 Ford Avenue is a split-level house that exemplifies the multi-level residential design that gained popularity during the 1960s as an evolution of Ranch house concepts. The dwelling demonstrates the characteristic split-level configuration where living spaces are arranged across multiple staggered levels, creating a distinctive architectural profile that maximizes usable square footage within a compact suburban footprint.

The structure presents a two-story massing with the main living level elevated above a partially exposed lower level, creating the signature split-level silhouette. The building's form consists of intersecting rectangular volumes that step down from the higher main level to the lower garage and basement areas, producing a dynamic composition that breaks the single horizontal plane of traditional Ranch houses while maintaining mid-century design principles.

The roof system features intersecting gabled sections covered with dark gray asphalt shingles, creating a more complex geometric profile than typical Ranch houses. The roof maintains the low-pitched angles characteristic of mid-century residential architecture, with clean lines and minimal decorative elements. A brick chimney rises from the rear section, constructed of matching brick that integrates seamlessly with the exterior wall materials.

The exterior walls display a carefully composed combination of materials that creates both visual interest and structural logic. The lower level and foundation areas are clad in warm-toned brick veneer laid in common bond, providing a substantial masonry base that extends approximately to the main floor level. Above this brick foundation, the upper wall surfaces are finished with horizontal aluminum siding in crisp white, creating a distinct material transition that emphasizes the building's multi-level configuration. This two-tone treatment is executed with precision, maintaining clean horizontal lines where the materials meet.

The fenestration pattern reflects the internal arrangement of split-level living spaces. The main level features large picture windows with distinctive diamond-patterned muntins that create decorative geometric glazing characteristic of mid-century window design. These substantial windows are proportioned to provide expansive views and maximum natural light penetration to the principal living areas. Additional smaller windows, including casement or awning types, provide supplementary lighting and ventilation. The lower level includes rectangular basement windows set within the brick veneer, indicating finished living spaces below grade.

The main entrance is positioned at the intermediate level, characteristic of split-level design where the entry vestibule provides access to both upper and lower living areas via internal staircases. Concrete steps with simple metal railings lead to the front door, which appears to maintain its original configuration with surrounding trim elements painted to match the white siding. The entrance is sheltered by the extended roofline, providing weather protection typical of mid-century residential design.

A defining feature of this split-level house is the integrated garage incorporated into the lower level beneath the main living spaces. Two overhead garage doors face the street, accessed by a concrete driveway that extends from Ford Avenue across the front of the property. This automotive integration represents the sophisticated planning approaches developed during the suburban boom to seamlessly combine residential and vehicular functions within a unified architectural composition.

The property includes well-established landscaping consisting of mature evergreen foundation plantings that provide year-round screening and architectural enhancement. Shaped evergreen shrubs create defined planting beds along the building's perimeter, while larger specimens provide vertical elements that complement the horizontal emphasis of the architecture.

The concrete driveway and sidewalk infrastructure demonstrate the suburban planning standards of the period, providing both functional automotive access and pedestrian circulation. The generous lawn areas maintain the open suburban character while the mature tree cover provides seasonal shade and visual softening of the built environment.

The split-level design, sophisticated material combinations, and integrated automotive facilities of this house represent the continued evolution of mid-century residential architecture, demonstrating the refinement of suburban housing types that emerged during the 1960s as alternatives to traditional Ranch and two-story Colonial designs.

History of the Resource

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

George W. Van Riper and Mamie H. Van Riper, his wife, conveyed Lot 105 to Arthur A. Matthes and Viola Matthes, his wife, by Warranty Deed on August 22, 1950, recorded December 29, 1953.[1] Viola Matthes conveyed Lot 105 to John H. Gillespie and Lillian I. Gillespie, his wife, by Warranty Deed on June 21, 1960, recorded July 1, 1960.[2] Richard J. Little and Norma Mae Little, his wife, conveyed Lot 106 to John H. Gillespie and Lillian I. Gillespie, his wife, by Warranty Deed on June 20, 1960, recorded June 20, 1960.

John H. Gillespie and Lillian I. Gillespie, his wife, took out a mortgage from the State Savings Bank of Flat Rock, Michigan Banking Corporation, in the amount of $9,500 on August 25, 1960, recorded August 29, 1960, on Lot 105, Lot 106 (except the northwesterly part thereof measuring 12.15 feet along the front or southwesterly line and 23.51 feet along the rear or northeasterly line).[3]

John H. Gillespie and Lillian I. Gillespie, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, Michigan, in the amount of $8,928.10 on March 9, 1963, recorded March 14, 1963, on Lots 105 and 106 (excepting the northwesterly part of Lot 106, measuring 12.15 feet along the front or southwesterly line and 23.51 feet along the rear or northeasterly line).[4]

John H. Gillespie and Lillian L. Gillespie, his wife, conveyed Lots 105 and 106 (excepting the northwesterly part of Lot 106, measuring 12.15 feet along the front or southwesterly line and 23.51 feet along the rear or northeasterly line) to George J. Schoen and Edna M. Schoen, his wife, by Warranty Deed on July 27, 1964, recorded August 4, 1964.[5]

George J. Schoen and Edna M. Schoen, his wife, took out a mortgage from Down River Federal Savings & Loan Association of Wyandotte, a United States Corporation, in the amount of $16,400 on July 28, 1964, recorded August 4, 1964, on Lots 105 and 106 (excepting the northwesterly part of Lot 106, measuring 12.15 feet along the front or southwesterly line and 23.51 feet along the rear or northeasterly line). George Schoen resided at 27090 Ford Ave from 1965 through 1971.[6]

Statement of Significance/Recommendation of Eligibility

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

The property at 27090 Ford Avenue is **recommended as eligible** for listing in the National Register of Historic Places as a contributing resource to the Flat Rock Historic District under **Criterion A: Event** for its direct association with the sustained residential development patterns that characterized Flat Rock during its late period of significance (1920-1975).

Historical Significance Under Criterion A

This split-level house represents the continued evolution of residential architecture that emerged to serve Flat Rock's growing community during the later phases of the late period of significance. The property embodies the sustained prosperity and population growth that extended well beyond Henry Ford's initial establishment of the Village Industries Headlamp Plant in 1922-1923, demonstrating how the community's industrial success created ongoing demand for innovative housing solutions through the 1960s and into the early 1970s.

The dwelling reflects the maturation of Flat Rock as a suburban-industrial community where Ford's philosophy of integrating industrial employment with quality residential living had taken firm root. By the time this split-level house was constructed, Flat Rock had evolved from Michael Vreeland's agricultural village into a thriving community that attracted workers not only to Ford's Village Industries but also to the Detroit, Toledo

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

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

and Ironton railroad operations and related industrial enterprises that had established the area as a significant employment center in southeastern Michigan.

The split-level design itself represents the architectural innovation that emerged during the post-war suburban boom, offering efficient multi-level living that maximized usable space on smaller suburban lots while maintaining the horizontal emphasis and modern conveniences that characterized mid-century residential development. This housing type specifically appealed to the prosperous industrial workforce that Ford's model had created in Flat Rock, providing modern amenities and sophisticated design within the suburban context that defined the community's late period of significance.

Evaluation of Integrity

The property demonstrates strong integrity across the seven aspects required for National Register eligibility, maintaining its ability to convey its historical significance as part of Flat Rock's industrial-era residential development.

Location and Setting: The house retains its original location on Ford Avenue within the established residential neighborhood that developed during Flat Rock's industrial expansion. The suburban setting, with concrete infrastructure, mature landscaping, and relationship to similar-era housing, authentically preserves the community planning patterns that characterized the late period of significance. The generous lot size and street relationship reflect the suburban development standards that emerged as Flat Rock transformed into a modern industrial community.

Design: The property exhibits excellent design integrity, with all character-defining split-level features intact and uncompromised. The distinctive multi-level massing, intersecting gabled roof configuration, and asymmetrical facade composition remain as originally constructed. The sophisticated entrance arrangement at the intermediate level, the integration of the garage into the lower level, and the stepped building profile that defines split-level architecture are all preserved. The fenestration pattern, including the prominent picture windows with diamond-patterned muntins, continues to reflect the internal spatial arrangement characteristic of this housing type.

Materials: Material integrity is very good, with the original warm-toned brick veneer and white aluminum siding maintaining their authentic appearance and craftsmanship. The two-tone exterior treatment remains crisp and well-defined, preserving the visual contrast that characterizes the building's architectural composition. Window frames, trim elements, and roofing materials appear consistent with the construction period, while the brick chimney and foundation work demonstrate the quality construction methods employed during the building's original construction.

Workmanship: The quality split-level construction, refined material transitions between brick and wood siding, and sophisticated window installations demonstrate the skilled building techniques that had evolved by the 1960s to serve Flat Rock's prosperous industrial community. The precise execution of the multi-level design, the integration of automotive and residential functions, and the overall construction quality reflect the high standards of suburban development that characterized the community during the late period of significance.

Feeling and Association: The property effectively conveys the residential character that defined Flat Rock's continued growth during the late period of significance. The split-level design, suburban setting, and quality construction maintain strong associative connections to the community development patterns that emerged from Ford's industrial vision. The dwelling represents the type of modern, efficient housing that attracted and retained the skilled workforce necessary to sustain Flat Rock's industrial operations through the decades following the initial Village Industries establishment.

As a 1960s split-level house constructed during the late period of significance (1920-1975), this property represents the sustained residential development that continued throughout Flat Rock's industrial boom. The building demonstrates the long-term success of Ford's Village Industries model, showing how the initial industrial establishment created lasting community growth that extended well beyond the founding period to encompass multiple decades of continued prosperity and architectural evolution.

The property's sophisticated design and quality construction reflect the economic stability and modern living standards that Ford's industrial vision had established in Flat Rock by the 1960s. The split-level configuration represents the architectural innovation that emerged to serve the community's mature industrial workforce, providing efficient modern living within the suburban context that had become synonymous with Flat Rock's identity during the late period of significance.

The property at 27090 Ford Avenue is **recommended as a contributing resource** to the Flat Rock Historic District under National Register Criterion A. It authentically represents the continued residential development that resulted from the community's sustained industrial success during the late period of significance, maintains strong integrity across all required aspects, and serves as an excellent example of the architectural evolution that characterized Flat Rock's growth from Ford's initial 1920 industrial establishment through the completion of the Michigan Casting Center in 1975.

References

List references used to research and evaluate the individual property.

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

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27096 Ford				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0106_004 Lots 106 & 107 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.1050073	Long: -83.3008229			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1962	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled – low pitch	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete	
Window Materials	Aluminum Windows	
Window Type	Picture/Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	Garage (detached)	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1962-1975 (within district's 1920-1975 late period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	27096 Ford						
Historic/Original Owner	James Walter & Peggy Price for Elizabeth Colburns						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	James Walter Price						

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1962 Ranch style house is a single-story residential structure situated on Ford Avenue in Flat Rock. The building represents residential development during the final years of Ford's Village Industries program, demonstrating the continued prosperity and suburban growth that characterized Flat Rock through the program's conclusion in the mid-1960s.

The house exhibits classic Ranch characteristics with a side gable roof that creates the horizontal emphasis typical of this architectural style. The single-story form with extended rooflines reflects the Ranch style's emphasis on horizontal lines and integration with the landscape. The roof is covered in asphalt shingles and includes what appears to be a brick chimney.

The exterior walls are clad in replacement white vinyl siding that has replaced the original exterior wall material. Dark shutters accent the windows and provide visual contrast to the white siding, contributing to the neat, suburban residential appearance that was characteristic of early 1960s development. The foundation appears to be concrete block construction, typical of early 1960s residential building practices.

The front facade displays the asymmetrical composition typical of Ranch design, with the main entrance positioned off-center. A small covered entry provides weather protection and creates a modest entrance feature. The horizontal window arrangements include a combination of double-hung windows and what appears to be a picture window, reflecting the Ranch style's emphasis on horizontal fenestration and connection to outdoor spaces that was popular during the early 1960s.

A significant feature of this property is the detached garage that appears to be original to the 1962 construction date. The garage is designed to match the main house with similar materials, roofline, and architectural character, creating a cohesive residential complex. This matching garage demonstrates the complete integration of automobile accommodation into residential planning that had become standard by the early 1960s.

The property includes a paved driveway that connects the street to the detached garage, and the lot includes mature landscaping that contributes to the established suburban residential character. The generous lot size and setbacks reflect the suburban development patterns that were typical of early 1960s construction.

Character-defining features include the side gable roof, the single-story Ranch massing, the horizontal window arrangements, the covered front entry, and the matching detached garage. These elements combine to create a well-coordinated Ranch style residential complex that reflects the suburban development standards of the early 1960s and the final years of Ford's Village Industries program.

The main entrance is positioned centrally within the front facade, creating a balanced symmetrical composition typical of Ranch house design. The front door appears to be painted in a coordinating blue-green color that matches the shutters, creating a unified color palette that enhances the building's visual coherence. A small concrete stoop or landing provides a transition between the interior floor level and the exterior grade, with what appears to be simple metal railings for safety and support.

The entrance is sheltered by a modest overhang or projection that provides weather protection while maintaining the clean lines characteristic of Ranch house design. This entrance treatment reflects the functional modernist approach to residential architecture, providing necessary protection without elaborate decorative elements that might compromise the building's streamlined aesthetic.

The property demonstrates thoughtful site planning that reflects the suburban development standards of the late period of significance. An asphalt driveway extends from the street to provide automotive access, demonstrating the automobile-oriented planning that characterized residential development during Flat Rock's industrial boom when workers required reliable transportation to Ford's Village Industries and related employment centers.

The front yard features expansive lawn areas that create the open suburban character valued during the post-war period, with mature shade trees that provide seasonal comfort and visual enhancement. Foundation plantings include established shrubs and perennial beds that provide year-round visual interest while maintaining the clean, uncluttered appearance favored in mid-century landscape design.

A significant feature of this property is the detached garage positioned to the right of the main house, connected by the asphalt driveway. The garage appears to be a later addition or replacement structure, constructed with white siding that matches the main house while maintaining appropriate scale and proportion.

This detached garage configuration was common in Ranch house developments where lot sizes permitted separate automotive buildings, providing covered parking while maintaining the clean lines of the main house without integrated garage doors that might compromise the facade composition.

The overall architectural composition demonstrates the refined design principles that characterized quality Ranch house construction during the 1950s and 1960s. The consistent material treatment, thoughtful color coordination, and attention to proportional relationships reflect the prosperity and building standards that emerged in Flat Rock during the community's transformation into a suburban-industrial center. The building's clean lines, functional planning, and quality construction represent the residential ideals that attracted and retained the skilled workforce necessary to sustain Flat Rock's industrial operations throughout the late period of significance.

History of the Resource

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

Mamie H. Van Riper conveyed Lots 106, 107, and the easterly one-half of Lot 108 to Richard J. Little and Norma Mae Little, his wife, by Warranty Deed on September 23, 1954, recorded November 16, 1954.[1] Richard J. Little and Norma Mae Little, his wife, conveyed Lots 106, 107, and the easterly one-half of Lot 108 to Hercules Tube Products, Incorporated, a Michigan Corporation, by Warranty Deed on December 17, 1956, recorded December 27, 1956.[2] Hercules Tube Products, Incorporated, a Michigan Corporation, conveyed Lots 106, 107, and the easterly one-half of Lot 108 to Richard J. Little and Norma Mae Little, his wife, by Warranty Deed on June 20, 1960, recorded June 20, 1960.[3]

John H. Gillespie and Lillian I. Gillespie, his wife, conveyed the northwesterly part of Lot 106 (measuring 12.15 feet along the front or southwesterly line and 23.51 feet along the rear or northeasterly line) to James W. Price and Peggy E. Price, his wife, by Warranty Deed on July 23, 1960, recorded July 27, 1960.[4] Richard J. Little and Norma Mae Little, his wife, conveyed Lot 107 to James W. Price and Peggy E. Price, his wife, by Warranty Deed on June 20, 1960, recorded June 20, 1960.

Walter Price built the residence at 27096 Ford Ave. for his mother-in-law.[5] James W. Price and Peggy E. Price, his wife, conveyed Lot 107 and the northwesterly part of Lot 106 (measured 12.15 feet along the front or southwesterly line and 23.51 feet along the rear or northeasterly line) to Elisabeth Colburn by Quit Claim Deed for $1.00 on November 6, 1968, recorded November 14, 1968. In 1971, Elizabeth Colburns resided at 27096 Ford Ave.[6]

James W. Price and Peggy E. Price, his wife, conveyed Lot 107 and the northeasterly part of Lot 106 (measuring 12.15 feet on the southwesterly lot line and 23.51 feet on the northeasterly lot line) to David Michael Steffen and Tammy Marie Steffen, his wife, by Land Contract in the amount of $28,500 on November 27, 1984, recorded December 4, 1984.[7] The Dave Steffen Family and the Hal Goodhue Family has resided at 27096 Ford Ave.[8]

Statement of Significance/Recommendation of Eligibility

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

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

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

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

This 1962 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents the final years of Ford's Village Industries program and demonstrates how the experiment continued to support quality suburban residential development until its conclusion in the mid-1960s.

Criterion A - Community Planning and Development: Built in 1962, this house represents the culmination of Ford's Village Industries program during its final years. The Ranch style architecture and matching detached garage demonstrate that the program continued to enable workers to achieve modern suburban housing with current architectural styling and complete automotive accommodation through the program's conclusion. The property shows how Village Industries maintained the community development standards that had made Flat Rock exceptional, supporting continued high-quality residential development during the program's final phase.

The 1962 construction date places this property among the last residential developments during Ford's Village Industries experiment, which concluded in the mid-1960s. This house represents the final achievements of the program in community development, demonstrating that the benefits of Village Industries extended through the program's complete timeline and supported quality construction until its end.

The Ranch style with matching detached garage represents the mature suburban development standards that Village Industries had made possible by the early 1960s. The coordinated architectural design of house and garage shows the attention to overall site planning and architectural coherence that characterized quality suburban development during this period.

The Ranch style represents the final phase of architectural evolution in Flat Rock's residential development under Village Industries. This contemporary architectural choice demonstrates how the community continued to embrace current design trends while maintaining quality construction standards during the program's concluding years.

The property falls within the district's 1920-1975 period of significance, specifically during the final phase of the industrial transformation period when Ford's Village Industries was concluding its experiment in community development. This house represents the lasting achievements of the Village Industries approach and demonstrates how the program supported contemporary residential development until its conclusion.

The property retains sufficient integrity to convey its historic significance despite material alterations. **Intact aspects:** Location, Design, Setting, Feeling, and Association remain strong. **Compromised aspects:** Materials and Workmanship have been affected by replacement siding and windows. However, the building maintains its original Ranch form, side gable roof configuration, horizontal emphasis, and the important matching detached garage.

The Ranch massing, horizontal window arrangements, covered entry, and coordinated garage design remain intact. The property's suburban development pattern and Ranch architectural character reinforce its association with the final period of Village Industries success.

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

Built in 1962, the property represents the culmination of Ford's Village Industries experiment, demonstrating the program's sustained success in supporting quality community development through its conclusion.

The Ranch house with matching detached garage represents the mature suburban development standards that Village Industries made possible, showing complete integration of modern housing and automotive accommodation.

The property represents the final legacy of Ford's Village Industries in achieving quality suburban community development that continued until the program's end.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_092_02_0106_004; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26925 Ford Ave				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58 092 02 0085 000 Lot 85 in Huron River Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098200	Long: -83.285300			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1950 (1968 major addition)	
Architectural Style	Ranch with addition	
Building Form	1 Story Rectilinear	
Roof Form	Low pitch gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1968-1975 (within district's 1920-1975 period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/windows	Moved ☐	Date(s):			
Current/Common Name	26925 Ford Ave.						
Historic/Original Owner	Gerald A. & Patricia Philo						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

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

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

Form date: 6/25/201

Narrative Architectural Description

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

This residential property consists of a 1950 Ranch style house with a major 1968 addition, situated on Ford Avenue in Flat Rock. The property represents both the post-war Village Industries residential development period and the later expansion needs that characterized suburban growth during the program's final years.

The original 1950 structure exhibits classic early Ranch characteristics with single-story construction and horizontal emphasis. The original portion appears to be located on the right (west) side of the current structure, displaying the modest proportions and simple rooflines typical of immediate post-war residential construction.

In 1968, a substantial addition was constructed that significantly expanded the house's footprint and living space. This addition extends horizontally from the original structure, creating a long, linear building form that maintains the Ranch style's horizontal emphasis while providing substantially more interior space. The addition demonstrates the growing prosperity and changing family needs that characterized the late Village Industries period.

The entire structure is currently clad in replacement vinyl siding that unifies the appearance of both the original 1950 section and the 1968 addition. The consistent siding treatment creates a cohesive appearance despite the different construction dates. The roof system covers both sections with asphalt shingles, creating visual continuity across the expanded structure.

Windows throughout include a combination of replacement double-hung and sliding units that reflect both the original 1950s installation and the 1968 addition. The window types and arrangements maintain the horizontal fenestration patterns characteristic of Ranch style design while accommodating the expanded floor plan created by the addition.

A covered front porch provides weather protection and creates a welcoming entrance feature. The porch appears to be part of the original 1950 construction and maintains the Ranch style's emphasis on indoor-outdoor living connections.

The property includes a detached garage that appears to match the house's architectural character and may be contemporaneous with either the original construction or the 1968 addition. The garage provides automotive accommodation and completes the suburban residential development of the property.

Character-defining features include the horizontal Ranch emphasis, the low-pitch rooflines, the combination of original 1950 construction with the substantial 1968 addition, and the overall suburban residential character that reflects both the post-war Village Industries boom and the later expansion needs of growing families.

History of the Resource

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

In 1950, Robert & Shirley Kleinow and daughter resided at 26925 WHRD; and Robert worked as an electrician for the power plant.[1]

Charles Masse and Ada Masse, his wife, conveyed Lot 85 to Joseph L. Cook and Pearl D. Cook, his wife, by Warranty Deed for $1,500 on July 27, 1968, recorded December 10, 1969.[2] Joseph L. Cook and Pearl D. Cook, his wife, conveyed Lots 85 and 86 to Gerald A. Philo and Patricia J. Philo, his wife, by Warranty Deed for $22,500 on December 5, 1969, recorded December 10, 1969.[3] Gerald A. Philo and Patricia J. Philo, his wife, took out a mortgage from Security Bank & Trust Company in the amount of $19,500 on December 5, 1969, recorded December 10, 1969, on Lots 85 and 86.[4] In 1971, Gerald A. Philo resided at 26925 Ford Ave.[5]

Gerald A. Philo and Patricia J. Philo, his wife, conveyed Lots 85 and 86 to Harold F. Metty and Isabel J. Metty, his wife, by Warranty Deed for $25,800 on September 13, 1971, recorded September 16, 1971.[6] Harold F. Metty and Isabel J. Metty, his wife, took out a mortgage from Detroit Federal Savings & Loan Association in the amount of $25,000 on September 19, 1971, recorded September 16, 1971, on Lots 85 and 86.[7]

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 1, dwelling 5, for Robert & Shirley Kleinow and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-RSN?view=explore&lang=en&groupId=TH-7772-115405-97-41 : accessed 27 July 2025), FHL#108990835, image 2 of 15; United States. National Archives and Records Administration.

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

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

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Statement of Significance/Recommendation of Eligibility

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

This 1950 property with 1968 addition is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents both the post-war Village Industries residential development and the later suburban expansion that characterized the program's evolution, spanning from the peak prosperity period through the program's conclusion.

Criterion A - Community Planning and Development: The original 1950 construction represents the peak period of Ford's Village Industries success when the program was achieving exceptional homeownership rates and supporting quality suburban residential development. The 1968 addition demonstrates the continued prosperity and evolving family needs that Village Industries supported throughout its duration, showing how the program enabled homeowners to expand and improve their properties as circumstances changed.

The property uniquely represents both the post-war boom period (1950) and the mature suburban expansion period (1968) of Village Industries development. The original 1950 house demonstrates the initial success of the program in providing quality suburban housing, while the 1968 addition shows how the program continued to support residential improvements and family growth during its final years.

The 1968 addition represents the evolution of suburban living patterns and the growing space needs of families during the 1960s. This expansion demonstrates the sustained prosperity that Village Industries provided, enabling homeowners to make substantial improvements to their properties rather than relocating.

The property spans a significant portion of the district's 1920-1975 period of significance, from the peak post-war period (1950) through the program's concluding years (1968). This timeline makes the property valuable for understanding the complete evolution of residential development under Village Industries.

The property retains sufficient integrity to convey its historic significance across both construction periods. **Intact aspects:** Location, Design, Setting, Feeling, and Association remain strong. **Compromised aspects:** Materials and Workmanship have been affected by replacement siding and windows. However, the original Ranch form, the substantial 1968 addition, and the overall suburban residential character remain intact.

The building demonstrates the evolution of a Village Industries property from its original 1950 construction through its expansion during the program's later years, maintaining the Ranch style character while showing adaptation to changing family needs.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58 092 02 0085 000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26935 Ford Ave.				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0084_000 Lot 84 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098100	Long: -83.285400			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1957	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Front Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacement	
Window Type	Double Hung/Picture Window	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1957-1975 (within district's 1920-1975 period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Porch	Moved ☐	Date(s):			
Current/Common Name	26935 Ford						
Historic/Original Owner	Milton S. and Esther S. Moore						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	Ri-Co Building Company						

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

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

Narrative Architectural Description

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

This 1957 Ranch style house is a single-story residential structure situated on Ford Avenue in Flat Rock. The building represents residential development during the final phase of Ford's Village Industries program, demonstrating the continued suburban growth and adoption of contemporary architectural styles that characterized Flat Rock during the program's concluding years.

The house exhibits Ranch characteristics with a front gable roof that creates visual interest while maintaining the horizontal emphasis typical of Ranch design. The front gable includes a distinctive round window in the gable end, which adds architectural detail and reflects the decorative elements sometimes incorporated into 1950s Ranch design. The single-story form with its horizontal proportions reflects the Ranch style's emphasis on sprawling, ground-hugging design.

The exterior walls are clad in replacement vinyl siding in a neutral beige color, which has replaced the original exterior wall material. The foundation appears to be concrete block construction, typical of 1950s residential building practices. The building maintains the Ranch style's characteristic emphasis on horizontal lines despite the front gable configuration.

A significant alteration to the property is the addition of a substantial wooden deck that extends across the front facade. This deck is elevated and includes wooden railings and steps, providing outdoor living space and enhancing the indoor-outdoor connection that was central to Ranch style philosophy. The deck represents a later addition that reflects changing recreational preferences and the emphasis on outdoor entertaining.

Windows include a combination of double-hung and picture windows that appear to be replacement units. The window arrangements maintain the horizontal emphasis typical of Ranch design while providing natural light and views. The picture window, in particular, reflects the Ranch style's emphasis on connection between interior and exterior spaces.

The property lacks visible outbuildings, which may reflect the preference for attached garages or integrated storage that became common in Ranch design, or the constraints of lot size in this established neighborhood. A concrete driveway provides parking accommodation.

The landscaping includes mature trees and lawn areas that contribute to the suburban residential character established during the Village Industries period. The property demonstrates the continued residential development and suburbanization that characterized Flat Rock during the 1950s.

Character-defining features include the front gable roof with round window detail, the single-story Ranch massing, the horizontal window arrangements, and the substantial front deck addition that enhances the outdoor living emphasis of Ranch design.

The main entrance door appears to be positioned beneath the deck overhang, with the elevated platform providing weather protection while creating a covered entrance area. This configuration, though altered from original Ranch house design principles, demonstrates adaptive solutions to site conditions or foundation requirements.

Foundation and Site Relationship

The building is positioned significantly above grade, requiring the extensive deck and staircase access system. This elevated configuration may reflect site drainage requirements, foundation modifications, or other structural considerations that have altered the building's original relationship to the landscape. The elevated position creates a more prominent visual presence than typical Ranch houses, which traditionally emphasized integration with the natural grade.

Site Planning and Landscape Integration

The property includes a concrete driveway that provides vehicular access, maintaining the automobile-oriented planning characteristic of suburban development during the Ranch house era. The lot features lawn areas and mature trees that provide the suburban residential character, though the elevated building position and extensive deck system create a different relationship between structure and landscape than originally intended in Ranch house design.

History of the Resource

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

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lots **84**, 86, 89, 90, and other lands to George W. Van Riper and Mamie H. Van Riper, his wife, as tenants by the entireties, by Warranty Deed, dated December 28, 1951, recorded January 21, 1952.[1]

Mamie H. Van Riper, survivor of herself and George W. Van Riper, her deceased husband (whose Death Certificate was recorded in Liber 12064, Page 677), conveyed **Lot 84** to Ri-Co Building Company, a Michigan co-partnership consisting of Junior Vinson Riffle and Freeman Cowgar, sole co-partners, by Warranty Deed on May 28, 1957, recorded August 5, 1957.[2]

Ri-Co Building Company, a Michigan co-partnership consisting of Freeman Cowger and J. V. Riffle, sole co-partners, conveyed **Lot 84** to Milton S. Moore and Esther S. Moore, his wife, by Warranty Deed on October 4, 1957, recorded October 24, 1957. Building restrictions applied.[3]

The Death Certificate of Esther S. Moore was recorded June 16, 1971, pertaining to **Lot 84**. The certified copy of the death certificate recited that the decedent died November 8, 1970. She was the wife of Milton S.[4]

Milton S. Moore, a single man, survivor of himself and Esther S. Moore, his deceased wife, conveyed **Lot 84** to Frieda S. Schulte, also known as Frieda Schultz, by Warranty Deed for $12,500 on May 27, 1971, recorded June 16, 1971.[5] In 1971, Frieda Schultz was living at 26935 Ford.[6]

The Death Certificate of Ervin G. Schultz was recorded June 16, 1971, pertaining to **Lot 84**. The certified copy of the death certificate recited that the decedent died March 14, 1960. He was the husband of Frieda.[7]

Frieda Schultz, survivor of herself and Ervin G. Schultz, her deceased husband (whose Death Certificate was attached), conveyed **Lot 84** to William Warren Alford and Sharyn Alford, his wife, by Warranty Deed for $17,300 on May 28, 1971, recorded June 16, 1971.[8] The Alford Family has resided at 26935 Ford.[9]

William Warren Alford and Sharyn Alford, his wife, took out a mortgage from Security Bank & Trust Company in the amount of $17,300 on June 1, 1971, recorded June 7, 1971, on **Lot 84**.[10]

Statement of Significance/Recommendation of Eligibility

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

This 1957 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents the final phase of Ford's Village Industries program and demonstrates the continued suburban residential development and adoption of contemporary Ranch style architecture during the program's concluding years.

Criterion A - Community Planning and Development: Built in 1957, this house represents the sustained success of Ford's Village Industries program during its final decade. The Ranch style architecture demonstrates how the program continued to enable workers to achieve contemporary suburban housing that reflected current architectural trends. The property shows how Village Industries supported continued residential development that embraced modern design principles during the program's concluding phase.

The 1957 construction date places this property near the end of Ford's Village Industries experiment, which concluded in the mid-1960s. This house represents the final phase of residential development under the

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

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

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

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

[10] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

program, demonstrating that the community development benefits achieved through Village Industries continued to support quality suburban construction until the program's end.

The Ranch style represents the modernization of Flat Rock's residential architecture during the 1950s, showing how the community embraced contemporary suburban design trends. The front gable variation with decorative round window demonstrates the architectural sophistication that Village Industries prosperity made possible, enabling residents to build homes with current styling and architectural details.

The substantial front deck addition, while representing a later alteration, reinforces the Ranch style's emphasis on outdoor living and demonstrates the continued investment in residential improvements that the Village Industries legacy supported. This addition shows how properties evolved to meet changing lifestyle preferences.

The property falls within the district's 1920-1975 period of significance, specifically during the concluding phase of the industrial transformation period. This house represents the final achievements of Ford's Village Industries approach to community development and demonstrates how the program supported contemporary residential architecture until its conclusion.

Integrity Assessment: The property retains sufficient integrity to convey its historic significance despite material alterations and the deck addition. **Intact aspects:** Location, Design, Setting, Feeling, and Association remain strong. **Compromised aspects:** Materials and Workmanship have been affected by replacement siding and windows. However, the building maintains its original Ranch form, front gable configuration with round window, and overall horizontal character.

The Ranch massing, front gable with decorative window, and horizontal emphasis remain intact. The deck addition, while altering the front facade, reinforces rather than contradicts the Ranch style's emphasis on outdoor living connections.

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

References

List references used to research and evaluate the individual property.

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

Personal knowledge of Walter Masson, [RESEARCHER’S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26951 Ford Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0082_000 Lots 82 & 83 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.1033264		Long: -83.2997522		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1951
Architectural Style	Ranch
Building Form	One story rectilinear
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Brick/Concrete
Window Materials	Vinyl replacement
Window Type	Picture & Double hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

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

Area(s) of Significance	Community Planning & Development; Industry, Social History					
Period(s) of Significance	1951-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	26951 Ford Ave					
Historic/Original Owner	Ethel & Mildred Semmler					
Historic Building Use	Single family residence					
Current Building Use	Single family residence					
Builder/Contractor	Nick Jabe (likely)					

Survey Date	9/24/2024	Recorded By	Lesley Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 26951 Ford Avenue is a single-story Ranch house exemplifying residential development during Flat Rock's late period of significance. The dwelling presents an elongated rectangular footprint with the low-profile, horizontal emphasis characteristic of post-war Ranch design.

The structure is built on an extended rectangular plan that maximizes interior space while maintaining single-story massing. A hip roof clad in asphalt shingles creates broad overhanging eaves on all sides, reinforcing the horizontal lines and providing weather protection. The low pitch and minimal ornamentation reflect the style's modernist aesthetic.

The exterior walls are clad in warm-toned brick veneer laid in common bond, exhibiting subtle color variations ranging from warm browns to muted reds. White-painted trim around windows and doors provides crisp contrast against the masonry, unifying the architectural composition.

The front facade features a balanced fenestration pattern of double-hung windows with white-painted frames. A prominent picture window grouping dominates the central portion of the elevation, consisting of a large fixed pane flanked by smaller sidelights. White painted shutters, properly proportioned to the openings, accent the windows throughout.

The main entrance is positioned slightly off-center, accessed directly from grade level via a small concrete stoop. The front door features decorative glazing elements and benefits from the roof overhang for weather protection.

The structure sits at natural grade, maintaining the horizontal integration with the site essential to Ranch house design. A concrete driveway provides vehicular access. The front yard features expansive lawn areas and a mature fir tree that serves as a focal point. Foundation plantings of established shrubs line the building's perimeter, demonstrating the maintained suburban character developed since original construction.

The brick construction, proper proportional relationships, and maintained relationship to grade preserve the character-defining features of this building type, representing the residential development that housed Flat Rock's industrial workforce during the late period of significance.

History of the Resource

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

Sam L. Vreeland and Grace Y. Vreeland, his wife, conveyed **Lot 82** to Ernest M. Fugmann and Ellamay Fugmann, his wife, by Warranty Deed, dated January 8, 1937, recorded May 7, 1938.[1]

Ernest M. Fugmann and Ellamay Fugmann, his wife, conveyed **Lot 82** to Ethel E. Semmler, a single woman, and Mildred H. Semmler, a widow, as joint tenants, by Warranty Deed on July 31, 1950, recorded August 7, 1950.[2]

Sam L. Vreeland and Grace Y. Vreeland, his wife, conveyed **Lot 83** to Philip Sinclair by Warranty Deed, dated January 29, 1941, recorded December 10, 1942.[3] Philip Sinclair, husband of the second party, and Vivian Sinclair, wife of the first party, exchanged a Quit Claim Deed, dated December 10, 1942, recorded December 10, 1942, also covering **Lot 83**.[4]

Philip Sinclair, a single man, conveyed **Lot 83** to Ethel E. Semmler, a single woman, and Mildred H. Semmler, a widow, as joint tenants, by Warranty Deed on July 18, 1950, recorded July 24, 1950.[5]

Nick Jabe and June Jabe, his wife, conveyed **Lot 83** to Ethel E. Semmler, a single woman, and Mildred H. Semmler, a widow, as joint tenants, by Warranty Deed on November 25, 1950, recorded January 10, 1951. In 1953, Ethel Semmler resided at 26951 Ford.[6]

Ethel E. Semmler, a single woman, and Mildred H. Semmler, a widow, took out a mortgage from Ernest M. and Ellamay Fugmann, his wife, in the amount of $6,700 on August 4, 1950, recorded April 28, 1954, on **Lots 82 and 83**.[7]

Ethel E. Semmler conveyed **Lots 82 and 83** to Cecilia E. Baranski, Harriet Baranski, and Wanda Baranski, as joint tenants and not as tenants in common or otherwise, with right of survivorship, by Warranty Deed on April 5, 1955, recorded April 14, 1955.[8]

Harriet Baranski and Wanda Baranski, survivors of themselves and Cecilia E. Baranski (whose Death Certificate had been recorded in Liber 14524, Page 52, on July 17, 1961), conveyed **Lots 82 and 83** to Ely C. Knight and Marie H. Knight, his wife, by Warranty Deed on December 4, 1965, recorded December 7, 1965.[9]

Ely C. Knight and Marie H. Knight, his wife, conveyed **Lots 82 and 83** to Kenneth S. Killian and Terry M. Killian, his wife, by Land Contract in the amount of $8,864.77 on June 21, 1964, recorded August 12, 1964.[10]

Kenneth S. Killian and Terry M. Killian, his wife, assigned the Purchaser's Assignment of the Land Contract dated June 21, 1964, for **Lots 82 and 83**, to John M. Watson, Sr. and Alfrieda R. Watson, his wife, by Assignment of Value on August 8, 1964, recorded August 12, 1964.[11]

The Death Certificate of Ely Cyrun Knight was recorded June 30, 1970, pertaining to **Lots 82 and 83**.[12] Marie H. Knight conveyed **Lots 82 and 83** to John M. Watson, Sr. and Alfrieda R. Watson, his wife, by Warranty Deed for $12,000 on July 8, 1971, recorded August 16, 1971.[13]

Mail delivery to Bob & Betty Christopher at 26951 Ford Ave occurred over several decades.[14]

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

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

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[11] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[12] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[13] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[14] Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

Statement of Significance/Recommendation of Eligibility

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

The property at 26951 Ford Avenue is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A - Community Planning and Development: This Ranch house represents the residential development that served Flat Rock's industrial workforce during the community's transformation from an agricultural village into a suburban-industrial center. The property's c. 1950s construction places it within the sustained growth period following Ford's establishment of the Village Industries Headlamp Plant in December 1922. Ford's Village Industries specifically targeted farmers, craftsmen, and unemployed rural residents who could maintain their connection to the land while working in modern industrial facilities. This dwelling, with its substantial brick construction and generous lot, reflects the housing that emerged to serve a community preserving suburban residential ideals rather than adopting dense urban patterns. Continued demand for quality residential development extended through multiple decades, from the initial headlamp plant through the construction of the Michigan Casting Center in 1972.

Integrity Assessment: The property demonstrates strong integrity across all seven aspects. Location and setting are intact on Ford Avenue within the established residential neighborhood, with generous lot size, mature landscaping, and relationship to similar-era housing authentically preserving community planning patterns. Design integrity is outstanding — the single-story massing, hip roof, elongated footprint, horizontal emphasis, picture window grouping, and relationship to grade remain as originally constructed. Material integrity is excellent, with original warm-toned brick veneer, white-painted trim, and fenestration consistent with the construction period. Workmanship is evident in the refined brick masonry, precise hip roof execution, and attention to proportional relationships and trim details. The suburban residential context — concrete driveway, mature plantings including a prominent weeping willow, and natural grade relationship — preserves the setting. Feeling and association remain strong, as the dwelling continues to convey the residential character of Flat Rock's postwar growth.

As a well-preserved brick Ranch house from the late period of significance, this property authentically represents the sustained residential development resulting from Flat Rock's industrial transformation. Its intact design, quality materials, and suburban setting make it a strong contributor to the district.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0082_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26965 Ford Ave.				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0081_000 Lot 81 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103190	Long: -83.299470			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1951	
Architectural Style	Cape Cod Revival	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled w/Projection	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacement	
Window Type	Picture/Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1951-1971 (within district's 1920-1975 period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	26965 Ford Ave.						
Historic/Original Owner	John Harrington						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	John Harrington built himself						

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1951 Cape Cod style house is a 1.5-story residential structure situated on Ford Avenue in Flat Rock. The building represents residential development during the peak period of Ford's Village Industries program, demonstrating the continued prosperity and preference for traditional architectural forms that characterized Flat Rock during the early 1950s post-war boom.

The house exhibits classic Cape Cod characteristics with a side gable roof and prominent front gable projection that creates visual interest and provides definition to the main entrance. The front gable projection serves as the focal point of the facade and houses the main entrance, which is typical of Cape Cod design. The roof is covered in asphalt shingles and includes a brick chimney.

The exterior walls are currently clad in replacement white vinyl siding with blue shutters that provide colorful contrast and contribute to the traditional Cape Cod residential character. The blue shutters frame the windows and reinforce the colonial styling that remained popular even during the modern 1950s period. The foundation appears to be concrete block construction, typical of early 1950s residential building practices.

The front facade displays a symmetrical composition typical of Cape Cod design, with the main entrance positioned within the front gable projection. The entrance features what appears to be a decorative oval glass door that adds architectural interest and reflects the attention to detail in 1950s residential construction. Windows are arranged symmetrically and appear to be replacement double-hung units that maintain the original opening configurations.

A significant feature of this property is the retention of what appears to be the original detached garage, visible in the background. This garage demonstrates the complete integration of automobile accommodation into residential planning that had become standard by the early 1950s and represents an important component of the original residential development.

The property includes a concrete driveway and established landscaping with mature foundation plantings that contribute to the suburban residential character. The lot size and setbacks reflect the suburban development patterns that were characteristic of early 1950s construction during the peak Village Industries period.

Character-defining features include the side gable roof with front gable projection, the 1.5-story Cape Cod massing, the symmetrical facade composition, the decorative front entrance, and the original detached garage. These elements combine to create a well-proportioned Cape Cod house that reflects both traditional American residential design principles and 1950s suburban construction standards.

History of the Resource

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

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lot 81 and other lands to George W. Van Riper and Mamie Van Riper, his wife, as tenants by the entireties, by Warranty Deed on September 7, 1950, recorded May 7, 1951.[1] George W. Van Riper and Mamie H. Van Riper, his wife, conveyed Lot 81 to John M. Harrington and Virginia Harrington, his wife, by Warranty Deed on May 3, 1951, recorded May 7, 1951.[2]

John M. Harrington and Virginia R. Harrington, his wife, took out a mortgage from the State Savings Bank of Flat Rock in the amount of $7,900 on May 12, 1951 [to build the residence], recorded May 18, 1951, on Lot 81.[3]

In 1953, John M. Harrington resided at 26965 Ford.[4] In 1961, John M. Harrington was living at 26965 Ford.[5] In 1971, John M. Harrington resided at 26965 Ford Ave.[6]

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

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

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

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

Statement of Significance/Recommendation of Eligibility

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

This 1951 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A - Community Planning and Development: Built in 1951, this house represents the peak period of Ford's Village Industries success, when the program achieved a 73% homeownership rate that exceeded national averages by 18 percentage points. The Cape Cod style demonstrates the quality residential development and architectural variety that Village Industries made possible, enabling industrial workers to achieve traditional, well-designed suburban housing. The Cape Cod form represents continued preference for traditional American architectural forms during the 1950s, showing continuity with earlier colonial houses in the district while incorporating modern construction techniques. The retention of the original detached garage demonstrates the complete residential planning and automotive accommodation that characterized quality suburban development during this period.

Integrity Assessment: The property retains sufficient integrity to convey its historic significance despite material alterations. Location, design, setting, feeling, and association remain strong. Materials and workmanship have been diminished by replacement siding and windows; however, these alterations are typical throughout the district. The original Cape Cod massing, side-gable roof with front projection, symmetrical facade, traditional proportions, and original detached garage remain intact.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The 1951 construction date places it at the height of Village Industries achievements. The Cape Cod form and original garage demonstrate the quality residential development and comprehensive planning that the program supported. Sufficient integrity in location, design, setting, feeling, and association conveys the property's historic significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0081_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26985 Ford Ave.				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0079_000 Lot 79 & 80 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103640		Long: -83.299980		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1951	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Hipped low pitch	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick with stone accents	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Sliding	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Area(s) of Significance	Community Planning and Development; Industry; Architecture				
Period(s) of Significance	1951-1971 (within district's 1920-1975 period)				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):	
Current/Common Name	26985 Ford Ave.				
Historic/Original Owner	Irving and Meadie Farrand Sr.				
Historic Building Use	Single Family Residence				
Current Building Use	Single Family Residence				
Historic Builder:	unknown				

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

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

Narrative Architectural Description

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

This 1951 Ranch style house is a single-story residential structure situated on Ford Avenue in Flat Rock. The building represents an exceptional example of early Ranch architecture during the peak period of Ford's Village Industries program, demonstrating both the prosperity and architectural sophistication that the program made possible during the early 1950s.

The house exhibits classic Ranch characteristics with a hip roof that creates clean, geometric lines and emphasizes the horizontal emphasis typical of Ranch design. The single-story form with extended rooflines reflects the Ranch style's integration with the landscape and emphasis on horizontal proportions. The roof is covered in dark asphalt shingles that provide contrast with the light-colored brick exterior walls.

A distinctive feature of this property is its brick exterior wall construction, which represents higher-quality materials and craftsmanship compared to many contemporaneous houses that used wood frame construction with siding. The brick construction demonstrates the level of prosperity and investment in quality residential development that Ford's Village Industries made possible during its peak period. The brick appears to be in excellent condition and maintains the original appearance.

The house features an attached garage that is integral to the overall design, representing the complete integration of automobile accommodation that had become standard in quality suburban residential development by the early 1950s. The garage is seamlessly incorporated into the building's massing and roofline, creating a unified architectural composition that reflects sophisticated residential planning.

Windows include horizontal sliding and fixed units that emphasize the Ranch style's horizontal fenestration and connection to outdoor spaces. The window types and arrangements reflect early 1950s residential design principles and appear to maintain their original configurations. The horizontal emphasis of the windows reinforces the Ranch style's characteristic proportions.

The property includes established mature landscaping with evergreen plantings that complement the horizontal lines of the Ranch architecture. A concrete driveway provides access to the attached garage, completing the integrated residential design.

Character-defining features include the hip roof, the single-story Ranch massing, the brick exterior wall construction, the integrated attached garage, the horizontal window arrangements, and the overall sophisticated suburban residential design that reflects the prosperity and quality development standards of the peak Village Industries period.

History of the Resource

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

Trellis Payne and Anna Payne, his wife, conveyed **Lots 79 and 80** to Ambrose Kovacek and Mary Kovacek, his wife, by Warranty Deed on January 15, 1955, recorded January 24, 1955.[1]

Ambrose Kovacek and Mary Kovacek, his wife, conveyed **Lots 79 and 80** to Irving Farrand, Sr. and Meadie Farrand, his wife, by Warranty Deed on May 16, 1956, recorded May 22, 1956.[2] In 1961, Irving Farrand Sr. was living at 26985 Ford.[3] Irving Farrand, Sr. and Meadie Farrand, his wife, took out a mortgage from the State Savings Bank of Flat Rock in the amount of $8,000 on August 8, 1956, recorded August 10, 1956, on **Lots 79 and 80**.[4]

Irving Farrand, Sr. and Meadie Farrand, his wife, conveyed **Lots 79 and 80** to Robert J. Krynak and Ila J. Krynak, his wife, by Warranty Deed for $29,900 on April 7, 1969, recorded April 10, 1969.[5] In 1971, Robert J. Krynak resided at 26985 Ford Ave.[6]

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

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

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

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

Statement of Significance/Recommendation of Eligibility

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

This 1951 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**.

Criterion A - Community Planning and Development: Built in 1951 during the peak period of Ford's Village Industries program, this house demonstrates the quality suburban development that the program made possible. The brick construction and integrated garage reflect the level of prosperity that enabled industrial workers to achieve high-quality, modern residential architecture and contributed to Flat Rock's exceptional homeownership rates.

Criterion C - Architecture: The property represents an excellent example of early Ranch architecture with superior materials and design integration. The brick veneer, hip roof, and attached garage demonstrate architectural sophistication beyond typical early 1950s residential construction, showing how Village Industries prosperity enabled residents to build with premium materials and advanced design features.

Integrity Assessment: The property retains outstanding integrity across all seven aspects. The original brick construction maintains its appearance, the Ranch form and proportions are intact, and the integrated garage and landscape design preserve the property's original suburban residential character. No significant alterations have compromised the original design.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The 1951 construction date places it at the height of Village Industries achievements. The brick Ranch with integrated attached garage represents superior residential architecture enabled by the program's prosperity, meeting both Criterion A for community development and Criterion C for architectural significance. Outstanding integrity across all seven aspects makes it an exceptional representative of peak-period Village Industries residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0079_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27017 Ford Ave.				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0078_000 Lot 78 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103840	Long: -83.300140			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1927	
Architectural Style	Vernacular	
Building Form	1 Story Rectilinear	
Roof Form	Front Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding replacement	
Foundation Materials	Concrete	
Window Materials	Vinyl Replacement	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History						
Period(s) of Significance	1927-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows/Porch	Moved ☐	Date(s):			
Current/Common Name	27017 Ford Ave.						
Historic/Original Owner	Arthur Felix / Arthur & Gladys Busick						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	21 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 27017 Ford Avenue is a single-story vernacular residence with Colonial Revival influences, constructed in 1927. The property represents transitional-period residential development bridging the Early Period of Significance (1834–1920) and the Late Period of Significance (1922–1975), built during the years when Henry Ford's industrial transformation was beginning to reshape the community from a rural river town into an industrial center.

The house exhibits a simple rectangular single-story form with a side-gable roof clad in asphalt shingles, reflecting modest vernacular residential construction typical of the late 1920s. The building rests on a concrete or stone foundation supporting frame construction above. The exterior walls are clad in tan horizontal replacement siding that obscures the original wall material but maintains the proportional relationships and domestic scale of the original design.

The fenestration includes replacement windows with decorative shutters that maintain appropriate scale and preserve original opening sizes. The shutters reflect Colonial Revival influences common during the 1920s. A front porch with wooden railings provides functional outdoor space and architectural enhancement, reflecting regional preferences for covered outdoor living areas.

Character-defining features include the single-story vernacular massing, side-gable roof, front porch with wooden railings, modest working-class scale, and Colonial Revival influences in window treatment and overall composition.

The property occupies a residential lot on Ford Avenue with maintained lawn and landscaping.

History of the Resource

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

In 1927, [Arthur] Felix owned **Lot 78** in the Huron River subdivision and the residence thereon.[1] In 1935, Arthur Busick and family were living at 27017 Ford.[2] In 1939, Arthur & Gladys Busick were living at 27017 Ford.[3] Arthur Busick registered for the draft on 15 Feb 1942; he was married to Gladys, was employed by the Federal Bureau of Investigation (Grand Rapids Field Office)and his family resided at 27017 Ford Ave.[4]

In 1950, James & Stella Wallace and son resided at 27017 Ford; and James worked as salesman selling sweepers.[5] In 1953, John Caldwell resided at 27017 Ford.[6]

This home is currently owned by Dave Metty; the Metty family has lived in Flat Rock for generations.[7]

Statement of Significance/Recommendation of Eligibility

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

This 1927 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A - Community Planning and Development: Constructed in 1927, this modest vernacular residence represents transitional-period development during the crucial years when Ford's Village Industries program was beginning to transform Flat Rock from a rural river community into an industrial center. The property's modest scale and vernacular character demonstrate the practical, affordable housing that enabled workers to establish

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 112, entry for Felix with house on Lot 78; original records held by Brownstown Township Historical Society.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1935) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

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

[4] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QP8J-QHMZ : Thu Apr 10 14:41:36 UTC 2025), Entry for Arthur Allen Busick and J Edgar Hoover FBI Headquarters, 15 Feb 1942.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 1, dwelling 11, for James & Stella Wallace and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-RSN?view=explore&lang=en&groupId=TH-7772-115405-97-41 : accessed 27 July 2025), FHL#108990835, image 2 of 15; United States. National Archives and Records Administration.

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

[7] Personal knowledge of Marsha Younglove, [RESEARCHER'S CONTACT INFORMATION]. The Younglove's have been multi-generational residents of Flat Rock, long-time members of the Flat Rock Historical Societyand live on W. Huron River Drive near the Huron River Sub, August 2025.

permanent residence during the early phase of industrial expansion. The location on Ford Avenue documents residential development responding directly to the community's changing economic base.

Integrity Assessment: Location is excellent, with the property remaining on its original Ford Avenue site. Design integrity is good, with the essential vernacular form, side-gable roof, front porch, and overall composition intact. Setting remains good within the residential corridor. Materials integrity is fair — original exterior cladding and windows have been replaced, though the alterations maintain historic proportions and fenestration patterns. Workmanship is good, with original construction quality evident in form and proportional relationships. Feeling and association are good, with the property continuing to convey its character as a late 1920s working-class residence from the transition period.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The 1927 construction date places it within the transitional period between the Early (1834–1920) and Late (1922–1975) Periods of Significance, documenting the community's early residential response to Ford's industrial transformation. While exterior materials have been altered, sufficient integrity in design, location, setting, feeling, and association allows the property to convey its significance as a representative example of late 1920s vernacular residential construction.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0078_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27027 Ford Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0077_000 Lot 77 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097800	Long: -83.285700			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

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

Architectural Information

Construction Date	1970
Architectural Style	Vernacular
Building Form	1.5 Story Rectilinear
Roof Form	Front Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete
Window Materials	Vinyl Replacement
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1970-1975 (within district's 1920-1975 period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	27027 Ford Ave						
Historic/Original Owner	Alexander & Louise Barbour						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	Caldwell (likely based on timeline)						

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1970 Contemporary style house is a single-story residential structure situated on Ford Avenue in Flat Rock. The building represents residential development during the final years of Ford's Village Industries program and the concluding period of the district's significance, demonstrating the continued suburban growth that characterized Flat Rock through the program's end.

The house exhibits Contemporary architectural characteristics with a prominent front gable that creates a strong vertical emphasis and modern appearance. The front gable design reflects the architectural trends of the late 1960s and early 1970s that moved away from traditional Ranch horizontality toward more varied rooflines and geometric forms. The single-story form maintains connection to Ranch influences while incorporating Contemporary design elements.

The exterior walls are currently clad in replacement dark blue vinyl siding with white trim, which has replaced the original exterior wall material. The color scheme creates a distinctive appearance that reflects later residential preferences. White shutters accent some windows and provide visual contrast to the dark siding, contributing to the contemporary residential character.

The front facade features an asymmetrical composition with the main entrance positioned off-center beneath or adjacent to the front gable. A small covered entry area provides weather protection and creates a modest entrance feature. The front also includes what appears to be a large picture window that reflects the continued emphasis on natural light and indoor-outdoor connections that carried over from Ranch design into Contemporary styling.

Windows include a combination of double-hung and picture windows that appear to be replacement units, which is typical for properties of this age. The window arrangements maintain some horizontal emphasis while accommodating the Contemporary style's more varied facade composition. A small window in the front gable provides additional light to interior spaces.

The property lacks visible outbuildings, which may reflect the preference for attached garages or carports that had become standard by 1970, or constraints of the residential lot configuration. The landscaping includes lawn areas and some foundation plantings that contribute to the suburban residential character.

Character-defining features include the prominent front gable, the single-story Contemporary massing, the asymmetrical facade composition, the large picture window, and the overall geometric simplicity that reflects early 1970s residential design principles and the final phase of suburban development during the district's period of significance.

History of the Resource

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

Grace Y. Vreeland conveyed Lots **77** and 78 to Thomas D. Tracy and Donalda Tracy, his wife, by Warranty Deed on November 13, 1950, recorded November 16, 1950.[1]

Thomas D. Tracy, survivor of himself and Donalda Tracy, his deceased wife, a widower, conveyed Lots **77** and 78 to Alexander Barbour and Louise Barbour, his wife, by Warranty Deed on April 26, 1957, recorded May 2, 1957.[2]

Alexander Barbour and Louise Barbour, his wife, conveyed Lots **77** and 78 to John B. Caldwell and Birdie L. Caldwell, his wife, by Warranty Deed on August 9, 1966, recorded August 31, 1966.[3]

John B. Caldwell and Birdie L. Caldwell, his wife, conveyed Lots **77** and 78 to Eric D. Painter, a single man, and Tammy M. Theisen, a single woman, by Warranty Deed for $39,900 on September 23, 1980, recorded October 1, 1980.[4]

Eric D. Painter and Tammy M. Painter, formerly known as Tammy M. Theisen, his wife, conveyed Lots **77** and 78 to Barry W. Dickson and Joyce Ann Dickson, his wife, by Warranty Deed for $35,000 on June 17, 1985, recorded June 27, 1985.[5] Barry Dickson resided at 27027 Ford Ave.in the 1980s.[6]

The Blanchette Family resided at 27027 Ford Ave. during the 1980-90s.[7]

Statement of Significance/Recommendation of Eligibility

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

This 1970 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A - Community Planning and Development: Built in 1970, this house represents residential development during the final years of the district's 1920–1975 period of significance. Although Ford's Village Industries program had concluded by the mid-1960s, the suburban development patterns and community infrastructure the program established continued to support residential construction into the 1970s. The Contemporary style represents the final phase of architectural evolution within the district, showing how residential design moved beyond the Ranch and traditional forms that dominated earlier decades.

Integrity Assessment: The property retains sufficient integrity to convey its significance as end-period development. Location, design, setting, feeling, and association remain strong. Materials and workmanship have been diminished by replacement siding and windows; however, the original Contemporary form, front-gable configuration, and suburban residential character remain intact.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The 1970 construction date places it at the conclusion of the period of significance, documenting the continued residential growth that Village Industries infrastructure made possible and completing the district's architectural timeline from 1920 through 1975. Sufficient integrity in location, design, setting, feeling, and association conveys its historic significance.

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

[7] Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 1* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.

References

List references used to research and evaluate the individual property.

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

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27035 Ford Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0076_000 Lot 76 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097700		Long: -83.285800		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1942	
Architectural Style	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
Window Type	Double Hung/Screened	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 2-story Garage (detached)	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry; Social History; Architecture					
Period(s) of Significance	1942-1962 (within district's 1920-1975 period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	27035 Ford Ave.					
Historic/Original Owner	Robert S. & Charlotte E. Clegg					
Historic Building Use	Multi-Family Residence					
Current Building Use	Multi-Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	Clegg/Heier Bros. (likely)					

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

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

Narrative Architectural Description

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

This 1942 Minimal Traditional style house is a single-story residential structure situated on Ford Avenue in Flat Rock. The building represents early residential development during the foundational period of Ford's Village Industries program and exhibits exceptional preservation of original materials and features that make it a rare example of intact 1940s residential construction.

The house exhibits Minimal Traditional characteristics with a side gable roof form and modest proportions typical of early 1940s residential construction. The building demonstrates the transition between traditional house forms and the more streamlined designs that would emerge after World War II. The roof is covered in asphalt shingles and includes a substantial brick chimney.

A remarkable feature of this property is the retention of original aluminum siding, which represents early adoption of this modern material during the 1940s. The aluminum siding appears to be in excellent condition and maintains its original appearance, making this property extremely rare for its material integrity. The original aluminum windows with screens are equally significant, as they demonstrate the complete preservation of 1940s building technology and materials.

The windows feature original aluminum awnings that provide weather protection and contribute to the building's character. These awnings represent both functional and aesthetic elements of 1940s residential design and are increasingly rare survivors. The combination of aluminum siding, windows, and awnings creates a cohesive example of 1940s modern materials and construction techniques.

The front facade includes a covered front porch that provides weather protection and creates a welcoming entrance feature. The porch appears to maintain its original configuration and contributes to the traditional residential character while incorporating modern materials.

A particularly significant feature is the large original detached garage located at the rear of the property. This garage includes upper living space accessed by exterior stairs and decking, creating a unique residential complex that reflects the specific needs and occupation of the original owner, who worked as a navy mechanic. The garage likely served as both automotive accommodation and workshop space, demonstrating the integration of residential and occupational needs that characterized some Village Industries development.

The garage's upper living space and deck configuration represent an unusual example of accessory residential space that may have been designed for workshop activities, guest accommodation, or rental income. This feature demonstrates the entrepreneurial and practical approaches to residential development that characterized some Village Industries properties.

Character-defining features include the side gable roof, the original aluminum siding and windows with awnings, the covered front porch, and the exceptional large garage with upper living space and deck. The combination of original materials and unique outbuilding configuration makes this property a rare and significant example of 1940s residential development.

History of the Resource

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

Sam L. Vreeland and Grace Y. Vreeland, his wife, conveyed **Lot 76** to Robert S. Clegg and Charlotte E. Clegg, his wife, by Warranty Deed, dated April 29, 1940, recorded January 2, 1941.[1]

Robert S. Clegg and Charlotte E. Clegg, his wife, took out a mortgage from Charles W. Heier and Ernest H. Heier, a copartnership doing business as Heier Brothers, in the amount of $500 on December 2, 1940, recorded December 24, 1940.[2]

Robert S. Clegg and Charlotte E. Clegg, his wife, conveyed **Lot 76** to John W. Wood and Alice B. Wood, his wife, by Warranty Deed on February 3, 1944, recorded February 4, 1944.[3]

John W. Wood and Alice B. Wood, his wife, took out a mortgage from The State Savings Bank of Flat Rock, a Michigan Corporation, in the amount of $2,200 on February 3, 1944, recorded February 4, 1944, on **Lot 76** .[4]

John W. Wood and Alice B. Wood, his wife, conveyed **Lot 76** to David M. Cotton and Ancy B. Cotton, husband and wife, as tenants by the entireties, by Warranty Deed, dated May 15, 1946, recorded May 17, 1946.[5]

In 1950, Eins & Bertha Niemy and family resided at 27035 Ford; and Eins worked as mechanic at the navy base.[6] In 1953, Reese E. Elias resided at 27035 Ford.[7]

Ancy B. Cotton, survivor of herself and her deceased husband David Madison Cotton, also known as D.M. Cotton (whose Death Certificate was recorded in Liber 13388, Page 251), conveyed **Lot 76** to J. L. Hood and Edna Hood, his wife, by Warranty Deed on July 6, 1957, recorded September 19, 1957.[8]

In 1961, Calvin Bumgarter were living at 27035 Ford.[9]

J. L. Hood and Edna Hood, his wife, conveyed **Lot 76** to Ethel V. Tishkof by Land Contract in the amount of $10,500 on May 21, 1965, recorded May 19, 1967.[10]

Ethel V. Tishkof assigned the Purchaser's Assignment of the Land Contract dated May 21, 1965, for **Lot 76** , to Kenneth F. Glover and Mary Ruth Glover, his wife, by Assignment of Value on May 12, 1967, recorded May 19, 1967.[11] Ethel V. Tishkof conveyed **Lot 76** to Kenneth F. Glover and Mary Ruth Glover, his wife, by Quit Claim Deed on May 12, 1967, recorded May 19, 1967.[12]

Edna Hood conveyed **Lot 76** to Kenneth F. Glover and Mary Ruth Glover, his wife, by Warranty Deed for $13,500 on April 7, 1972, recorded April 20, 1972.[13]

Kenneth F. Glover and Mary Ruth Glover, his wife, conveyed **Lot 76** to Charles B. Finley and Virginia C. Finley, his wife, by Warranty Deed for $16,000 on April 28, 1972, recorded May 5, 1972.[14]

Charles B. Finley and Virginia C. Finley, his wife, conveyed **Lot 76** to Keith Bouchard and Barbara A. Bouchard, his wife, by Land Contract on June 25, 1979, recorded July 2, 1979.[15]

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 1, dwelling 9, for Eins & Bertha Niemy and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-RSN?view=explore&lang=en&groupId=TH-7772-115405-97-41 : accessed 27 July 2025), FHL#108990835, image 2 of 15; United States. National Archives and Records Administration.

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

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[9] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 45, for Ford Ave.in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[10] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[11] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[12] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[13] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[14] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[15] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Statement of Significance/Recommendation of Eligibility

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

This 1942 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**, **Criterion C for Architecture**, and **Criterion D for Information Potential**.

Criterion A - Community Planning and Development: Built in 1942, this house represents the early implementation period of Ford's Village Industries when the program was establishing residential infrastructure to support the community's transformation. The garage workshop reflects the integration of residential and occupational needs that characterized some Village Industries development — the original owner's occupation as a navy mechanic explains the unique garage configuration and demonstrates how residents adapted their properties to accommodate specific trades and entrepreneurial activities.

Criterion C - Architecture: The property represents an exceptional example of 1940s residential construction with outstanding material integrity. The retention of original aluminum siding, windows, and awnings is extremely rare and demonstrates early adoption of modern building technologies. These intact original materials constitute a complete, increasingly scarce example of 1940s construction techniques.

Criterion D - Information Potential: The original aluminum materials, unique garage workshop configuration, and association with a navy mechanic provide significant research potential regarding wartime residential development, occupational specialization, and building technology adoption during the Village Industries period.

Integrity Assessment: The property retains exceptional integrity across all seven aspects. Original aluminum siding, windows, and awnings preserve 1940s material character. The intact garage complex with upper living space and deck represents an unusual example of accessory residential development. Design, location, setting, feeling, and association all remain strong.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The 1942 construction date, retention of rare original aluminum materials, multi-criteria significance, and exceptional integrity across all seven aspects make it an outstanding representative of early Village Industries residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0076_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27045 Ford Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0075_000 Lot 75 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097600		Long: -83.285900		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1951
Architectural Style	Vernacular/Early Ranch
Building Form	1 Story Rectilinear
Roof Form	Front Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Aluminum
Window Type	Sliding/Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1951-1971 (within district's 1920-1975 period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

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

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

Current/Common Name	27045 Ford
Historic/Original Owner	George E. & Lena Grant
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1951 Ranch style house is a single-story residential structure situated on Ford Avenue in Flat Rock. The building represents residential development during the peak period of Ford's Village Industries program, demonstrating the adoption of Ranch style architecture and modern suburban living patterns that characterized Flat Rock during the early 1950s post-war boom.

The house exhibits Ranch characteristics with a front gable roof that creates visual interest while maintaining the horizontal emphasis typical of Ranch design. The front gable configuration represents a variation on traditional Ranch styling that incorporates elements of Contemporary design trends emerging in the early 1950s. The single-story form with its horizontal proportions reflects the Ranch style's emphasis on ground-level living and integration with the landscape.

The exterior walls are clad in replacement vinyl siding in a neutral beige color, which has replaced the original exterior wall material. The foundation appears to be concrete block construction, typical of early 1950s residential building practices. The building is elevated on the foundation and includes a front deck addition with railings and stairs that provides outdoor living space and enhanced access to the main entrance.

Windows include horizontal sliding units that emphasize the Ranch style's preference for horizontal fenestration and natural light. These appear to be replacement windows that maintain the original opening configurations while reflecting more contemporary window technology. The sliding window type is characteristic of Ranch design and emphasizes the style's connection to outdoor spaces.

The front facade displays an asymmetrical composition typical of Ranch design, with the main entrance positioned off-center beneath or adjacent to the front gable. The front deck addition, while representing a later alteration, reinforces the Ranch style's emphasis on outdoor living and provides enhanced indoor-outdoor connections that were central to Ranch philosophy.

The property lacks visible outbuildings, which reflects either the preference for attached garages that became common in Ranch design, or constraints of lot size in this established residential area. A concrete driveway provides parking accommodation and reflects the complete integration of automotive access into residential planning by 1951.

The landscaping includes mature evergreen trees and maintained lawn areas that contribute to the suburban residential character established during the Village Industries period. The lot size and setbacks reflect the suburban development patterns that characterized early 1950s construction during the peak Village Industries years.

Character-defining features include the front gable roof, the single-story Ranch massing, the horizontal sliding windows, the front deck addition that enhances outdoor living, and the overall horizontal proportions that reflect early 1950s Ranch design principles and the suburban lifestyle that Village Industries prosperity made possible.

History of the Resource

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

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lots 74 and **75** to J. Avery Cunliffe and Hazel Cunliffe, his wife, by Warranty Deed, dated September 30, 1946, recorded October 10, 1946. Building restrictions applied.[1]

David M. Cotton, also known as D.M. Cotton, and Ancy B. Cotton, his wife, conveyed **Lot 75** to George E. Grant and Lena Grant, his wife, by Warranty Deed on June 27, 1953, recorded July 10, 1953.[2] In 1953, George E. Grant resided at 27045 Ford.[3]

The Probate File of the Estate of George E. Grant, Deceased, was filed May 25, 1959, under Wayne County Probate File #475044. The inventory was filed August 12, 1959, and recited **Lot 75**.[4] The heirs were listed as George F. Grant, Julia M. Savu, Charles J. Grant, John Grant, and William Grant. Devisees and legatees were also recited.[5]

John Grant, Administrator with Will Annexed of the Estate of George E. Grant, Deceased, conveyed **Lot 75** to Walter Carpenter and Catherine Carpenter, his wife, by Administrator's Deed for $7,400 on December 7, 1959, recorded December 8, 1959.[6] In 1961, W. Pietruszkiewicz was living at 27045 Ford.[7] In 1971, Richard Hell resided at 27045 Ford Ave.[8]

Walter Carpenter and Catherine Carpenter, his wife, conveyed Lot 75 to Thomas L. Anson, a single man, and Carmen D. Langton, as joint tenants with full rights of survivorship, by Land Contract on October 16, 1980, recorded October 22, 1980.[9]

Mail was delivered to Carman Langton and Tom Anson at 27045 Ford Ave.[10]

Statement of Significance/Recommendation of Eligibility

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

This 1951 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A - Community Planning and Development: Built in 1951, this house represents the peak period of Ford's Village Industries success, when the program achieved a 73% homeownership rate exceeding national averages. The Ranch style demonstrates how Village Industries enabled workers to achieve contemporary suburban housing reflecting current architectural trends. The front-gable variation shows architectural sophistication and adaptation of Ranch principles to create visual interest while maintaining horizontal emphasis.

Integrity Assessment: The property retains sufficient integrity to convey its historic significance. Location, design, setting, feeling, and association remain strong. Materials and workmanship have been diminished by replacement siding and windows; however, the original Ranch form, front-gable configuration, and horizontal character remain intact. A front deck addition, while altering the original appearance, reinforces the Ranch style's emphasis on outdoor living.

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026

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

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

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

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

[9] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[10] Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The 1951 construction date places it at the height of Village Industries achievements. The Ranch form with front gable demonstrates the modernization of Flat Rock's residential architecture during the program's peak period. Sufficient integrity in location, design, setting, feeling, and association conveys its historic significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number 58_092_02_0075_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27055 Ford Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0073_000 Lot 73 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.104290		Long: -83.300620		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1949 (Addition 1969)
Architectural Style	Cape Cod w/addition
Building Form	1.5 Story Rectilinear
Roof Form	Front Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete
Window Materials	Vinyl Replacement
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 garage (detached)

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1949-1969 (within district's 1920-1975 period)

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

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

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

Current/Common Name	27055 Ford Ave.
Historic/Original Owner	Harry W. and Alice C. Root
Historic Building Use	Single family Residence
Current Building Use	Single family Residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

This residential property consists of a 1949 Cape Cod style house with a late 1960s addition, situated on Ford Avenue in Flat Rock. The property represents both the immediate post-war Village Industries residential development period and the later expansion that characterized suburban growth during the program's final years.

The original 1949 structure exhibits classic Cape Cod characteristics with a 1.5-story form and side gable roof typical of post-war residential construction. The original portion demonstrates the continued preference for traditional American architectural forms during the immediate post-war period when Ford's Village Industries was achieving its peak success.

In the late 1960s, a substantial addition was constructed that significantly expanded the house's footprint and living space. This addition appears to extend from the original structure, creating additional ground-floor space while maintaining compatibility with the original Cape Cod design. The addition demonstrates the growing prosperity and changing family needs that characterized the late Village Industries period and the transition into the post-program era.

The entire structure is currently clad in replacement vinyl siding in a neutral beige color that unifies the appearance of both the original 1949 section and the late 1960s addition. Brown shutters accent the windows and provide visual contrast, contributing to the traditional Cape Cod residential character. The consistent siding treatment creates visual continuity despite the different construction periods.

Windows throughout include replacement double-hung units that maintain traditional proportions and reflect both the original 1949 installation and the late 1960s addition. The window arrangements preserve the symmetrical facade composition typical of Cape Cod design while accommodating the expanded floor plan created by the addition.

The front facade includes a covered front porch or entry area that provides weather protection and creates a welcoming entrance feature. This appears to be part of the original 1949 construction and maintains the Cape Cod style's emphasis on traditional residential character.

A significant feature is the detached garage located at the rear of the property that appears to match the house's architectural character. This garage may be contemporaneous with either the original construction or the 1960s addition and provides automotive accommodation that completes the suburban residential development of the property.

Character-defining features include the Cape Cod massing and proportions, the side gable roof form, the traditional window arrangements, the substantial late 1960s addition that demonstrates property evolution, and the matching detached garage that completes the residential complex.

History of the Resource

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

In 1953, John E. Moorhead resided at 27055 Ford.[1]

James A. Cunliffe and Hazel L. Cunliffe, his wife, conveyed **Lot 73** and other lands to Mamie H. Van Riper by Warranty Deed on May 25, 1954, recorded May 26, 1954.[2]

Mark V. Yost, Guardian of the Estate of Grace Y. Vreeland, Mentally Incompetent, conveyed an undivided one-half interest in **Lot 73** and other lands to James Avery Cunliffe by Guardian's Deed for $1.00 on June 10, 1955, recorded July 26, 1955.[3]

James Avery Cunliffe and Hazel L. Cunliffe, his wife, conveyed **Lot 73** and other lands to Mamie H. Van Riper by Quit Claim Deed on July 20, 1955, recorded July 26, 1955.[4]

Mamie H. Van Riper conveyed **Lot 73** to Harry W. Root and Alice C. Root, his wife, by Warranty Deed on July 21, 1955, recorded August 30, 1955.[5] In 1961, Harry Root & Marian Mayer were living at 27055 Ford.[6] In 1970, Harry Root resided at 27055 Ford Ave.[7]

Marion Croniser conveyed Lots **73** and 74 to William Root by Quit Claim Deed for $12,097.92 on May 24, 1984, recorded May 29, 1984.[8]

The Probate File of the Estate of Harry William Root, also known as Harry W. Root and Harry Root, Deceased, was filed November 22, 1983, under Wayne County Probate File #758078. The inventory was filed January 17, 1984, and recited Lots **73** and 74. The heirs were listed as William Root, son, and Marion Croniser, daughter.[9]

In the Matter of the Estate of Harry William Root, also known as Harry W. Root and Harry Root, Deceased: an Order was entered May 22, 1984, recorded May 30, 1984. The Order designated **Parcel A as Lot 73** and Parcel B as Lot 74. It was ordered that the residue of said estate be assigned to Marion Croniser, daughter, and William Root, son, each a one-half share.[10]

William Root and Arleen M. Root, his wife, conveyed Lots **73** and 74 to William Root and Robin A. Yarger, as joint tenants with rights of survivorship and not as tenants in common, by Quit Claim Deed on June 21, 1984, recorded June 27, 1984.[11]

Mail was delivered to Yarger Family at 27055 Ford Ave.[12]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National – eligibility. This is required for all properties.

This 1949 property with late 1960s addition is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A - Community Planning and Development: The original 1949 construction represents the immediate post-war period when Ford's Village Industries was achieving exceptional homeownership rates. The late 1960s addition demonstrates continued prosperity and evolving suburban needs during the program's concluding years. Together, the two phases span from the peak post-war boom through the district's final decades, showing how Village Industries supported not only initial homeownership but sustained residential investment and family growth.

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

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

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

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

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[11] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[12] Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

Integrity Assessment: The property retains sufficient integrity to convey its significance across both construction periods. Location, design, setting, feeling, and association remain strong. Materials and workmanship have been diminished by replacement siding and windows; however, the original Cape Cod form, the substantial late 1960s addition, and the matching garage remain intact.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The dual construction dates (1949 and late 1960s) document the evolution of a Village Industries property from post-war construction through later suburban expansion, both within the district's 1920–1975 period of significance. Sufficient integrity in location, design, setting, feeling, and association conveys its historic significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0073_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27085 Ford Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0072_000 Lot 72 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.1045287	Long: -83.3009244			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1954	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick/Concrete	
Window Materials	Vinyl Replacement	
Window Type	Double Hung/Picture	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	Community Planning and Development; Architecture; Industry; Social History				
Period(s) of Significance	1954-1975 (within district's 1920-1975 LATE period)				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):	
Current/Common Name	27085 Ford				
Historic/Original Owner	Floyd & Paula Hood				
Historic Building Use	Single Family Residence				
Current Building Use	Single Family Residence				
Architect/Engineer/Designer	unknown				
Builder/Contractor	unknown				

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1954 Ranch residence is a one-story brick veneer dwelling situated on Ford Avenue in Flat Rock. The building represents early 1950s post-war residential development during the late Ford Village Industries period and demonstrates the Ranch style that became the dominant American residential architectural form in the post-World War II era.

The house exhibits the characteristic features of Ranch architecture: horizontal emphasis, low-pitched roof, asymmetrical facade composition, integration with the landscape, and open floor plan concepts. The building displays a side-gabled roof with subtle hipped elements at the ends that create a gentle roofline variation. The low-pitched roof emphasizes the horizontal lines that define Ranch style architecture. The roof is covered with asphalt shingles appropriate to the period and style.

The most significant architectural feature is the extensive brick veneer that covers the majority of the exterior walls, demonstrating quality materials and permanent construction typical of custom-built Ranch homes. The brick appears to be a warm brown/tan color and is laid in a running bond pattern that creates clean, horizontal lines reinforcing the Ranch style's emphasis on horizontal orientation. The brick veneer represents substantial material investment and quality construction that distinguishes custom-built homes from more modest builder housing.

A particularly distinctive architectural element is the wide, substantial brick chimney that rises prominently from the roofline near the center of the composition. This oversized chimney represents exceptional design distinction and serves as a strong vertical accent that balances the horizontal emphasis of the Ranch form. The chimney's width and prominence indicate it likely serves a substantial fireplace that would have been a focal point of the interior living space, reflecting the Ranch style's emphasis on casual, comfortable family living centered around hearth and home. The chimney demonstrates quality masonry craftsmanship and adds significant architectural character to the composition.

The exterior combines brick veneer on the main facade and portions of the side elevations with vinyl siding accents in the gable ends and portions of the side walls, creating a two-tone exterior that provides visual variety while maintaining a cohesive appearance. This combination of materials is characteristic of Ranch design that often mixed masonry and horizontal siding to create textural interest.

The facade presents an asymmetrical composition typical of Ranch design, with windows arranged in groups and as individual units to create balanced visual interest without formal symmetry. The windows have been updated with vinyl replacements but maintain appropriate horizontal proportions characteristic of Ranch architecture. Some windows feature decorative shutters that add traditional detailing and visual interest. A row of small horizontal windows near the roofline provides additional natural light while maintaining privacy, demonstrating thoughtful custom design.

The property includes a substantial detached two-car garage that is connected to the main house via what appears to be a breezeway or covered connector. The garage features matching brick veneer and vinyl siding that creates a unified architectural ensemble. This garage arrangement with breezeway connection represents typical 1950s suburban residential planning that emphasized automobile accommodation while maintaining separation between living and utility spaces. The large garage with multiple bays demonstrates the increasing importance of the automobile in post-war residential design.

The property sits on a well-maintained lot with mature lawn and landscaping. Foundation plantings and established trees frame the house and reinforce the Ranch style's integration with the landscape. A substantial concrete driveway provides access to the garage, demonstrating the automobile-oriented site planning characteristic of post-war suburban development.

Character-defining features include the horizontal Ranch form with low-pitched roof, the extensive brick veneer demonstrating quality materials, the wide substantial chimney (the most distinctive architectural element), the asymmetrical facade composition, the combination of brick and vinyl siding materials, the detached garage with breezeway connection, and the overall Ranch architectural character that reflects custom 1953 residential design.

History of the Resource

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

James Avery Cunliffe and Hazel Cunliffe, his wife, conveyed Lot 72 (except portions thereof previously deeded in Liber 4111, Page 274), subject to an easement for public utilities over the rear 6 feet, to Floyd W. Hood and Paula A. Hood, his wife, by Warranty Deed on April 26, 1954, recorded April 30, 1954.[1]

Floyd W. Hood and Paula A. Hood, his wife, took out a mortgage from the State Savings Bank of Flat Rock, a Banking Association of Flat Rock, Michigan, in the amount of $9,000 [likely to build house] on July 16, 1954, recorded July 19, 1954, on Lot 72 (except portions thereof previously deeded in Liber 4111, Page 274).[2]

In 1955, Floyd Hood and family were living at 27085 Ford Ave.[3] In 1961, Floyd Hood was living at 27085 Ford Ave.[4] In 1971, Floyd Hood resided at 27085 Ford Ave.[5] Floyd William Hood had been employed as a water filtration plant operator for Ford until he retired in 1977, Floyd & his wife Paula continued to live at 27085 Ford Ave. until just before he passed away in Monroe in June 1983.[6]

Paula A. Hood, survivor of Floyd W. Hood, her deceased husband (whose Death Certificate was recorded in Liber 21817, Page 662), conveyed Lot 72 (except that part more particularly described same as the mortgage recorded in Liber 11682, Page 230) and other lands to Robert B. Baker and Jean T. Baker, his wife, and Robert L. Cronenwett and Gene L. Cronenwett, his wife, by Land Contract in the amount of $22,000 on October 19, 1983, recorded October 28, 1983.[7]

Paula A. Hood conveyed Lot 72 to Robert B. Baker and Jean T. Baker, his wife, and Robert L. Cronenwett and Gene L. Cronenwett, his wife, by Warranty Deed on June 13, 1985, recorded June 24, 1985.[8]

Robert B. Baker and Jean T. Baker, his wife, and Robert L. Cronenwett and Gene L. Cronenwett, his wife, conveyed Lot 72 to Robert Edward Murphy and Jean Elizabeth Murphy, his wife, by Warranty Deed on June 13, 1985, recorded June 24, 1985.[9]

Statement of Significance/Recommendation of Eligibility

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

This 1954 property is recommended as Contributing to the Flat Rock Historical District and Individually Eligible for the National Register under Criterion A for Community Planning and Development and Criterion C for Architecture. The property represents significant early 1950s custom residential development during the late Ford Village Industries period, with distinctive Ranch architecture featuring extensive brick veneer and a particularly wide substantial chimney.

Custom built in 1954, this house represents the post-war residential boom that transformed Flat Rock during the late Village Industries period. The construction date places it within the critical decade when returning veterans, federal housing programs (GI Bill, FHA loans), and economic prosperity created unprecedented demand for single-family housing. The custom-built nature distinguishes it from speculative tract housing and indicates substantial resources—likely supervisory personnel, professionals, or business owners associated with the Village Industries economy or the broader Detroit metropolitan industrial base. The substantial two-car garage with breezeway connection further reflects the automobile-oriented suburban development patterns defining 1950s residential life.

The property represents an exceptional example of early 1950s custom Ranch architecture with features that elevate it beyond typical Ranch housing. The extensive brick veneer demonstrates quality materials and permanent construction characteristic of custom homes, remaining in excellent condition as the primary character-defining material. The exceptionally wide chimney is the property's most distinctive feature, providing unusual visual prominence and a strong vertical accent that balances the horizontal Ranch form; its size suggests a substantial interior fireplace reflecting the style's emphasis on casual family living. The combination of brick veneer with vinyl siding accents creates textural variety, while the asymmetrical facade composition and varied window arrangements demonstrate thoughtful custom design. The detached

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

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

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

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

[6] Ancestry.com. *Web: Monroe County, Michigan, U.S., Obituary Index,1821-2012* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2013.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

garage with breezeway connection and matching materials creates a unified architectural ensemble demonstrating sophisticated site planning.

This property retains exceptional integrity under both Criteria A and C. The building remains on its original site at 27085 Ford Avenue, maintaining its relationship to the surrounding neighborhood and 1950s street pattern. The Ranch form with low-pitched roof, horizontal emphasis, asymmetrical facade, extensive brick veneer, wide chimney, and detached garage with breezeway all remain intact, expressing the original 1953 custom design intent. The suburban residential setting with mature landscaping, concrete driveway, and surrounding development reinforces the post-war residential context. The brick veneer and chimney—the most significant materials—remain completely intact and in excellent condition; windows have been replaced with vinyl units, but this does not compromise the property's ability to convey its architectural significance. Brick veneer and chimney construction demonstrate quality 1953 craftsmanship and material investment characteristic of custom residential development. The property continues to evoke quality early 1950s custom Ranch housing through its brick veneer, prominent chimney, horizontal form, and garage with breezeway, and continued single-family residential use preserves its connection to post-war suburban expansion during the late Village Industries period.

The property retains exceptional integrity in all seven aspects. The brick veneer and wide chimney remain completely intact, and the Ranch form, roof, facade composition, and garage with breezeway are preserved. Vinyl window replacement represents a minor alteration that does not diminish the property's ability to communicate its significance.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District and INDIVIDUALLY ELIGIBLE for the National Register. Custom construction in 1953 during the critical post-war boom places it squarely within the late Village Industries period, while the extensive brick veneer and wide substantial chimney provide exceptional material quality and unusual architectural distinction within Ranch architecture. The custom-built quality represents upward mobility and substantial investment beyond standardized housing, and complete retention of all significant character-defining features in excellent condition supports dual significance under Criterion A and Criterion C. The property meets National Register standards with exceptional integrity in all seven aspects. Vinyl window replacement maintains appropriate proportions and does not affect eligibility, as the original brick veneer and chimney remain the dominant visual features.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0072_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27009 Inkster				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_03_0022_000 Lot 22 Supervisor's Brownstown Plat No. 1 (Sept. 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.1086483	Long: -83.3037315			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1924
Architectural Style	Craftsman Bungalow
Building Form	1 Story Rectilinear
Roof Form	Hipped Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Concrete Block
Window Materials	Aluminum
Window Type	Sliding
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry; Architecture; Funerary Art
Period(s) of Significance	1924-1975 (within district's 1920-1975 LATE period)

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

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

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

Current/Common Name	27009 Inkster
Historic/Original Owner	Bunte/Krutz Residence
Historic Building Use	Single Family Residence/Huron Valley Cemetery Office
Current Building Use	Huron Valley Cemetery Office
Architect/Engineer/Designer	unknown
Builder/Contractor	Henry Bunte

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

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

Narrative Architectural Description

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

This 1924 Craftsman Bungalow is a one-story brick veneer residence serving as the caretaker's cottage for Huron Valley Cemetery on Inkster Road in Flat Rock. The building represents mid-1920s residential construction during the early Ford Village Industries period and likely originated as a catalog home, demonstrating the widespread use of mail-order house plans and pre-cut building materials that characterized American residential construction in the 1920s.

The house exhibits characteristic Craftsman Bungalow features: a low-pitched hipped roof with wide overhanging eaves creating deep shadow lines and a sheltering horizontal character, compact one-story form, and a simple rectangular footprint typical of catalog home designs that balanced aesthetic appeal with construction efficiency. The roof is covered with asphalt shingles appropriate to the period, though likely replacing original roofing materials. The symmetrical or near-symmetrical facade composition reflects standardized catalog home planning. The building's proportions, efficient rectangular layout, and straightforward detailing are consistent with pre-designed plans available through mail-order companies such as Sears Modern Homes, Aladdin, Gordon-Van Tine, and others that democratized quality residential design in the 1920s.

The most significant material feature is the brick veneer covering the entire exterior—a dark brown or chocolate brick laid in running bond that reinforces the Craftsman style's horizontal emphasis. The brick veneer represents substantial material investment beyond frame construction and remains in good condition despite the building's age. Windows have been replaced with horizontal sliding aluminum units that represent a significant departure from the original double-hung wood windows specified in catalog home designs of this period, though openings appear to retain their original proportions and placement.

The building's setting within Huron Valley Cemetery grounds provides unique context, combining residential and institutional functions that distinguish it from purely residential structures and connect it to the cemetery's operational history. Mature evergreen foundation plantings frame the building and demonstrate long-term occupancy and care, while the cemetery's open space creates a park-like environment distinct from typical residential neighborhood contexts.

Character-defining features include the hipped roof with wide overhanging eaves, brick veneer exterior, compact one-story Craftsman Bungalow form, rectangular planning consistent with catalog home design, mature foundation plantings, and the specialized cemetery setting reflecting the building's unique caretaker's cottage function.

History of the Resource

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

Henry J. and Anna C. Bunte, and George W. and Ellen M. Bunte, conveyed Lot 52 [of the Supervisor's Brownstown Plat. No, 1] to Charles and Anna (nee Bunte) Krutz by Warranty Deed for the sum of $4,000 on October 1, 1924, recorded October 13, 1924.[1]

In 1930, Charlie & Anna (nee Bunte) Krutz were living at 27009 Inkster Road, and Charlie was employed as the Sexton of the Huron Valley Cemetery.[2] In 1940, Charles & Anna Krutz were living at 27009 Inskter Road and Charles was employed as the caretaker for the Huron Valley Cemetery.[3] The Huron Valley Cemetery was started by Henry Bunte and Anna Krutz was Henry's sister; Anna Krutz died in 1943 and is buried in Waltz.[4] Charles continued to look after the Huron Valley Cemetery until his death in October 1965; ironically, Charles is buried in Michigan Memorial Cemetery.[5]

A Probate File for the Estate of Charles Krutz, also known as Charles H. Krutz, deceased, was filed April 1, 1966. The Inventory was filed May 10, 1966, referencing Lot 22.[6]

The Death Certificate of Anna Kurtz, married, was filed, noting the decedent died February 28, 1943. A certified copy of the Death Certificate recites Lot 22. She was the wife of Charles Krutz. The certificate was recorded May 4, 1962, and filed May 9, 1962.[7]

Ambrose Kovacek and Mary, his wife, conveyed Lot 12 to Donald Gene Sword and Jane Kay, his wife, by Land Contract for $1,000 on March 18, 1968, recorded April 4, 1968.[8]

Hazel B. Cunliffe and Anna C. Bunte took out a mortgage from The Newport State Bank in the amount of $4,000 on January 15, 1968, recorded July 22, 1968, on Lot 22.[9]

Anna C. Bunte and Hazel B. Cunliffe, an unmarried woman, conveyed Lot 22 to Hazel L. Cunliffe by Quit Claim Deed on March 10, 1972, recorded October 28, 1980.[10]

Security Bank Monroe Company took out a mortgage in the amount of $9,256 on October 31, 1980, recorded November 10, 1980, on Lot 22.[11]

This building continues to operate as the office for the Huron Valley Cemetery.

Statement of Significance/Recommendation of Eligibility

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

This 1924 property is recommended as Contributing to the Flat Rock Historical District with potential for Individual Eligibility under Criterion A for Community Planning and Development and Criterion C for Architecture. The property represents significant mid-1920s construction during the early Ford Village Industries period, demonstrates probable catalog home design, and serves the specialized function of cemetery caretaker's cottage connecting it to Huron Valley Cemetery's operational history. Criteria Consideration D (Cemeteries) applies; however, the building derives significance from its architectural merit, its association with mid-1920s community development, and its role in cemetery operations rather than solely from its cemetery location.

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

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 250 (stamped), enumeration district (ED) 82-882, sheet 11A, dwelling 226, family 227, for Charles & Anna Krutz; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-ZG?view=explore&action=view&cc=1810731&lang=en&groupId=TH-1942-22755-5154-81 : accessed 27 July 2025), FHL# 004951268 Image 505 of 1148; United States. National Archives and Records Administration.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 17B, dwelling 333, for Charles & Anna Krutz; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWCW?view=explore&action=view&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 38 of 1034; United States. National Archives and Records Administration.

[4] "Michigan, U.S. Death Records, 1867-1952," entry for Anna Krutz, died 28 Feb 1943, state file no. 982 6027; imaged Ancestry.com (https://www.ancestry.com/search/collections/60872/records/182646 : accessed 5 Oct 2025.

[5] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:6B5H-XWGD : Wed Apr 02 14:19:26 UTC 2025), Entry for Charles H. Krutz; **ALSO**, "United States, Social Security Death Index," database, *FamilySearch* (https://familysearch.org/ark:/61903/1:1:JKZT-YJQ : 9 January 2021), Charles Krutz, died Oct 1965; citing U.S. Social Security Administration, *Death Master File*, database (Alexandria, Virginia: National Technical Information Service).

[6] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67**> Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

[7] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[11] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

Built in 1924, this caretaker's cottage represents residential construction during the crucial mid-1920s period when Ford's Village Industries program was gaining momentum. The building's function as a cemetery caretaker's cottage represents important community infrastructure—cemeteries required permanent on-site caretaking to maintain grounds, coordinate burials, and provide security, and the construction of a dedicated residence demonstrates Huron Valley Cemetery's commitment to professional management. The probable catalog home origin connects this property to significant 1920s housing delivery systems that transformed American residential construction. Companies like Sears, Roebuck and Company revolutionized housing by offering pre-designed plans and pre-cut materials delivered by railroad, and the use of catalog home design for a caretaker's cottage demonstrates the versatility and widespread acceptance of this system for both private and institutional purposes.

The property represents a distinctive example of Craftsman Bungalow architecture with characteristics consistent with catalog home design. The hipped roof with wide overhanging eaves is the defining architectural feature, creating the characteristic sheltering horizontal emphasis that identifies the Craftsman style. The brick veneer exterior demonstrates quality materials beyond typical frame construction, indicating investment in permanent, durable construction appropriate for an institutional building serving long-term cemetery operations. The simple rectangular planning, compact form, and straightforward detailing reflect the efficiency that characterized catalog home designs, while the use of brick veneer demonstrates how catalog homes could be adapted and upgraded to meet specific institutional durability requirements.

The property retains integrity in all seven aspects, with materials being only partially compromised through aluminum window replacement. The building remains on its original site at Huron Valley Cemetery, maintaining its specialized institutional context. The Craftsman Bungalow form with hipped roof and wide overhanging eaves remains completely intact, and the compact one-story massing and simple rectangular planning continue to express the original 1924 design intent. The cemetery landscape with mature trees and open space preserves the relationship between caretaker's cottage and cemetery operations. The brick veneer—the primary character-defining material—remains completely intact and in good condition, and the hipped roof retains its form and proportions; windows have been replaced with aluminum sliding units, but the most significant architectural materials remain unchanged. Brick veneer construction and the hipped roof form demonstrate quality 1924 craftsmanship characteristic of catalog home and institutional building practices. Despite window replacement, the property continues to evoke 1920s Craftsman Bungalow character, and continued use as a caretaker's residence preserves the property's historical function and its association with mid-1920s community development during the early Village Industries period.

The complete retention of the hipped roof form and brick veneer, combined with the preserved Craftsman Bungalow massing and specialized cemetery setting, substantially outweighs the window replacement. The building's form, primary materials, and setting remain sufficient to convey its architectural character and historical associations, meeting National Register standards for both district contribution and potential individual eligibility under Criteria A and C with Criteria Consideration D applied.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District with potential for INDIVIDUAL ELIGIBILITY. Built in 1924 during the early Village Industries period, the property exhibits probable catalog home design connecting it to significant 1920s housing delivery systems. The hipped roof with wide overhanging eaves and brick veneer demonstrate quality Craftsman design, while the specialized caretaker's cottage function provides unique historical associations with community investment in funerary services. Despite aluminum window replacement compromising material integrity, the hipped roof and brick veneer—the most significant features—remain completely intact and substantially offset this alteration. The property represents a distinctive example of 1920s Craftsman Bungalow architecture serving a specialized cemetery function, with sufficient integrity to convey both architectural and historical significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_03_0022_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26860 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58 092 02 0087 304 Lots 87 & 88 Huron River Subdivision				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.1027975	Long: -83.2982873			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1900
Architectural Style	Vernacular
Building Form	1 Story Rectilinear
Roof Form	Hipped Pyramid
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Stone/Concrete
Window Materials	Aluminum
Window Type	Picture/Sliding
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Area(s) of Significance	
Period(s) of Significance	

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

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

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Current/Common Name	26860 James			
Historic/Original Owner	Thomas & Kathryn Kaschuk			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Historic Builder:	Vreeland/ Campbell Family			

Survey Date	21 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 26860 James Avenue in Flat Rock, MI is a single-story vernacular house constructed in 1900 that represents early residential architecture from Flat Rock's transition between the early and late periods of significance. The dwelling demonstrates the modest building traditions that characterized rural residential construction at the turn of the 20th century, bridging Michael Vreeland's agricultural community with the later industrial development under Henry Ford's influence.

The structure presents a compact L-shaped configuration reflecting the organic growth patterns typical of vernacular construction, with the plan likely resulting from either original design or early additions that expanded living space according to family needs. Multiple intersecting gabled roof sections covered with asphalt shingles create a complex geometric composition, with each section maintaining the moderate pitch typical of the period. Multiple chimneys rise from different roof sections, indicating separate heating zones characteristic of rural housing during the early period.

The exterior walls are clad in horizontal wood clapboard siding painted white, maintaining consistent reveal dimensions typical of turn-of-the-century construction. Trim elements around windows, doors, and roof edges are painted to match, creating a unified monochromatic scheme that emphasizes the building's straightforward geometric composition. The fenestration pattern reflects the informal, functional approach to window placement characteristic of vernacular design—double-hung sash units with white-painted frames are positioned to serve interior functional requirements rather than create formal symmetry, with varied sizes and placements across building sections reflecting organic development of the structure.

Multiple entrance points serve the L-shaped configuration, featuring simple door configurations with basic trim elements and small porches or stoops providing weather protection. The property demonstrates rural site planning with generous lawn areas and mature tree coverage reflecting the agricultural landscape context, with informal landscaping emphasizing integration with the rural environment rather than formal suburban planning.

As a structure built in 1900, this house represents the residential building stock that existed during the transition between Vreeland's agricultural community and Ford's industrial development. Its simple construction methods, traditional materials, and informal planning reflect rural residential standards of the agricultural period, while continued use throughout the late period demonstrates the architectural diversity that served the community's workforce during industrial transformation.

History of the Resource

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

Notes:

1) Lot 87 was divided into three parcels: (1) **the northwesterly 50 feet**, (2) the southeasterly 60 feet of the northwesterly 110 feet, and (3) the remainder (Lot 87 except the northwesterly 110 feet). Each parcel carried a separate chain, including multiple tax sales for the remainder. The residence at 26860 James is located on **the northwesterly 50 feet of Lot 87 AND Lot 88.**
2) It is also important to note that Samuel L. Vreeland inherited much of the land in this subdivision from his father, James Reese Vreeland, who inherited it from his mother Nancy Vreeland, wife of Elias Vreeland, and daughter-in law to Michael Vreeland, founding father of Flat Rock. The house existed on the lot at the time the subdivision was platted, however, it is unclear which heir of Elias Vreeland actually built it.

Sam L. Vreeland and Grace Y. Vreeland, his wife, conveyed **Lots 88** and 134 to Thomas Kaschuk by Warranty Deed on September 22, 1928. The State of Michigan conveyed **Lots 88** and 134 to Kathryn Kaschuk by Quit Claim Deed in the amount of $87.50 on November 7, 1940, recorded January 23, 1941, according to Act #155 as to Public Acts of 1937.[1]

Kathryn Kaschuk conveyed **Lots 88** and 134 to Fannie Kaschuk by Quit Claim Deed, dated March 11, 1946, recorded March 13, 1946.[2]

John G. Kaschuk and Hope Kaschuk, his wife, conveyed **Lots 88 and the northerly 50 feet of Lot 87** and other lands to William W. Neubecker, Jr. and Neva Neubecker, his wife, by Warranty Deed on April 30, 1954, recorded May 10, 1954.[3]

William W. Neubecker, Jr. and Neva Neubecker, his wife, took out a mortgage from Trenton State Bank, a Michigan Banking Corporation, in the amount of $2,100 on April 30, 1954, recorded May 10, 1954, **on the northerly 50 feet of Lot 87 and all of Lot 88** and other lands.[4]

William W. Neubecker, Jr. and Neva Neubecker, his wife, took out a mortgage from Wyandotte Savings Bank in the amount of $4,312.32 on October 20, 1958, recorded October 22, 1958, on **Lots 88 and the northerly 50 feet of Lot 87** and other lands.[5]

William W. Neubecker, Jr. and Neva Neubecker, his wife, took out a mortgage from Trenton State Bank, a Michigan Banking Corporation, in the amount of $6,000 on June 15, 1960, recorded June 29, 1960, on the northerly **50 feet of Lot 87 and all of Lot 88** and other lands.[6]

William W. Neubecker, Jr. and Neva Neubecker, his wife, conveyed the northerly **50 feet of Lot 87 and all of Lot 88** to Westgate Investment Company, a Michigan Corporation, by Warranty Deed on February 10, 1961, recorded July 14, 1961.[7]

Westgate Investment Company conveyed **Lots 88 and the northerly 50 feet of Lot 87** to Fred L. Kittle and Pauline Kittle, his wife, by Warranty Deed on December 7, 1967, recorded December 11, 1967.[8]

Fred L. Kittle and Pauline Kittle, his wife, took out a mortgage from Guaranty Federal Savings & Loan Association in the amount of $10,500 on December 7, 1967, recorded December 11, 1967, on the **northerly 50 feet of Lot 87 and all of Lot 88.**[9]

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Statement of Significance/Recommendation of Eligibility

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

The property at 26860 James Avenue is recommended as a contributing resource to the Flat Rock Historic District under Criterion A for its representation of the residential continuity that bridged Flat Rock's early period (1834–1920s) and late period (1922–1972), demonstrating the architectural foundation that supported the community's transformation from Michael Vreeland's agricultural village into Henry Ford's suburban-industrial center.

This 1900 vernacular house represents a critical transitional element in Flat Rock's development. Constructed during the final phase of the early period, when Flat Rock remained primarily an agricultural community centered around Huron River industries established by Vreeland and his successors, the property demonstrates the existing residential foundation that would house workers during the community's subsequent industrial transformation. Ford's Village Industries philosophy specifically targeted rural communities with existing housing stock and established residents who could maintain community connections while transitioning to industrial employment. This house exemplifies the type of architecture that made Flat Rock attractive for that model, providing affordable housing for workers who would staff both the headlamp plant and the D.T.&I. railroad operations. The building's continued residential use throughout both periods demonstrates how existing housing stock supported the workforce that sustained Flat Rock's industrial operations from the initial 1922–1923 establishment through the construction of the Michigan Casting Center in 1972.

The property demonstrates good integrity across most of the seven aspects. The house retains its original location on James Avenue within the established residential area that predated and coexisted with industrial development, and the rural-suburban setting with generous lot size, mature landscaping, and relationship to similar-era housing authentically preserves the community planning patterns of both periods. The fundamental vernacular design characteristics remain intact—L-shaped configuration, single-story massing, multiple gabled roof sections, and informal facade composition—continuing to reflect the rural residential design principles of turn-of-the-century construction. Horizontal wood clapboard siding maintains authentic material character, with the white paint treatment and basic construction materials including window frames and trim appearing consistent with early 1900s building methods. Vernacular construction techniques, traditional framing, and the L-shaped configuration with multiple roof sections reflect the informal building traditions of rural residential development. The property effectively conveys the residential continuity that characterized Flat Rock's development across both periods, with vernacular design, traditional materials, and rural setting maintaining strong associative connections to the community's agricultural heritage while demonstrating the residential foundation that supported industrial transformation.

The property at 26860 James Avenue is recommended as CONTRIBUTING to the Flat Rock Historic District under Criterion A. Constructed in 1900, it uniquely spans both periods of significance, representing the residential foundation of the early period while serving the workforce throughout the late period. The property maintains good integrity across most required aspects, and its early construction date, continued residential use, and preservation of vernacular character demonstrate how Flat Rock's existing residential foundation enabled Ford's Village Industries to succeed.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58 092 02 0087 304; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26960 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0060_301 Lots 60 & 61 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103110		Long: -83.299810		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1953
Architectural Style	Ranch
Building Form	1 Story Rectilinear
Roof Form	Side Gable w/ projection
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Permastone/ Aluminum Siding
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1/Garage

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History						
Period(s) of Significance	1953-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	26960 James Ave.						
Historic/Original Owner	Billy & Rusia Puckett						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	George Van Riper/Ambrose Kovacek (likely)						

Survey Date	21 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1953 vernacular Ranch is a 1-story frame dwelling on James Ave. in Flat Rock, situated on a double lot that accommodates a large detached garage. The building represents postwar residential development during the mature phase of the community's growth as a suburban-industrial center. The property retains its essential Ranch form despite material alterations, contributing to the residential character of James Ave.

The house exhibits an elongated rectangular footprint with a side-gable roof clad in asphalt shingles in dark gray tones. A front-projecting gable centered on the facade shelters the main entrance porch, creating a prominent focal point. A louvered gable vent is set within the front gable peak. The porch connects to an elevated wood deck with baluster railing that extends along the right (east) side of the facade, supported on posts with lattice skirting enclosing the crawl space below. The deck is a later addition but reinforces the Ranch style's emphasis on outdoor living.

The front facade is clad in permastone veneer — a decorative masonry product simulating coursed ashlar stonework — applied in horizontal bands of tan, brown, and gray tones across the full width of the primary elevation. This permastone treatment extends from the foundation through the wall surface, covering the concrete block foundation and the front porch piers. The side and rear elevations are clad in aluminum siding in a gray-brown tone, a replacement material obscuring the original wall surface.

The main entry is positioned beneath the front gable projection, consisting of a replacement door with oval glass insert in a maroon or burgundy color, accessed by concrete block steps. To the right of the porch, a large aluminum-frame picture window grouping with multiple lights provides expansive glazing to the main living area. Additional aluminum-frame double-hung replacement windows are present on the front and side elevations; the original fenestration was likely wood-sash.

A large detached two-car garage with a front-gable roof and aluminum siding in matching gray-brown tones is situated to the east of the dwelling, accessed by a wide concrete driveway. The garage is substantially larger than typical single-car garages of the period, reflecting the double-lot configuration. Rock and gravel landscaping borders the driveway. The front yard features a large mature deciduous tree with substantial trunk, established shrubs including a large evergreen, and perennial plantings with fieldstone edging. A wood privacy fence encloses portions of the rear and side yards. Mature trees throughout the double lot create a well-established residential setting.

Character-defining features include the 1-story side-gable Ranch form, front-projecting gable over entrance porch, permastone veneer on front facade simulating coursed ashlar, large picture window grouping, concrete block entrance steps, double-lot configuration, large detached garage, and mature landscape setting.

This dwelling does not exhibit characteristics consistent with identified catalog kit home designs from Sears, Aladdin, or Gordon-Van Tine. It was most likely constructed by a local builder using standardized plans available through lumber yards, plan books, or FHA recommended designs.

History of the Resource

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

Lot 60

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed **Lot 60** and other lands to George W. Van Riper and Mamie H. Van Riper, his wife, as tenants by the entireties, by Warranty Deed, dated December 28, 1951, recorded January 21, 1952.[1]

George W. Van Riper and Mamie H. Van Riper, his wife, conveyed **Lot 60** and other lands to Ambrose Kovacek and Mary Kovacek, his wife, by Warranty Deed on September 21, 1953, ***recorded*** September 6, 1961.[2]

Ambrose Kovacek and Mary Kovacek, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, Michigan, a Michigan Corporation, in the amount of $4,130 on August 25, 1961, recorded September 6, 1961, on **Lot 60** and other lands.[3]

Ambrose Kovacek and Mary Kovacek, his wife, conveyed **Lot 60** and other lands to Billy R. Puckett and Rusia R. Puckett, his wife, by Warranty Deed for $14,000 on May 22, 1972, recorded June 21, 1972.[4]

Lot 61

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed **Lot 61** and other lands to George W. Van Riper and Mamie H. Van Riper, his wife, as tenants by the entireties, by Warranty Deed, dated December 28, 1951, recorded January 21, 1952.[5]

George W. Van Riper and Mamie H. Van Riper, his wife, conveyed **Lot 61** and other lands to Ambrose Kovacek and Mary Kovacek, his wife, by Warranty Deed on September 21, 1953, ***recorded*** September 6, 1961.

Ambrose Kovacek and Mary Kovacek, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, Michigan, a Michigan Corporation, in the amount of $4,130 on August 25, 1961, recorded September 6, 1961, on **Lot 61** and other lands.[6]

Ambrose Kovacek and Mary Kovacek, his wife, conveyed **Lot 61** and other lands to Billy R. Puckett and Rusia R. Puckett, his wife, by Warranty Deed for $14,000 on May 22, 1972, recorded June 21, 1972.[7]

Statement of Significance/Recommendation of Eligibility

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

This c. 1953 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents postwar residential infill during the mature phase of Flat Rock's growth, demonstrating continued housing construction that served the expanding industrial workforce following World War II.

Criterion A - Community Planning and Development: Constructed c. 1953 during the postwar building boom that expanded Flat Rock beyond earlier Ford Village Industries campaigns of the 1920s–1940s, this Ranch house represents infill development that completed the residential fabric of the community's historic neighborhoods. Growth was driven by the broader industrialization of Downriver Wayne County, including expansion of Ford operations and establishment of the Michigan Casting Center. The property illustrates affordable housing that enabled veterans and young families to achieve homeownership near industrial employment. The double-lot configuration and large garage reflect the generous suburban development patterns that characterized Flat Rock's residential growth during this period.

The vernacular Ranch with permastone-clad front facade represents the popular housing forms of the early 1950s. The permastone veneer — simulating coursed ashlar stonework — represents a period decorative

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

application achieving a masonry appearance at lower cost than full stone construction, a treatment seen on several properties within the district.

Integrity Assessment: The property retains integrity of location on its original double-lot site. Design integrity is maintained through preservation of the side-gable Ranch form, front-projecting porch gable, permastone-clad front facade, picture window grouping, and spatial relationship to the detached garage. The permastone veneer, while a later application, has itself achieved significance as a mid-century decorative treatment within the period of significance. The deck addition, while altering the original appearance, reinforces the Ranch style's emphasis on outdoor living. Materials integrity has been diminished through aluminum siding on secondary elevations, replacement windows, and a replacement entry door, though these alterations are reversible and the structural fabric remains intact. Setting is preserved through relationship to neighboring residences and the James Ave. streetscape, enhanced by the double-lot configuration and mature landscape. Feeling and association remain strong, as the property conveys its character as a modest postwar working-class residence.

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

The c. 1953 construction date places this property within the mature phase of Flat Rock's development. The side-gable Ranch with front-projecting porch gable and permastone-clad front facade exemplifies postwar housing within the district. The double-lot configuration, large detached garage, and mature landscape setting demonstrate the suburban development patterns of the period. While aluminum siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0060_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26980 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0062_000 Lots 62 & 63 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103240		Long: -83.300008		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

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

Architectural Information

Construction Date	1951	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Built into natural grade	
Window Materials	Replacement	
Window Type	Casment/Single Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:	None	

Eligibility

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

Area(s) of Significance	n/a						
Period(s) of Significance	n/a						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☒ Heavily Altered	Moved ☐	Date(s):			
Current/Common Name	26980 James Ave						
Historic/Original Owner	Fred G. Rosentreter						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	Fred G. Rosentreter						

Survey Date	21 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 26980 James Avenue is a Ranch house constructed in 1951, representing early post-war suburban residential development during Flat Rock's late period of significance, though with significant alterations affecting its original character.

The structure presents a single-story rectangular footprint with horizontal emphasis characteristic of Ranch design. A hip roof clad in light-colored shingles creates the low pitch and broad overhanging eaves typical of the style. The exterior walls are clad in horizontal replacement siding painted dark blue or navy, with white trim providing contrast. The fenestration includes sliding or single-hung windows with white frames and a prominent picture window grouping providing light to the main living areas.

The building has been elevated substantially above grade, fundamentally altering the Ranch concept of integration with natural topography. An extensive wheelchair accessibility ramp system with white metal construction and safety railings extends across much of the front yard to reach the elevated entrance. While functionally necessary, this modification represents a major departure from the Ranch style's characteristic minimal grade transition and direct ground-level access.

The combination of building elevation, accessibility ramp installation, and material replacements represents cumulative alterations that substantially change the original 1951 Ranch character. The property occupies a generous lot with maintained lawn areas reflecting 1950s suburban development patterns.

History of the Resource

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

The house at 26980 James Ave was built by Fred G. Rosentreter, this is the second house he built, the first being next door.[1] In 1961, Fred G. Rosentreter was living at 26980 James.[2] In 1971, Fred G. Rosentreter was living at 26980 James Ave.[3]

Statement of Significance/Recommendation of Eligibility

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

This 1951 property is recommended as **Non-Contributing to the Flat Rock Historical District** due to severely compromised integrity resulting from cumulative alterations.

Historical Context: Built in 1951, this Ranch house would represent early post-war suburban expansion during Ford's Village Industries period, when the community's industrial success was driving continued housing demand. Ranch houses of this type originally provided modern, efficient housing for skilled workers employed by Ford's Village Industries and related industrial enterprises.

Integrity Assessment: The property retains integrity of location on its original James Avenue site. However, cumulative alterations have severely compromised the remaining six aspects. An extensive accessibility ramp system and elevated foundation treatment fundamentally contradict Ranch house design philosophy, which emphasized horizontal integration with the landscape through minimal foundation exposure and grade-level access. The elevated configuration creates a building-to-landscape relationship antithetical to the original design intent. Material integrity is poor — original exterior siding has been replaced and the metal accessibility infrastructure introduces contemporary materials not part of the 1951 construction. Original workmanship remains evident only in basic proportions and roof configuration. Feeling and association are significantly diminished, as the alterations create a contemporary appearance that obscures rather than communicates the property's historical associations.

[1] Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

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

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

While the accessibility modifications serve important functional requirements, their cumulative impact — combined with material replacements — prevents the building from authentically representing the Ranch house architecture and suburban development patterns that characterized Flat Rock's early 1950s residential growth.

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District. The building retains basic Ranch massing and its original location, but the cumulative impact of accessibility modifications, building elevation, and material replacements eliminates its ability to convey its significance as part of the district's post-war residential development.

References

List references used to research and evaluate the individual property.

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

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Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26990 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0063_002 Lots 63 & 64 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103520		Long: -83.300360		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1951
Architectural Style	Ranch
Building Form	1-Story Rectilinear
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Concete Block
Window Materials	Replacement
Window Type	Double Hung/Picture
Outbuildings	Yes ☒ No ☐
Number/Type:	1 garage (detached)

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History					
Period(s) of Significance	1951-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	26990 James Ave					
Historic/Original Owner	Fred G. Rosentreter					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Fred G. Rosentreter					

Survey Date	21 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 26990 James Avenue is a single-story Ranch house constructed in 1951, representing early postwar suburban residential development during Flat Rock's late period of significance.

The structure presents a compact rectangular footprint with the low-profile, horizontal emphasis characteristic of Ranch design. A simple gabled roof clad in gray asphalt shingles creates moderate overhanging eaves. A brick chimney rises from the roof surface.

The exterior walls display a two-tone material treatment. The lower portions and accent areas are clad in warm-toned brick veneer laid in common bond, while upper wall surfaces are finished with horizontal wood siding painted white. This brick-and-wood combination reflects the construction standards of early 1950s Ranch development, balancing quality appearance with economy.

The front facade fenestration includes sliding or double-hung windows maintaining proportions appropriate to the construction period and a prominent picture window providing light to the main living areas. A front porch extends across a portion of the facade, featuring a wooden deck platform with contemporary railings and an overhead pergola providing partial shelter. The main entrance is positioned within this porch area.

The building's modest scale, quality materials, and functional planning represent the suburban residential standards that characterized Flat Rock's postwar growth.

History of the Resource

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

In 1953, Fred G. Rosentreter resided at 26990 James.[1] Fred G. Rosentreter was a survivor of Pearl Harbor. On December 21, 1956, Roger Lee Rosentreter or Fred Rosentreter purchased a series "E" U.S. Defense Bond; the bond registry shows their address to be 26990 James Ave. Flat Rock, Michigan.[2] In 1961, Elmer C. Brehmer was living at 26990 James.[3]

The house at 26990 James Ave was built by Fred G. Rosentreter, however, he felt it was too cold in the winter so he built another house (26980 Ford) next to it and sold this one.[4]

This home is currently owned by Gary and Charisse Bickness and is occupied by Rachel Younglove and her three children, Draven, Julius and Alana Ray. Rachel grew up around the corner on W Huron River Drive with her parents, Guy and Marcia Younglove, next door to her grandparents, George and Gertrude Younglove.[5]

Statement of Significance/Recommendation of Eligibility

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

This 1951 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A - Community Planning and Development: Built in 1951 during the postwar building boom, this Ranch house represents early postwar suburban expansion demonstrating the continued success of Ford's Village Industries model. By the early 1950s, Flat Rock had evolved from Ford's experimental industrial village into a stable suburban-industrial center, and Ranch houses like this provided modern, efficient housing for skilled workers employed by Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related

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

[2] "Records of U.S. Defense Bonds [sold through the bank at Flat Rock, Michigan from 1950-1962]," arranged chronologically by denomination, unpaginated ledger, for purchase of Series E bond ($25.00) by Roger Lee Rosentreter on December 21, 1956; ledger book located in the Archival Collections of the Flat Rock Historical Society, Flat Rock, Michigan.

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

[4] Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

[5] Personal knowledge of Guy & Marsha Younglove, [RESEARCHER'S CONTACT INFORMATION]. The Younglove's have been multi-generational residents of Flat Rock and long-time members of the Flat Rock Historical Society, August 2025.

enterprises. The combination of brick and wood siding reflects the quality construction standards that the community's industrial prosperity enabled.

Integrity Assessment: Location is intact on the original James Avenue site. Design integrity is good, with fundamental Ranch characteristics preserved — single-story massing, horizontal emphasis, gabled roof, and rectangular footprint. A front porch addition, while not original, maintains general compatibility with Ranch design. Materials integrity is good, with warm-toned brick veneer and white wood siding preserving the authentic two-tone treatment typical of quality 1950s Ranch construction. Workmanship is evident in the brick masonry and material combinations. Setting remains intact with generous lot, mature landscaping including a large specimen tree, and relationship to similar-era housing along James Avenue. Feeling and association are strong, with the property effectively conveying early postwar suburban character.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The 1951 construction date places it within the postwar expansion phase. Good integrity across most aspects — particularly in design, materials, setting, and association — allows the property to convey its significance as representative Ranch house architecture from Flat Rock's suburban growth period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0063_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27000 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0065_300 Lots 65 & 66 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103600	Long: -83.300520			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

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

Architectural Information

Construction Date	1951	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Side Gable w/ projection	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick/Concrete	
Window Materials	Aluminum	
Window Type	Picture/Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/garage	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History						
Period(s) of Significance	1951-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	27000 James						
Historic/Original Owner	Donald & Ruby Ritchie						
Historic Building Use	Single-Family Residence						
Current Building Use	Single-Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	21 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 27000 James Avenue is a single-story Ranch house constructed in 1951, representing early postwar suburban residential development during Flat Rock's late period of significance.

The structure presents a linear rectangular footprint with the low-profile horizontal emphasis characteristic of Ranch design. A front-facing gable roof clad in dark asphalt shingles maintains the low pitch typical of the style. A brick chimney rises from the roof surface.

The exterior walls are clad entirely in warm-toned brick veneer laid in common bond, exhibiting rich, consistent coloration ranging from warm browns to subtle reddish tones. White-painted trim around windows, doors, and roof edges provides crisp contrast against the masonry.

The front facade fenestration includes sliding or double-hung windows with white frames and a prominent picture window dominating the right portion of the elevation. The main entrance is positioned slightly off-center, accessed directly from grade level via a simple concrete stoop — characteristic of authentic Ranch planning. A roof overhang provides weather protection at the entry.

A substantial concrete driveway extends from James Avenue. The front yard features well-maintained lawn and mature trees. A detached garage is situated to the rear.

The uniform brick construction, consistent trim treatment, authentic grade-level relationship, and intact proportions preserve the character-defining features of this early 1950s Ranch house.

History of the Resource

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

Grace Y. Vreeland, survivor of her deceased husband Sam L. Vreeland, conveyed Lots 65 and 66 to Donald C. Ritchie and Ruby E. Ritchie by Warranty Deed, dated April 11, 1947, recorded February 26, 1948.[1]

Ruby Elizabeth Ritchie, Plaintiff, filed a Wayne County Action against Donald Clifford Ritchie, Defendant, on June 28, 1973, regarding Lots 65 and 66.[2] The filing was a Complaint for Divorce.

Donald C. Ritchie and Ruby E. Ritchie, his wife, conveyed Lots 65 and 66 to Bradley J. Booth, a single man, by Land Contract in the amount of $37,000 on January 8, 1985, recorded January 16, 1985.[3]

Statement of Significance/Recommendation of Eligibility

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

This 1951 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A - Community Planning and Development: Built in 1951 during the early postwar suburban expansion, this brick Ranch house demonstrates the continued success of Ford's Village Industries model. By the early 1950s, Flat Rock had evolved from Ford's experimental industrial village into a stable suburban-industrial center, and quality housing like this served skilled workers employed by Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises. The uniform brick construction reflects the prosperity and building standards the community's industrial foundation enabled.

Integrity Assessment: The property retains excellent integrity across all seven aspects. Location is intact on the original James Avenue site within the established residential neighborhood. Design integrity is outstanding — single-story massing, front-facing gable, horizontal emphasis, picture window, and authentic grade-level relationship remain as originally constructed. Materials integrity is excellent, with original warm-toned brick veneer, white-painted trim, and fenestration consistent with the 1951 construction period. Workmanship is evident in the quality brick masonry, precise proportional relationships, and detailed trim work. Setting is

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

preserved through generous lot, concrete driveway, mature trees, and relationship to similar-era housing. Feeling and association are strong, with the property conveying early postwar suburban character through its authentic design, premium materials, and maintained suburban setting.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The 1951 construction date, uniform brick construction, intact Ranch design, and excellent integrity across all seven aspects make it an outstanding representative of early postwar residential development within the district.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0065_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27022 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0066_302 Lots 66 & 67 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103780		Long: -83.300820		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1940	
Architectural Style	Vernacular	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick/Concrete	
Window Materials	Aluminum	
Window Type	Picture/Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/Garage	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History					
Period(s) of Significance	1940-1975 (Late period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	27022 James Ave.					
Historic/Original Owner	Lee & Mary Thorn					
Historic Building Use	Single Family Residential					
Current Building Use	Single Family Residential					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	21 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 27022 James Avenue is a single-story vernacular house constructed in 1940, representing residential development during the transitional period between Flat Rock's early and late periods of significance.

The structure presents a compact rectangular footprint with a front-facing gable roof clad in brown asphalt shingles at moderate pitch. A brick chimney rises from the roof surface. The exterior walls are clad entirely in warm-toned brick veneer laid in common bond, exhibiting the rich coloration typical of early 1940s masonry and representing a significant investment in permanent housing for the period.

A full-width front porch spans the facade beneath a shed roof supported by white-painted posts. The porch features a wooden deck platform with white painted railings, accessed by a substantial staircase. White and green striped awnings provide additional weather protection. The building is elevated above grade, likely reflecting site drainage requirements or period construction practices.

The fenestration consists of double-hung sash windows maintaining proportions typical of 1940 residential construction, with additional windows sheltered within the porch area providing light to main living spaces.

The property has maintained lawn areas and foundation plantings. Built on the eve of Ford's Village Industries expansion, this brick vernacular house represents the existing residential foundation that would support workers during the community's subsequent industrial transformation.

History of the Resource

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

Sam L. Vreeland and Grace Y. Vreeland, his wife, conveyed Lot 67 to William Edward Clegg by Warranty Deed on September 13, 1940, recorded June 5, 1942.

William Edward Clegg took out a mortgage from Down River Federal Savings & Loan Association in the amount of $2,359 on June 5, 1942, recorded June 6, 1942, on **Lot 67**.[1]

William Edward Clegg conveyed **Lot 67** to Hazel G. Wagar by Warranty Deed on February 25, 1943, recorded March 3, 1943. Hazel G. Wagar conveyed **Lot 67** to Lee Thorn, a single man, by Warranty Deed on July 20, 1944, recorded August 14, 1944.[2]

Lee Thorn, a married man, conveyed **Lot 67** to Edna M. Schulte, a single woman, by Warranty Deed on February 28, 1953, recorded March 14, 1953.[3]

Edna M. Schulte, a single woman, conveyed **Lot 67** to Lee Thorn and Mary Thorn, his wife, by Quit Claim Deed on February 28, 1953, recorded March 14, 1953.[4]

Lee Thorn, also known as Lee D. Thorn, widower, conveyed **Lot 67** to Raymond Thorn and Betty Thorn, his wife, by Warranty Deed on June 19, 1967, recorded July 7, 1967.[5]

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A - Community Planning and Development: Constructed in 1940, this vernacular house represents a transitional element bridging Flat Rock's early period (1834–1920s) and late period (1920–1975). The property

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

demonstrates the existing residential infrastructure that made Flat Rock attractive for Ford's Village Industries model, which specifically targeted communities with established housing stock and residents who could transition from agricultural to industrial employment. The dwelling provided immediate housing for workers staffing both the headlamp plant and the Detroit, Toledo and Ironton railroad, and its continued residential use throughout both periods demonstrates the durability of the housing stock that formed the foundation for the community's industrial transformation.

Integrity Assessment: Location is intact on the original James Avenue site within the established residential area that predated and supported Flat Rock's industrial development. Design integrity is good, with the front-facing gable roof, single-story massing, rectangular footprint, and straightforward facade composition preserved. The front porch, while potentially not original, maintains compatibility with 1940s vernacular design. Materials integrity is very good — warm-toned brick veneer preserves authentic character and demonstrates the substantial investment in permanent housing typical of the period. Workmanship is evident in the quality brick masonry and functional planning. Setting is preserved through generous lot size and maintained residential context. Feeling and association remain strong, with the property conveying residential continuity across the transition between the district's two periods of significance.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The 1940 construction date uniquely places it at the transition between the district's two periods of significance. Substantial brick construction, good integrity across most aspects, and continued residential use make it valuable for demonstrating how Flat Rock's existing residential assets supported the community's evolution from agricultural village to suburban-industrial center.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0066_302; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27030 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0068_000 Lots 68 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103920		Long: -83.300800		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1941	
Architectural Style	Vernacular	
Building Form	1 Story Rectilinear	
Roof Form	Pyramidal Hip	
Roof Materials	Ashphalt Shingles	
Exterior Wall Materials	Aluminum Sided	
Foundation Materials	Poured Concrete	
Window Materials	Original Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History						
Period(s) of Significance	1941-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Windows/Siding	Moved ☐	Date(s):			
Current/Common Name	27330 James Ave						
Historic/Original Owner	Howard & Dorothy Reed						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	21 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 27030 James Avenue is a single-story vernacular house constructed in 1941, representing modest residential development during the transitional period between Flat Rock's early and late periods of significance. It is possible this building originated as a garage for the larger house next door.

The structure presents a compact rectangular footprint with a simple hip roof clad in gray asphalt shingles at low pitch. A substantial brick chimney rises from the roof surface. The exterior walls are clad in white aluminum siding with consistent reveal dimensions and coordinating trim.

The front facade features double-hung sash windows maintaining proportions typical of 1941 construction, including a prominent multi-pane window with decorative glazing patterns providing visual interest on the otherwise simple facade. The main entrance features a distinctive turquoise or mint-green painted door contrasting against the white siding, with a small concrete stoop and modest awning for weather protection.

The property has gravel surfaces for vehicular access and simple lawn areas with minimal landscaping. Evidence of active maintenance and construction materials suggests ongoing residential investment.

Built in 1941 on the eve of Ford's Village Industries expansion, this modest vernacular house represents the existing residential foundation that would support the workforce during the community's industrial transformation.

History of the Resource

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

In 1950, Howard & Dorothy Reed and daughter resided at 27030 James; and Howard worked in the steel division for an automotive manufacturing plant.[1] In 1961, Fred Mentel was living at 27030 James.[2] In 1971, R. W. Coniskey was living at 27030 James Ave.[3]

Statement of Significance/Recommendation of Eligibility

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

This 1941 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A - Community Planning and Development: Constructed in 1941, this vernacular house represents the existing residential infrastructure that made Flat Rock attractive for Ford's Village Industries model. Ford's approach specifically required communities with established housing stock and residents who could transition from agricultural to industrial employment. Built on the eve of the Village Industries expansion, this property exemplifies the affordable, functional housing that provided immediate shelter for the workforce staffing both the headlamp plant and the Detroit, Toledo and Ironton railroad operations, enabling industrial success without requiring extensive preliminary housing construction.

Integrity Assessment: Location is intact on the original James Avenue site within the established residential area that predated and supported industrial development. Design integrity is good, with the simple hip roof, single-story massing, rectangular footprint, and straightforward facade composition preserved. Materials integrity is good, with aluminum siding maintaining character typical of modest 1941 construction. Workmanship is evident in sound vernacular framing and functional building methods. Setting remains recognizable as a working-class residential context, though showing evidence of ongoing maintenance. Feeling and association are effective, with the modest design and practical materials conveying the pre-industrial residential character that supported the community's transformation.

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[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 2, dwelling 13, for Howard & Dorothy Reed and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-R39?view=explore&lang=en&groupId=TH-7772-115405-97-41 : accessed 27 July 2025), FHL##108990835, image 3 of 15; United States. National Archives and Records Administration.

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

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

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The 1941 construction date places it at the transition between the district's two periods of significance, representing the existing residential foundation that enabled Ford's Village Industries success. Good integrity across most aspects allows the property to convey its significance as pre-industrial working-class housing.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0068_000; citing records held by the City of Flat Rock.

Plat map of **Huron River Subdivision** of a part of sec 31, T4S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 15 June **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-27878" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27046 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0069_302 Lots 69 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.104120		Long: -83.301170		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1949	
Architectural Style	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Side gable w/projection	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Casement	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History						
Period(s) of Significance	1941-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	27046 James						
Historic/Original Owner	Howard C. & Dorothy Reed						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	21 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

27046 James Avenue is a single-story Ranch house constructed in 1949 on an extended rectangular footprint with characteristic horizontal emphasis and low-pitched intersecting gable roof. The roof features brown asphalt shingles with both front-facing and side-facing gable elements, and a louvered vent in the front gable.

Exterior walls are clad in replacement horizontal vinyl siding in light gray or beige, preserving horizontal orientation though eliminating evidence of original materials. Dark red or burgundy trim defines windows and doors throughout. The front facade arranges windows to reinforce horizontality, with sliding or single-hung units in dark frames and a prominent picture window grouping on the right elevation providing expansive glazing to main living areas. Functional shutters in matching dark red accent the windows. The main entrance occupies the left portion of the facade at grade level, with the front door painted in coordinating dark red, accessed by a simple concrete walkway.

The property demonstrates suburban site planning with maintained lawn, decorative landscape lighting along the foundation, and mature tree coverage providing seasonal shade and reflecting landscape development since 1949. The generous lot reflects suburban development standards of the late 1940s.

While vinyl siding replacement affects material authenticity, preserved massing, fenestration patterns, roof form, and horizontal emphasis maintain the essential Ranch house character representing residential development during Flat Rock's late period of significance, when this housing type served the established industrial workforce following Ford's Village Industries.

History of the Resource

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

Note: Lots 69 and 70 were subject to a triangular exception at their northeast corner.[1]

Grace Y. Vreeland conveyed Lots **69** and 70 to Sylvester Niner and May Lou Niner, his wife, as an estate by the entireties, by Warranty Deed, dated July 12, 1948, recorded August 10, 1948.[2]

Sylvester Niner and May Lou Niner, his wife, conveyed Lots **69** and 70 (except the northeasterly triangular part thereof measuring 54.52 feet on the northerly line and 18.35 feet on the easterly line of said lot) and other lands to Howard C. Reed and Dorothy Reed, his wife, by Warranty Deed on April 28, 1951, recorded May 1, 1951.[3]

Howard C. Reed and Dorothy Reed, his wife, took out a mortgage from Fred Van Buren and Anna L. Van Buren in the amount of $4,500 on April 28, 1951, recorded May 1, 1951, on all of Lots 68, **69**, and 70, except the northeasterly triangular part thereof measuring 54.52 feet on the northerly line and 18.35 feet on the easterly line of said lot, and other lands.[4]

Howard C. Reed and Dorothy Reed, his wife, conveyed Lots **69** and 70 (except the northeasterly triangular part thereof measuring 54.52 feet on the northerly line and 18.35 feet on the easterly line of said lot) to Terry W. Hanning and April Hunt, as joint tenants with right of survivorship and not as tenants in common, by Land Contract in the amount of $4,000 on May 15, 1980, recorded May 19, 1980.[5]

Howard C. Reed, a single man, survivor of himself and Dorothy M. Reed (whose Death Certificate was attached), conveyed all of Lots **69** and 70 (except the northeasterly triangular part thereof measuring 54.52 feet on the northerly line and 18.35 feet on the easterly line of said lot) to Howard C. Reed, a single man, and Judith K. Lezotte, a single woman, as joint tenants with full rights of survivorship, by Quit Claim Deed on December 22, 1982, recorded February 1, 1983.[6]

The Death Certificate of Dorothy M. Reed was recorded February 1, 1983, pertaining to all of Lots **69** and 70 (except the northeasterly triangular part). The death certificate recited that the decedent expired on December 10, 1982.[7]

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Statement of Significance/Recommendation of Eligibility

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

The property at 27046 James Avenue is recommended as a contributing resource to the Flat Rock Historic District under Criterion A for its representation of early post-war residential development during the late period of significance (1922–1975), with considerations regarding material alterations.

This 1949 Ranch house reflects the post-war suburban expansion demonstrating continued success of Ford's Village Industries model. The dwelling represents housing developed for Flat Rock's established industrial workforce—employees of Ford's Village Industries Headlamp Plant, the Detroit, Toledo and Ironton railroad, and related enterprises—when the community had evolved from Ford's experimental industrial village into a stable suburban-industrial center. The Ranch house type provided modern, efficient housing consistent with the suburban ideals that Ford's integration of industrial employment and quality residential living had established.

The property demonstrates mixed integrity. It retains its original James Avenue location within the established residential neighborhood, and the suburban setting preserves post-war community planning patterns through generous lot size, mature landscaping, and relationship to similar-era housing. Design integrity remains good in fundamental Ranch house characteristics: single-story massing, horizontal emphasis, intersecting gabled roof, linear footprint, and fenestration pattern including the prominent picture window grouping. Material integrity presents the most significant concern, as vinyl siding replacement eliminates evidence of original construction techniques and materials, though the replacement maintains horizontal orientation and general Ranch house visual character. Original workmanship remains evident in proportions, roof configuration, and overall planning despite the siding alteration. The property continues to convey post-war suburban feeling and association through its Ranch house form, maintained condition, and suburban context.

The property retains sufficient integrity in location, design, setting, feeling, and association to convey its significance as part of Flat Rock's early post-war suburban development despite reduced material authenticity. While the vinyl siding prevents it from serving as a primary example of 1940s construction techniques, it effectively represents the residential development patterns and architectural types that characterized the community's continued growth following Ford's initial 1922 industrial establishment.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0069_302; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27050 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0069_303 Lots 69 & 70 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.104120		Long: -83.301170		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1999	
Architectural Style	Contemporary	
Building Form	1.5 Story Rectilinear	
Roof Form	Complex	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Double HUng	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

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

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	27050 James						
Historic/Original Owner	N/A						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	John Kittle						

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

27050 James Avenue is a single-story Ranch-inspired house constructed in 1999 on a complex rectangular plan with multiple building volumes maintaining horizontal emphasis. The roof consists of multiple intersecting gabled sections with architectural shingles at moderate pitches, with a semicircular window accent in the front gable. Exterior walls combine brick veneer on lower portions with horizontal vinyl siding in tan or beige above. Contemporary vinyl or composite-framed windows include both larger picture windows and smaller accent units. A substantial attached multi-bay garage forms a major component of the building composition, with matching materials providing architectural continuity. The site features extensive concrete driveway areas accommodating multiple vehicles.

As a 1999 structure, this property falls well outside Flat Rock's periods of significance (Early Period 1834–1920; Late Period 1920–1975) and represents contemporary development. Its modern materials, construction methods, and design approaches distinguish it from the historic residential architecture that characterized Flat Rock's transformation from Michael Vreeland's agricultural village into Henry Ford's suburban-industrial center.

History of the Resource

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

John Kittle was built the residence at 27050 James Ave about 1999.[1]

Statement of Significance/Recommendation of Eligibility

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

The property at 27050 James Avenue is not recommended as eligible for listing in the National Register of Historic Places as a contributing resource to the Flat Rock Historic District. Its 1999 construction falls well outside the district's periods of significance.

This contemporary Ranch-style house does not meet any National Register criteria. Built 24 years after the end of the Late Period of significance (1920–1975), it represents standard contemporary suburban development rather than the historical community transformation that established Flat Rock's importance. It is not associated with significant events (Criterion A), historically significant persons (Criterion B), distinctive architectural characteristics (Criterion C), or potential to yield important historical information (Criterion D). Its contemporary materials and construction methods represent standard late 20th century building practices.

Unlike the historic Ranch houses of the 1940s–1960s that served Ford's Village Industries workforce, this property lacks any direct association with the historical events, development patterns, or architectural evolution that established Flat Rock's significance during its transformation from Vreeland's agricultural village into Ford's suburban-industrial center. While the property may retain integrity relative to its 1999 construction, integrity assessment is not relevant absent historical significance.

The property should be classified as a non-contributing resource to the Flat Rock Historic District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0069_303; citing records held by the City of Flat Rock.

[1] Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27060 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0070_002 Lot 70 & 71 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.104120		Long: -83.301170		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1939 (heavily modified)	
Architectural Style	Dutch Colonial	
Building Form	2 Story Rectilinear	
Roof Form	Gambrel – front facing	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl sided	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Picture/Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrted garage	

Eligibility

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

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	27060 James Ave.						
Historic/Original Owner	Kenneth F. & Lillian McComb						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	Kenneth McComb (likely)						

Survey Date	21 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1939 Dutch Colonial Revival residence at 27060 James Ave. in Flat Rock is a 2-story frame dwelling that has undergone extensive modifications substantially altering its original architectural character. While the underlying gambrel roof form suggests the original Dutch Colonial style, cumulative alterations have obscured the building's historic appearance.

The house retains its front-gable gambrel roof form clad in dark asphalt shingles, the primary surviving indicator of its Dutch Colonial origins. A shed dormer projects from the right slope of the gambrel, and a circular gable vent is centered in the upper gable peak. However, the original roofline has been substantially compromised by the addition of a large attached garage wing to the right (east) side. This garage addition, with its own front-gable roof and shed dormer, nearly equals the original house in footprint and fundamentally alters the building's massing and proportions.

The exterior walls are clad entirely in dark gray vinyl siding on both the original house and the garage addition, creating a uniform contemporary appearance that obscures all evidence of original wall materials. The concrete block foundation is visible at the base. All windows are vinyl replacement units — a large picture window on the first floor and double-hung units on both stories — eliminating evidence of original fenestration materials and profiles.

The front facade features a two-story porch and balcony system that appears to be a later addition or reconstruction. The first-floor covered porch has white vinyl posts and railings with lattice skirting, accessed by a central staircase with white railings. A second-floor balcony with white baluster railing projects from the gambrel face above, providing access through an upper-story door or window opening. The main entry door is painted purple. A deck or platform extends from the porch area along the side of the house.

The attached garage wing features a modern overhead garage door and vinyl siding matching the main house. A shed dormer with windows on the garage roof suggests finished living space above. The garage addition connects to the original house at the first-floor level.

Character-defining features of the original Dutch Colonial — the gambrel roof profile and circular gable vent — survive but are overwhelmed by the cumulative impact of the garage addition, vinyl siding, replacement windows, and reconstructed porch/balcony system.

History of the Resource

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

Henry J. Bunte and Anna C. Bunte, his wife, and George W. Bunte and Ellen M. Bunte, his wife, conveyed the same part of Lots 70, 71, and 72 to Kenneth McComb and Lillian McComb, jointly as husband and wife, by Warranty Deed on January 19, 1934, recorded February 16, 1934.[1]

Kenneth McComb and Lillian McComb, his wife, took out a mortgage from Home Owners Loan Corporation in the amount of $2,189.13 on February 13, 1934, recorded February 16, 1934, on the same part of Lots 70, 71, and 72 [very likely to build the residence thereon].[2]

Mrs. Lillian McComb lived at 27060 James Ave in 1960s.[3]

Statement of Significance/Recommendation of Eligibility

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

This c. 1939 property is recommended as **Non-Contributing to the Flat Rock Historical District** due to severely compromised integrity resulting from cumulative alterations.

Historical Context: The c. 1939 construction date falls within the district's period of significance, and the original Dutch Colonial Revival form would have represented residential development during the early years of

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

Ford's Village Industries transformation of Flat Rock. However, the extent of subsequent modifications prevents the property from conveying this historical association.

Integrity Assessment: Location is intact on the original James Avenue site. Setting is partially preserved through relationship to neighboring residences. All other aspects of integrity have been severely compromised. Design integrity is poor — the large attached garage addition fundamentally alters the original massing and proportions, the two-story porch/balcony system replaces or substantially modifies the original entrance configuration, and the shed dormers may represent later additions. Materials integrity is poor — vinyl siding on all surfaces, vinyl replacement windows throughout, and modern garage door eliminate evidence of original construction materials. Workmanship is unreadable beneath replacement materials. Feeling and association are lost, as the building reads as a contemporary renovation rather than a 1930s Dutch Colonial dwelling.

The cumulative impact of the garage addition, vinyl siding, replacement windows, and porch/balcony reconstruction prevents the building from conveying its significance as part of the district's early residential development.

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

While the c. 1939 construction date falls within the period of significance and the gambrel roof profile hints at Dutch Colonial origins, the cumulative alterations — particularly the large attached garage addition and wholesale material replacement — have eliminated the property's ability to convey its historical character. Only location and partial setting integrity survive.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0070_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27076 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0071_003 Lots 71 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.104310		Long: -83.301190		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1953
Architectural Style	Ranch
Building Form	1 Story Rectilinear
Roof Form	Side Gable w/ front projection
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided (navy)
Foundation Materials	Concrete
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	Integrated Garage

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History
Period(s) of Significance	1953-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

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

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

Current/Common Name	27076 James Ave.
Historic/Original Owner	Durrel & Vera Finkel
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	Finkel/VanRiper (likely)

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 27076 James Avenue is a single-story Ranch house constructed in 1953, representing mature postwar suburban residential development during Flat Rock's late period of significance.

The structure presents a linear rectangular footprint with the low-profile horizontal emphasis characteristic of Ranch design. A front-facing gable roof clad in dark asphalt shingles maintains the low pitch typical of the style. The exterior walls are clad in horizontal vinyl siding in a distinctive blue-gray color, a replacement material that obscures the original 1953 wall surface. White-painted trim around windows, doors, and roof edges provides contrast.

A three-season porch or sunroom extends from the front facade, featuring extensive glazing and white-painted framework — a later addition that departs from the original design but maintains general residential compatibility. An attached garage with overhead doors and matching siding forms an integral component of the composition, representing the automotive integration characteristic of mature 1950s Ranch development.

The fenestration includes sliding or double-hung windows maintaining proportions appropriate to the construction period. A substantial concrete driveway provides access to the garage.

The preserved Ranch massing, attached garage integration, and suburban setting maintain the essential character of this 1953 dwelling despite vinyl siding replacement and the porch addition.

History of the Resource

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

Ellen M. Bunte, survivor of George W. Bunte, and Anna C. Bunte, survivor of Henry J. Bunte, conveyed **Lot 71*** to James Avery Cunliffe by Quit Claim Deed on June 27, 1950, recorded July 20, 1950.[1]

J. Avery Cunliffe and Hazel Cunliffe, his wife, and Anna Bunte conveyed **Lot 71*** and 105 to George W. Van Riper and Mamie Van Riper, his wife, by Warranty Deed on May 31, 1950, recorded September 6, 1950. Building restrictions applied.[2]

George W. Van Riper and Mamie H. Van Riper, his wife, conveyed **Lot 71*** to Durrel Finkel and Vera Finkel, his wife, by Warranty Deed on July 11, 1952, recorded August 1, 1952.[3]

Durrel Finkel and Vera Finkel, his wife, took out a mortgage from Addie L. Reiser in the amount of $7,000 [*this mortgage was likely to build the residence thereon*] on January 30, 1953, recorded January 31, 1953, on Lot 71.[4]

Durrel Finkel and Vera Finkel, his wife, conveyed **Lot 71*** to Otto W. Brick and Grace E. Brick, his wife, by Warranty Deed on August 8, 1958, recorded August 12, 1958.[5]

Otto W. Brick and Grace E. Brick, his wife, took out a mortgage from Durrel Finkel and Vera Finkel, his wife, in the amount of $6,500 on August 8, 1958, recorded August 12, 1958, on **Lot 71***.

Otto W. Brick and Grace E. Brick, his wife, conveyed **Lot 71*** to Adolph White and Alma White, his wife, by Land Contract for $1.00 on August 30, 1958, recorded March 29, 1968; An additional $14,500 was to be paid.[6]

Adolph White and Alma White, his wife, took out a mortgage from Citrin Oil Company in the amount of $4,453.64 on May 25, 1971, recorded June 2, 1971, on **Lot 71***.[7]

Grace E. Brick, survivor of herself and her deceased husband Otto W. Brick (a copy of whose Death Certificate was recorded in Liber 18948, Page 287, Wayne County Records), conveyed **Lot 71*** to Adolph White and Alma White, his wife, by Warranty Deed for $14,500 on June 25, 1975, recorded July 28, 1975.[8]

Walter Masson purchased the residence at 27076 James Ave. in 2014 from Walter Little after he restored the home.[9]

*excepting the southerly part thereof, measured 107.28 feet on the westerly line and 39.42 feet on the easterly line of said lot.

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[9] Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025. Mr.Masson stll resides at 27076 James Ave.

Statement of Significance/Recommendation of Eligibility

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

This 1953 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A - Community Planning and Development: Built in 1953 during the mature phase of postwar suburban expansion, this Ranch house demonstrates the continued success of Ford's Village Industries model. By the late 1950s, Flat Rock had evolved into a stable suburban-industrial center, and Ranch houses with integrated garages provided modern housing for skilled workers employed by Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises.

Integrity Assessment: Location is intact on the original James Avenue site. Design integrity is good in fundamental Ranch characteristics — single-story massing, front-facing gable, horizontal emphasis, and integrated garage — though a three-season porch addition alters the original facade composition and proportional relationships. Materials integrity is diminished by vinyl siding replacement and the contemporary porch materials, eliminating evidence of original 1953 construction. Setting is preserved through generous lot, concrete driveway, mature landscaping, and relationship to similar-era housing. Feeling and association are adequate, with the Ranch form, integrated garage, and suburban context maintaining connections to 1950s residential development patterns despite alterations.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The 1953 construction date places it within the mature phase of the district's development. While vinyl siding and the porch addition affect material authenticity, sufficient integrity in location, basic design, setting, and association allows the property to convey its significance as part of Flat Rock's postwar suburban growth.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0071_003; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27146 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0109_004 Lot 109 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.105260		Long: -83.301220		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1937
Architectural Style	Tudor Revival
Building Form	2 Story Rectilinear
Roof Form	Complex
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Brick
Window Materials	VInyl
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1/garage

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History					
Period(s) of Significance	1937-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	27146 James Ave.					
Historic/Original Owner	William & Minnie Rutkowsky [also spelled Rutkowska]					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 27146 James Avenue is a 1.5-story Tudor Revival house constructed in 1937, representing quality residential development during the transitional period between Flat Rock's early and late periods of significance.

The structure presents a compact rectangular footprint with intersecting steep-pitched gable roofs clad in dark asphalt shingles, creating the dramatic rooflines characteristic of Tudor Revival design. The 1.5-story massing combines a full ground floor with a partial second level within the roof structure. A small dormer window in the main roof slope provides light to the upper level.

The exterior walls are clad entirely in warm-toned brick veneer laid in common bond, exhibiting rich coloration ranging from warm browns to subtle reddish tones. White-painted trim around windows, doors, and roof edges provides crisp contrast. A defining feature is the prominent arched entrance with radiating brick voussoirs framing a recessed entry vestibule, accessed by concrete steps with simple railings.

The fenestration includes a prominent three-part window grouping on the main level — a large central window flanked by smaller units — and a single window in the front gable. Windows are double-hung sash with white-painted frames. A detached garage with white siding is positioned to the right, accessed by a concrete driveway. The front yard has maintained lawn with foundation plantings and decorative stone elements.

The substantial brick construction, arched entrance, and Tudor Revival detailing demonstrate the architectural diversity and quality housing available in Flat Rock during the late 1930s transitional period.

History of the Resource

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

Henry J. Bunte and Anna C. Bunte, his wife, and George W. Bunte and Ellen M. Bunte, his wife, conveyed Lot 109 to William Rudkoska and Minnie Rudkoska, his wife, by Warranty Deed on June 2, 1927, recorded June 7, 1927.[1]

The Probate File of the Estate of William Rudkoska, also known as William Rudkoska and W. Rudkoska, Deceased, was filed December 12, 1951, pertaining to Lot 109 and other lands; The heirs were listed as Sylvia Bench and Emma Radtke, daughters.[2]

Sylvia Bench, a married woman, conveyed an undivided one-half interest in Lot 109 and other lands to Emma Radtke, a married woman, by Warranty Deed on June 23, 1953, recorded June 24, 1953.[3]

Emma Radtke, a married woman, conveyed Lot 109 to Lucille Croton, a married woman, by Quit Claim Deed on October 9, 1954, recorded October 12, 1954.[4]

Lucille Croton, a married woman, conveyed Lot 109 to Charles Radtke and Emma Radtke, his wife, as tenants by the entireties, by Quit Claim Deed on October 11, 1954, recorded October 12, 1954.[5]

Charles Radtke, formerly married to Emma Radtke, now deceased, jointly with Gertrude Radtke, his wife, conveyed Lot 109 and part of the westerly portion of Lot 108 to Edward W. Flayer and Betty Jane Flayer, his wife, by Warranty Deed for $14,800 on November 8, 1973, recorded November 16, 1973.[6]

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Statement of Significance/Recommendation of Eligibility

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

This 1937 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A - Community Planning and Development: Constructed in 1937 during the established phase of Ford's Village Industries period, this Tudor Revival house demonstrates the quality residential development that the community's industrial prosperity enabled. By the late 1930s, Flat Rock had proven the success of Ford's industrial model, and housing like this — with substantial brick construction and architectural sophistication — attracted and retained the skilled workforce sustaining the headlamp plant and Detroit, Toledo and Ironton railroad operations. The Tudor Revival style reflects the architectural diversity and housing choices available to Flat Rock's established workforce during this period.

Integrity Assessment: The property retains excellent integrity across all seven aspects. Location is intact on the original James Avenue site. Design integrity is outstanding — the steep-pitched gable roof, 1.5-story massing, prominent arched entrance with radiating brick voussoirs, and three-part window grouping remain as originally constructed. Materials integrity is excellent, with original warm-toned brick veneer, skilled archway masonry, and white-painted trim preserving 1937 character. Workmanship is evident in the precise brick archway execution and detailed trim work. Setting is preserved through the detached garage, concrete driveway, maintained landscaping, and relationship to similar-era housing. Feeling and association are strong, with the Tudor Revival design and premium materials conveying the residential quality of Flat Rock's established industrial period.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The 1937 construction date, intact Tudor Revival design, excellent brick construction with arched entrance, and outstanding integrity across all seven aspects make it an exceptional representative of quality residential development within the district.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0109_004; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26809 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0044_301 Lots 44 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.102243		Long: -83.297974		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1946
Architectural Style	Minimal Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side Gabled w/front projection
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Concrete Block
Window Materials	Vinyl
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History					
Period(s) of Significance	1946-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	26809 James Ave.					
Historic/Original Owner	John A. & Jayn (nee Lapham) LaBudda					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1946 Minimal Traditional residence is a 1-story frame dwelling situated on a corner double lot on James Ave. in Flat Rock. The building represents residential development during the early years of Ford's Village Industries period, exemplifying the compact, economical housing forms that served the community's workforce during the transition to full industrial development. The property retains its essential Minimal Traditional form despite material alterations.

The house exhibits a compact rectangular footprint with a side-gable roof clad in asphalt shingles in gray tones. A front-projecting gable centered on the facade shelters the main entrance porch. The porch features white vinyl railings with black metal baluster accents, accessed by concrete steps — the railings are later replacements. A porch swing occupies the covered porch area. The concrete block foundation is visible, painted in a blue-gray tone.

The exterior walls are clad in vinyl siding in cream or pale yellow, a replacement material obscuring the original wall surface, likely wood clapboard. White-painted trim defines window and door openings and roof edges. The fenestration consists of aluminum double-hung replacement windows maintaining original opening proportions; the original windows were likely wood-sash.

A detached one-car garage constructed of concrete block on the gable ends and a front-gable roof sits on the adjacent corner portion of the double lot, well separated from the dwelling. The garage features an overhead door and small side windows. The double-lot configuration provides an unusually generous setting with expansive lawn, multiple mature deciduous and evergreen trees, and a flowering redbud tree visible at the left property margin. An adjacent single-story brick Ranch dwelling is visible to the left.

Character-defining features include the 1-story Minimal Traditional form, side-gable roof with front-projecting porch gable, compact rectangular footprint, concrete block foundation, detached concrete block garage, corner double-lot configuration with generous yard, and mature tree canopy.

History of the Resource

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

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lot 44 to Cleveland W. Lapham and Bertha B. Lapham, his wife, by Warranty Deed on August 3, 1944, recorded August 31, 1944.[1]
Cleveland W. Lapham and Bertha Bock, his wife, conveyed Lot 44 to John Albert LaBudda and Jayn Lapham LaBudda, his wife, by Warranty Deed, dated September 27, 1946, recorded October 11, 1946.[2]
John Albert LaBudda and Jayn Lapham LaBudda, his wife, took out a mortgage from Trenton State Bank, a Michigan Corporation, in the amount of $5,000 [likely to build this residence] on September 25, 1946, recorded October 1, 1946, on Lot 44.[3]

Jayn Lapham LaBudda, Plaintiff, filed a Wayne County Action against John Albert LaBudda, Defendant, on November 19, 1971, regarding Lot 44 and other lands; the filing was a Bill for Divorce.[4]

John Albert LaBudda, also known as and being the same person as John A. LaBudda, an unmarried man and former husband of grantee named herein, conveyed Lot 44 to Jayn Lapham LaBudda, being the same person as and also known as Jayn Former L. LaBudda, former wife of grantor named herein, by Quit Claim Deed on December 13, 1974, recorded December 16, 1974; the deed was given per the terms of a Judgment of Divorce, Wayne County Action #73230687.[5]

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Statement of Significance/Recommendation of Eligibility

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

This c. 1946 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents residential development during the early years of Ford's Village Industries period, demonstrating the affordable housing that served the community's workforce as Flat Rock transitioned into a suburban-industrial center.

Criterion A - Community Planning and Development: Constructed c. 1946, this Minimal Traditional residence represents housing built during the Ford's Village Industries operations, when Flat Rock was establishing the residential infrastructure to support its expanding industrial workforce. Ford's model required communities with affordable housing stock for workers transitioning to industrial employment at the headlamp plant and the Detroit, Toledo and Ironton railroad. The Minimal Traditional style — compact, economical, and traditionally styled — was ideally suited to this need. The concrete block garage on the adjacent corner lot reflects the practical site planning of the period, and the double-lot configuration preserves the generous suburban development pattern characteristic of Flat Rock's residential growth.

Integrity Assessment: Location is intact on the original corner double-lot site. Design integrity is maintained through preservation of the Minimal Traditional form with side-gable roof, front-projecting porch gable, compact footprint, and spatial relationship to the detached concrete block garage. Materials integrity has been diminished through vinyl siding, aluminum replacement windows, and replacement porch railings, though these alterations are reversible and the structural fabric — including the concrete block foundation and garage — remains intact. Setting is well preserved, with the generous double-lot, mature tree canopy, and relationship to the James Ave. streetscape maintaining the character of the district's residential development. Feeling and association remain strong, as the property conveys its character as a modest 1940s working-class residence.

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

The c. 1946 construction date places this property within the early phase of Ford's Village Industries development. The Minimal Traditional form, concrete block garage, and corner double-lot configuration document the residential patterns that served the community's industrial workforce. While vinyl siding and replacement windows have diminished material integrity, sufficient integrity in location, design, setting, feeling, and association allows the property to convey its historical significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0044_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26835 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0037_000 Lots 37, 38 & 39 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.102437	Long: -83.298012			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1954
Architectural Style	Minimal Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl sided
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	Garage (breezeway) &house on lot 37

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	Community Planning and Development; Social History				
Period(s) of Significance	1946-1975 (Late Period)				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):	
Current/Common Name	26835 James Ave.				
Historic/Original Owner	William A. and Janet Armstrong				
Historic Building Use	Single Family Residence				
Current Building Use	Single Family Residence				
Architect/Engineer/Designer	unknown				

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Narrative Architectural Description

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

This c. 1954 Minimal Traditional residence is a 1-story frame dwelling on James Ave. in Flat Rock, representing postwar residential development during the mature phase of the community's growth as a suburban-industrial center. The Cape Cod-influenced massing, with its steeply pitched roof creating potential upper-level space, was among the most popular forms for affordable postwar housing. The property retains its essential Minimal Traditional form despite material alterations.

The house exhibits a compact rectangular footprint with a steeply pitched side-gable roof clad in dark asphalt shingles. A front-projecting gabled dormer is centered on the facade, providing light and visual interest. A small front entry porch with iron railings and concrete steps provides access to the main entrance. The concrete block foundation is visible at the base.

The exterior walls are clad in white vinyl siding, a replacement material obscuring the original wall surface, likely wood clapboard or asbestos shingle. The fenestration consists of vinyl double-hung replacement windows with dark navy decorative shutters flanking each opening. The shutters are properly proportioned to the window openings. White-painted trim defines window surrounds, door openings, and roof edges.

A breezeway with an entry door connects the dwelling to a detached two-car garage to the right (east). The garage features a front-gable roof with dark asphalt shingles matching the main house, white vinyl siding, and two overhead garage doors. A concrete driveway extends from James Ave. to the garage. The breezeway connection creates a unified residential complex while maintaining the visual separation between dwelling and garage.

The property is enclosed by a white picket fence along the front and side yards. The lot is well maintained with manicured lawn, brick-edged foundation plantings of low shrubs, and several mature deciduous trees. A flowering magnolia tree at the left property margin provides seasonal interest. A mailbox stands at the street edge. Utility poles and overhead lines are present along the frontage.

Character-defining features include the Minimal Traditional form with steeply pitched side-gable roof, front gabled dormer, compact rectangular footprint, breezeway-connected two-car garage, white picket fence enclosure, and the well-maintained residential setting.

This dwelling does not exhibit characteristics consistent with identified catalog kit home designs from Sears, Aladdin, or Gordon-Van Tine. It was most likely constructed by a local builder using standardized plans available through lumber yards, plan books, or FHA recommended designs.

History of the Resource

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

Sam L. Vreeland and Grace Y. Vreeland, his wife, conveyed Lots 35, 36, and **37** to Frank Kaschuk and Fannie Kaschuk, his wife, by Warranty Deed on January 16, 1939, recorded February 9, 1940.[1]

The Probate File of the Estate of Fannie Kaschuk was filed September 7, 1950. The heirs were listed as Anthony Kaschuk, Stanley Kaschuk, and John Kaschuk, sons; Frank Grabowski and Edward Grabowski, sons; Helen Beach, Elsie Mehalko, and Kathryn Kulka, daughters.[2]

The Probate File of the Estate of Frank Kaschuk, deceased, was filed March 31, 1952. The heirs were listed as Anthony Kaschuk, Stanley Kaschuk, John Kaschuk, sons, and Kathryn Kulka, daughter.[3]

John Kaschuk and Hope Kaschuk, his wife, conveyed Lots 35, 36, and **37** to Anthony Kaschuk by Quit Claim Deed on April 25, 1952, recorded June 26, 1952.[4]

Stanley Kaschuk and Caroline Kaschuk, his wife, conveyed Lots 35, 36, and **37** to Anthony Kaschuk by Quit Claim Deed on April 25, 1952, recorded June 26, 1952.5

Kathryn Kulka conveyed Lots 35, 36, and **37** to Anthony Kaschuk by Quit Claim Deed on April 30, 1952, recorded June 26, 1952.6

An Affidavit of Anthony Kaschuk was filed June 30, 1952, recorded July 3, 1952, pertaining to Lots 35, 36, and **37**. The affiant stated that John G. Kaschuk and John Kaschuk were one and the same person who appeared as a grantor in a deed dated April 25, 1952, along with his wife; and that Stanley W. Kaschuk and Stanley Kaschuk were one and the same person who appeared as a grantor in a deed dated April 25, 1952, along with his wife.[7]

Anthony Kaschuk and Gladys L. Kaschuk, his wife, conveyed Lots 35, 36, and **37** to Cleveland W. Lapham and Bertha Lapham, his wife, by Warranty Deed on June 20, 1952, recorded June 26, 1952.[8]

Cleveland W. Lapham and Bertha Lapham, his wife, conveyed Lots 35, 36, and **37** to Frank B. Sprague and Marilynn M. Sprague, his wife, by Quit Claim Deed on June 21, 1952, recorded June 26, 1952.[9]

Frank B. Sprague and Marilynn M. Sprague, his wife, conveyed Lots 34, 35, 36, and **37** to William A. Armstrong and Janet Armstrong, his wife, by Warranty Deed on July 22, 1953, recorded August 6, 1953.[10]

William A. Armstrong and Janet Armstrong, his wife, conveyed Lot **37** to Marilou Lea by Warranty Deed on March 6, 1954, recorded July 13, 1954.[11]

Charles W. Austin, a married man, conveyed Lot **38** to Katherine Ruth Austin, his wife, by Quit Claim Deed on September 28, 1965, recorded October 13, 1965.

Bertha Bock Lapham, survivor of herself and her deceased husband (whose death was recorded in Liber 14956, Page 936, Wayne County Mortgage records), conveyed Lots **39** and 40 to Katherine R. Austin by Warranty Deed on January 11, 1963, recorded February 21, 1963.[12]

Note: This property spans three lots: 37, 38, and 39; and contains two residences that share one address.

Statement of Significance/Recommendation of Eligibility

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

This c. 1954 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. The property represents postwar residential infill during the mature

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[11] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[12] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

phase of Flat Rock's growth, demonstrating continued housing construction that served the expanding industrial workforce following World War II.

Criterion A - Community Planning and Development: Constructed c. 1954 during the postwar building boom that expanded Flat Rock beyond earlier Ford Village Industries campaigns of the 1920s–1940s, this Minimal Traditional residence represents infill development that completed the residential fabric of the community's historic neighborhoods. Growth was driven by the broader industrialization of Downriver Wayne County, including expansion of Ford operations and establishment of the Michigan Casting Center. The Cape Cod-influenced form, with its expandable half-story, was ideally suited to young families seeking affordable homeownership near industrial employment. The breezeway-connected garage demonstrates the residential planning and automotive accommodation characteristic of mid-1950s suburban development.

Integrity Assessment: Location is intact on the original James Avenue site. Design integrity is maintained through preservation of the Minimal Traditional form with steeply pitched side-gable roof, front gabled dormer, and compact footprint. The breezeway-connected garage, whether original or an early addition, reinforces mid-century residential planning character. Materials integrity has been diminished through vinyl siding and vinyl replacement windows, though these alterations are reversible and the structural fabric remains intact. Setting is well preserved, with the white picket fence, generous lot, mature trees, and maintained landscaping conveying a well-established residential character along James Ave. Feeling and association remain strong, as the property conveys its character as a modest 1950s working-class residence.

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

The c. 1954 construction date places this property within the mature phase of Flat Rock's development. The Minimal Traditional form with front dormer and breezeway-connected garage documents postwar residential patterns within the district. While vinyl siding and replacement windows have diminished material integrity, sufficient integrity in location, design, setting, feeling, and association allows the property to convey its historical significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0037_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26873 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0035_002 Lots 35 & 36 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.102519		Long: -83.298726		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

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

Architectural Information

Construction Date	1968	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Side Gable -low pitch	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer/Shake Sided	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Sliding	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrated Garage	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Social History						
Period(s) of Significance	1968-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	26873 James Ave.						
Historic/Original Owner	George F. and Catherine E. Dorsch						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	Dorsch						

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 26873 James Avenue is a single-story Ranch house constructed in 1968, representing mature residential development during the final years of Flat Rock's late period of significance.

The structure presents a complex L-shaped footprint with low-profile horizontal emphasis. Intersecting hip and gabled roof sections clad in asphalt shingles create varied rooflines. A brick chimney rises from the interior.

The exterior walls display a combination of warm-toned brick veneer laid in common bond on primary sections and horizontal wood siding in tan or beige on complementary sections. The fenestration includes sliding or picture window units, with larger openings serving principal living spaces and smaller windows for utility areas. A substantial attached garage forms an integral component of the composition, constructed with coordinating materials.

A concrete driveway provides vehicular access. The front yard features maintained lawn with mature landscaping and decorative stone planting areas. A contemporary addition or modification on the left side, with different siding materials, may represent later expansion of the original 1968 design.

The complex massing, brick-and-siding material combination, integrated garage, and L-shaped plan reflect the architectural maturity of late 1960s Ranch development, built four years before the Michigan Casting Center's 1972 completion concluded the district's period of significance.

History of the Resource

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

Sam L. Vreeland and Grace Y. Vreeland, his wife, conveyed **Lots 35, 36**, and 37 to Frank Kaschuk and Fannie Kaschuk, his wife, by Warranty Deed on January 16, 1939, recorded February 9, 1940.[1]

An Affidavit of Anthony Kaschuk, heir, was filed June 30, 1952, recorded July 3, 1952, pertaining to **Lots 35, 36**, and 37. The affiant stated that John G. Kaschuk and John Kaschuk were one and the same person who appeared as a grantor in a deed dated April 25, 1952, along with his wife; and that Stanley W. Kaschuk and Stanley Kaschuk were one and the same person who appeared as a grantor in a deed dated April 25, 1952, along with his wife.[2]

Anthony Kaschuk and Gladys L. Kaschuk, his wife, conveyed **Lots 35, 36**, and 37 to Cleveland W. Lapham and Bertha Lapham, his wife, by Warranty Deed on June 20, 1952, recorded June 26, 1952.[3]

Cleveland W. Lapham and Bertha Lapham, his wife, conveyed **Lots 35, 36**, and 37 to Frank B. Sprague and Marilynn M. Sprague, his wife, by Quit Claim Deed on June 21, 1952, recorded June 26, 1952.[4]

Frank B. Sprague and Marilynn M. Sprague, his wife, conveyed Lots 34, **35, 36**, and 37 to William A. Armstrong and Janet Armstrong, his wife, by Warranty Deed on July 22, 1953, recorded August 6, 1953.[5]

William A. Armstrong and Janet Armstrong, his wife, conveyed the east half of **Lot 35 and all of Lot 36** to George F. Dorsch and Catherine E. Dorsch, his wife, by Warranty Deed on March 29, 1957, recorded April 3, 1957.[6]

An Affidavit of George F. Dorsch was sworn on September 3, 1957, pertaining to the east half of **Lot 35 and all of Lot 36**. The affidavit was made for the purpose of clearing title and ownership of the above-described land, and stated that George F. Dorsch and Catherine E. Dorsch, the grantees named in the earlier Warranty Deed, were in fact George F. Dorsch and Catherine E. Dorsch, his wife.[7]

George F. Dorsch and Catherine E. Dorsch, his wife, conveyed the east half of **Lot 35 and all of Lot 36** to Gary George Dorsch and Prudence R. Dorsch, his wife, by Quit Claim Deed for $2,990 on July 6, 1968, recorded July 9, 1968.[8]

George F. Dorsch and Catherine E. Dorsch, his wife, also conveyed the east half of **Lot 35 and all of Lot 36** to Gary G. Dorsch and Prudence R. Dorsch, his wife, by Warranty Deed for $1,000 on July 18, 1968, recorded July 24, 1968.[9]

Gary G. Dorsch, also known as Gary George Dorsch, and Prudence R. Dorsch, his wife, took out a mortgage from Birmingham Bloomfield Bank in the amount of $15,900 [*likely to build the residence*] on December 19, 1968, recorded January 6, 1969, on the east half of **Lot 35 and all of Lot 36**.[10]

Gary G. Dorsch and Prudence R. Dorsch, his wife, took out a mortgage from Commerce Mortgage Corporation in the amount of $27,500 on August 22, 1985, recorded August 26, 1985, on the east half of **Lot 35 and all of Lot 36.**[11]

Statement of Significance/Recommendation of Eligibility

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

This 1968 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[11] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Criterion A - Community Planning and Development: Built in 1968, four years before the Michigan Casting Center's 1972 completion concluded the district's period of significance, this Ranch house demonstrates the sustained residential quality that Ford's Village Industries model achieved during Flat Rock's mature development phase. The complex massing, premium brick-and-siding materials, and integrated garage reflect the advanced housing serving skilled workers employed by Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises.

Integrity Assessment: Location is intact on the original James Avenue site. Design integrity is good in fundamental Ranch characteristics — single-story massing, L-shaped footprint, complex roof configuration, and integrated garage — though an apparent contemporary addition on the left side alters the original composition. Materials integrity is good in original portions, with warm-toned brick veneer and complementary wood siding preserving the 1968 character; the addition introduces differing materials. Setting is preserved through generous lot, extensive driveway, mature landscaping, and relationship to similar-era housing. Feeling and association are adequate, with the complex Ranch form and quality materials maintaining connections to late 1960s residential development despite the addition.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The 1968 construction date places it within the final phase of the district's development. While a contemporary addition affects design integrity, sufficient integrity in location, fundamental design, setting, and association allows the property to convey its significance as mature-period Ranch development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0035_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26891 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0034_000 Lots 34 & 35 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.102530		Long: -83.298970		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1955 (heavily modified)	
Architectural Style	Contemporary	
Building Form	2 Story Rectilinear	
Roof Form	Complex	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrated garage	

Eligibility

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

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows/Additions		Moved ☐	Date(s):		
Current/Common Name	26891 James						
Historic/Original Owner	Arthur R. & Bernice H. McLaughlin						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	22 feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1955 residence at 26891 James Ave. in Flat Rock has been extensively modified through multiple additions that have fundamentally transformed the original single-story Ranch form into a 2-story dwelling of complex massing. While the original construction date falls within the district's period of significance, cumulative alterations have obscured the building's historic character.

The building presents a complex, irregular footprint resulting from multiple additions to the original Ranch plan. The most substantial alteration is a full second story rising above the left (west) portion of the original dwelling, creating an abrupt transition from the single-story right wing to the two-story left section. This second-story addition features a front-gable roof with dark asphalt shingles and vinyl siding matching the first floor. A brick chimney rises from the junction of the original and added rooflines.

The first-floor level retains traces of the original Ranch configuration in the right (east) wing, which maintains single-story massing with a front-gable roof section. An integrated garage occupies the far right of the facade, with a concrete driveway providing access. However, the original horizontal Ranch emphasis has been eliminated by the dominant two-story mass to the left.

The exterior walls are clad entirely in light gray vinyl siding on all sections and additions, creating a uniform contemporary appearance that obscures all evidence of original wall materials. All windows are vinyl double-hung replacement units with dark decorative shutters; the original fenestration materials and profiles have been eliminated. A large picture window grouping on the first-floor center facade and paired windows on the second story reflect the modified configuration rather than the original 1955 design.

The front entry is positioned at the junction between the single-story and two-story sections, with a small entry stoop. A decorative birdhouse post and daffodil plantings accent the front walkway. The property has a well-maintained lawn with mulched foundation beds, ornamental shrubs, and mature deciduous trees. An adjacent single-story Ranch dwelling is visible to the left. Utility poles and overhead lines are present along the frontage.

The original c. 1955 Ranch form is no longer legible. The second-story addition, integrated garage, vinyl siding, and replacement windows collectively eliminate the building's ability to convey its mid-century residential origins.

History of the Resource

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

Lots 31 through 34 passed from the Vreeland estate through Sylvester Niner to Fred Van Buren and Anna L. Van Buren (see Lot 31 above for the chain). Fred Van Buren and Anna L. Van Buren, his wife, conveyed Lot 34 to Frank B. Sprague and Marilynn M. Sprague, his wife, by Warranty Deed on November 13, 1951, recorded November 20, 1951.[1]

Frank B. Sprague and Marilynn M. Sprague, his wife, conveyed Lots **34, 35**, 36, and 37 to William A. Armstrong and Janet Armstrong, his wife, by Warranty Deed on July 22, 1953, recorded August 6, 1953. Building restrictions applied.[2]

William A. Armstrong and Janet Armstrong, his wife, conveyed **Lot 34 and the west half of Lot 35** to Harry J. Bedford and Louie W. Bedford, his wife, and Harold J. Bedford, a single man, and Louis G. Bedford, a single man, with full rights of survivorship, by Warranty Deed on May 4, 1955, recorded May 9, 1955. Building restrictions applied.[3]

Harry J. Bedford and Louie W. Bedford, his wife, and Harold J. Bedford, a single man, and Louis G. Bedford, a single man, with full rights of survivorship, conveyed **Lot 34 and the west half of Lot 35** to Arthur R. McLaughlin and Bernice H. McLaughlin, his wife, by Warranty Deed on April 19, 1957, recorded April 24, 1957. Building restrictions applied.[4]

Arthur R. McLaughlin and Bernice H. McLaughlin, individually and as husband and wife, took out a mortgage from Peoples Bank of Trenton in the amount of $9,500 on April 19, 1957, recorded April 24, 1957, on **Lot 34 and the west half of Lot 35**.[5]

Arthur R. McLaughlin and Bernice H. McLaughlin, his wife, conveyed **Lot 34 and the west half of Lot 35** to John K. Gee, a single man, by Warranty Deed on May 20, 1967, recorded May 24, 1967.[6]

John K. Gee, a single man, took out a mortgage from Wyandotte Savings Bank in the amount of $14,625 on May 20, 1967, recorded May 24, 1967, on **Lot 34 and the west half of Lot 35**. John K. Gee and Elizabeth Ann Gee, his wife, conveyed Lot 34 and the west half of Lot 35 to Judith K. Lezotte by Warranty Deed for $23,000 on January 23, 1970, recorded January 28, 1970.[7]

Judith K. Lezotte conveyed **Lot 34 and the west half of Lot 35** to Michael Duane Sorenson, also known as Michael D. Sorenson, and Joy Sorenson, his wife, by Warranty Deed for $40,000 on February 16, 1979, recorded February 22, 1979.[8]

Statement of Significance/Recommendation of Eligibility

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

This c. 1955 property is recommended as Non-Contributing to the Flat Rock Historical District due to severely compromised integrity resulting from cumulative alterations.

Historical Context: The c. 1955 construction date falls within the district's period of significance, and the original Ranch form would have represented postwar residential development during the mature phase of Flat Rock's growth as a suburban-industrial center. However, the extent of subsequent modifications prevents the property from conveying this historical association.

Integrity Assessment: Location is intact on the original James Avenue site. All other aspects of integrity have been severely compromised. Design integrity is poor — the full second-story addition fundamentally transforms the original single-story Ranch form, eliminating the horizontal emphasis, low profile, and single-story massing that define Ranch architecture. The integrated garage and multiple roof planes further obscure the original

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026,

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

design. Materials integrity is poor — vinyl siding on all surfaces and vinyl replacement windows eliminate evidence of original 1955 construction materials. Workmanship is unreadable beneath replacement materials and additions. Setting is diminished, as the altered massing disrupts the property's relationship to neighboring single-story dwellings. Feeling and association are lost, as the building reads as a contemporary two-story residence rather than a 1950s Ranch house.

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

While the c. 1955 construction date falls within the period of significance, the cumulative alterations — particularly the full second-story addition over the original Ranch — have eliminated the property's ability to convey its historical character. The original single-story Ranch form is no longer legible, and only location integrity survives.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0034_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26905 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0032_300 Lots 32 & 33 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.102569		Long: -83.298377		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1941	
Architectural Style	Vernacular	
Building Form	1.5 Story Rectilinear	
Roof Form	Complex	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

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

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	26905 James Ave.						
Historic/Original Owner	David & Bertha Edwards						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1941 vernacular residence at 26905 James Ave. in Flat Rock has been extensively modified through multiple additions and alterations that have fundamentally transformed the original dwelling. While the construction date falls within the district's period of significance, cumulative modifications have obscured the building's historic character beyond recognition.

The building presents a complex, irregular massing resulting from multiple additions to the original structure. The current form reads as a 1.5-story dwelling with intersecting gable roofs clad in dark asphalt shingles at varying pitches. Multiple dormers project from the roof slopes, indicating upper-level living space that may not have been part of the original plan. The rooflines from various additions create an irregular composite profile with no coherent stylistic expression.

A front porch occupies the left (west) portion of the facade, featuring squared white posts supporting a projecting gable roof, with white vinyl railings and a blue-painted entry door. The porch appears to be a later modification or reconstruction. To the right (east), an addition extends the building mass, featuring a separate entry door in blue and what appears to be a converted former garage opening — now fitted with double doors or a patio access — suggesting an originally integrated garage that has been enclosed and repurposed for living or patio space. This conversion further alters the building's original configuration.

The exterior walls are clad entirely in vinyl siding in a light gray or off-white tone on all sections, creating a uniform contemporary appearance that obscures all evidence of original wall materials. All windows are vinyl double-hung replacement units; the original fenestration materials and profiles have been eliminated. Blue-painted trim accents doors and some window surrounds, providing the primary color contrast.

The property has a well-maintained lawn with foundation plantings, spring-blooming perennials including purple creeping phlox along the driveway edge, and a prominent flowering redbud tree dominating the front yard. A concrete driveway extends along the right side. Fieldstone border edging defines planting beds. A wood privacy fence encloses portions of the rear and side yards. Various outdoor items and equipment are visible along the right side of the dwelling. An adjacent dwelling is partially visible to the right. Utility poles and overhead lines are present along the frontage.

The original c. 1941 vernacular form is no longer legible. The multiple additions, converted garage, reconstructed porch, vinyl siding, replacement windows, and added dormers collectively eliminate the building's ability to convey its early 1940s residential origins.

History of the Resource

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

Grace Y. Vreeland conveyed Lots 31 through 34 to Sylvester Niner by a series of Warranty Deeds between 1941 and 1944. Niner and Maelou Niner, his wife, conveyed the same lots to Fred Van Buren and Anna L. Van Buren, his wife, jointly and with right of survivorship, by Warranty Deed on March 30, 1946, recorded April 6, 1946.[1]

Fred Van Buren and Anna L. Van Buren, his wife, conveyed Lots 31 and 32 to David Edward and Bertha F. Edward, his wife, by Warranty Deed on January 3, 1955, recorded February 8, 1955.[2]

Fred Van Buren and Anna L. Van Buren, his wife, conveyed Lot 33 to David Edward and Bertha F. Edward, his wife, by Warranty Deed on February 21, 1955, recorded April 26, 1955.[3]

David Edward, a single man, survivor of David Edward and Bertha F. Edward, his wife (Death Certificate of Bertha F. Edward, deceased, recorded in Liber 18994, Page 793, Wayne County Records), by Grace E. Peden, his Attorney in Fact, conveyed Lots 32 and 33 to Ricky V. Christopher and Kathryn Christopher, his wife, by Land Contract in the amount of $20,000 on December 14, 1974, recorded January 8, 1975.[4]

In the Matter of the Estate of David Edward, Deceased, an Amended Order Allowing Account or Settlement and Assigning Residue was entered on October 11, 1978, recorded October 27, 1978, pertaining to Lots 32 and 33. The order directed that the residue be assigned as follows: Bessie McFall, $4,456.89; James Edward, $3,956.89; Albert Edward, $3,956.89; and Grace E. Peden, $3,956.89.[5]

Grace E. Peden, a married woman, conveyed an undivided one-quarter interest in Lots 32 and 33 to Ricky V. Christopher and Kathryn Christopher, his wife, by Warranty Deed for $5,000 on January 7, 1982, recorded December 18, 1984.[6] The conveyance was subject to the Land Contract recorded in Liber 19003, Page 121.[7]

Bessie McFall, also known as Bessie M. McFall, a married woman, conveyed an undivided one-quarter interest in Lots 32 and 33 to Ricky V. Christopher and Kathryn Christopher, his wife, by Warranty Deed for $5,000 on February 9, 1982, recorded December 18, 1984.[8]

Albert Edward, also known as Albert G. Edward, and Dorothy Edward, his wife, conveyed an undivided one-quarter interest in Lots 32 and 33 to Ricky V. Christopher and Kathryn Christopher, his wife, by Warranty Deed for $5,000 on February 10, 1982, recorded December 18, 1984.[9]

James Edward and Mabel Edward, his wife, conveyed an undivided one-quarter interest in Lots 32 and 33 to Ricky V. Christopher and Kathryn Christopher, his wife, by Warranty Deed for $5,000 on February 8, 1982, recorded December 18, 1984.[10]

Statement of Significance/Recommendation of Eligibility

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

This c. 1941 property is recommended as Non-Contributing to the Flat Rock Historical District due to severely compromised integrity resulting from cumulative alterations.

Historical Context: The c. 1941 construction date falls within the district's period of significance, and the original vernacular form would have represented residential development during the early years of Ford's Village Industries transformation of Flat Rock. However, the extent of subsequent modifications prevents the property from conveying this historical association.

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Integrity Assessment: Location is intact on the original James Avenue site. All other aspects of integrity have been severely compromised. Design integrity is poor — multiple additions have fundamentally altered the original form, the garage has been converted to living/patio space, the porch has been reconstructed, and added dormers change the roofline. The original building footprint, massing, and facade composition are no longer discernible. Materials integrity is poor — vinyl siding on all surfaces and vinyl replacement windows eliminate evidence of original 1941 construction materials. Workmanship is unreadable beneath replacement materials and additions. Setting is diminished by the altered massing and converted garage. Feeling and association are lost, as the building reads as a progressively modified contemporary residence rather than a 1940s vernacular dwelling.

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

While the c. 1941 construction date falls within the period of significance, the cumulative alterations — multiple additions, garage conversion, porch reconstruction, added dormers, and wholesale material replacement — have eliminated the property's ability to convey its historical character. The original vernacular form is no longer legible, and only location integrity survives.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0032_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26925 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0030_301 Lots 30 & 31 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.10302		Long: -83.299320		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1965	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled – Low pitch	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer w/vinyl accents	
Foundation Materials	Brick/Concrete	
Window Materials	Aluminum	
Window Type	Sliding	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrated Garage	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry					
Period(s) of Significance	c. 1954–1975 (within district's Late Period, 1920–1975)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	26925 James Ave.					
Historic/Original Owner	Peter F. & Patricia Ann Moser					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 26925 James Avenue is a single-story Ranch house constructed in 1965, representing mature residential development during the later years of Flat Rock's late period of significance, built seven years before the Michigan Casting Center's 1972 completion.

The structure presents an extended linear rectangular footprint with the low-profile horizontal emphasis characteristic of Ranch design. A hip roof clad in dark asphalt shingles creates broad overhanging eaves. A brick chimney rises from the roof surface.

The exterior walls display a two-tone material treatment. Lower portions and accent areas are clad in warm-toned brick veneer laid in common bond, while upper wall sections feature horizontal wood siding in light tan or beige. The front facade fenestration includes a prominent horizontal ribbon of windows providing dramatic glazing to the main living areas, along with sliding or picture window units appropriate to the construction period. The main entrance is accessed by concrete steps.

The property has maintained lawn with mature evergreen plantings on a generous lot.

The brick-and-siding material combination, horizontal window ribbon, hip roof, and extended linear plan reflect the architectural refinement of mid-1960s Ranch development.

History of the Resource

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

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed **<u>Lot 30</u>** and other lands to George W. Van Riper and Mamie H. Van Riper, his wife, as tenants by the entireties, by Warranty Deed, dated December 28, 1951, recorded January 21, 1952.[1]

George W. Van Riper and Mamie H. Van Riper, his wife, conveyed **<u>Lot 30</u>** to Cleveland W. Lapham and Bertha B. Lapham, his wife, by Warranty Deed on June 16, 1952, recorded July 15, 1952.[2] Cleveland W. Lapham and Bertha B. Lapham, his wife, conveyed **<u>Lot 30</u>** to Bernard J. Drouillard and Jean E. Drouillard, his wife, by Warranty Deed on June 24, 1952, recorded July 15, 1952.[3]

Fred Van Buren and Anna L. Van Buren, his wife, conveyed **<u>Lot 31</u>** to Bernard J. Drouillard and Jean E. Drouillard, his wife, by Warranty Deed on May 22, 1952, recorded May 28, 1952.[4]

Bernard J. Drouillard and Jean E. Drouillard, his wife, conveyed **<u>Lot 30 & 31</u>** and other lands to Charles A. Higgins and Stella S. Higgins, his wife, by Quit Claim Deed on August 28, 1957, recorded September 6, 1957.[5]

Charles A. Higgins and Stella S. Higgins, his wife, conveyed **<u>Lot 30 & 31</u>** and other lands to Peter F. Moser and Patricia Ann Moser, his wife, by Warranty Deed on September 12, 1962, recorded October 1, 1962.[6]

Peter F. Moser and Patricia Ann Moser, his wife, conveyed **<u>Lot 30 & 31</u>** and other lands to J. Warner Hocking and A. Eugenia Hocking, his wife, by Warranty Deed on October 9, 1964, recorded October 16, 1964.[7]

J. Warner Hocking and A. Eugenia Hocking, his wife, conveyed **<u>Lot 30 & 31</u>** and other lands to Mathias D. Gladman and Shirley M. Gladman, his wife, by Warranty Deed for $34,900 on May 26, 1971, recorded June 8, 1971.[8]

Statement of Significance/Recommendation of Eligibility

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

This c. 1954 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. The property represents postwar residential infill during the mature

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

phase of Flat Rock's growth, demonstrating continued housing construction that served the expanding industrial workforce following World War II.

Criterion A - Community Planning and Development: Constructed c. 1954 during the postwar building boom that expanded Flat Rock beyond earlier Ford Village Industries campaigns of the 1920s–1940s, this Minimal Traditional residence represents infill development that completed the residential fabric of the community's historic neighborhoods. Growth was driven by the broader industrialization of Downriver Wayne County, including expansion of Ford operations and establishment of the Michigan Casting Center. The Cape Cod-influenced form, with its expandable half-story, was ideally suited to young families seeking affordable homeownership near industrial employment. The breezeway-connected garage demonstrates the residential planning and automotive accommodation characteristic of mid-1950s suburban development.

Integrity Assessment: Location is intact on the original James Avenue site. Design integrity is maintained through preservation of the Minimal Traditional form with steeply pitched side-gable roof, front gabled dormer, and compact footprint. The breezeway-connected garage, whether original or an early addition, reinforces mid-century residential planning character. Materials integrity has been diminished through vinyl siding and vinyl replacement windows, though these alterations are reversible and the structural fabric remains intact. Setting is well preserved, with the white picket fence, generous lot, mature trees, and maintained landscaping conveying a well-established residential character along James Ave. Feeling and association remain strong, as the property conveys its character as a modest 1950s working-class residence.

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

The c. 1954 construction date places this property within the mature phase of Flat Rock's development. The Minimal Traditional form with front dormer and breezeway-connected garage documents postwar residential patterns within the district. While vinyl siding and replacement windows have diminished material integrity, sufficient integrity in location, design, setting, feeling, and association allows the property to convey its historical significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0030_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26945 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0028_00 Lots 28 & 29 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.102794	Long: -83.300032			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1949	
Architectural Style	Cape Cod	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gable – Steep pitch	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick/Concrete	
Window Materials	Vinyl	
Window Type	Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrated Garage	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1949–1975 (within district's Late Period, 1920–1975)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☐ Altered ☒ Windows Moved ☐ Date(s):
Current/Common Name	26945 James
Historic/Original Owner	Fred & Rose Friendship / Florence Reid Ervin
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	John F. Ervin (possibly)

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1949 Cape Cod residence is a 1.5-story brick dwelling on James Ave. in Flat Rock, representing postwar residential development during the peak period of Ford's Village Industries success. The property retains excellent integrity with original brick construction, intact Cape Cod form, and three front dormers, making it one of the better-preserved examples of late 1940s residential architecture in the district.

The house exhibits a rectangular footprint with a steeply pitched side-gable roof clad in dark asphalt shingles. Three gabled dormers project from the front roof slope, evenly spaced, each featuring vinyl siding in a cream or tan tone with a single vinyl double-hung replacement window and peaked gable cap. The steep roof pitch creates substantial usable space in the upper half-story, a hallmark of the Cape Cod form that maximized square footage within an economical building envelope.

The exterior walls are clad entirely in red-toned brick veneer laid in common bond, exhibiting warm coloration ranging from deep reds to reddish-brown tones characteristic of late 1940s masonry construction. The brick foundation provides a continuous masonry base. The uniform brick treatment — extending across the main house and the detached garage — demonstrates premium construction quality for the period.

The front facade is three bays wide. The main entry is centered, consisting of a green-painted replacement door with decorative glass insert. Flanking windows are vinyl double-hung replacement units maintaining original opening proportions. Green-painted trim accents the door surround. The first-floor fenestration and centered entry preserve the symmetrical facade composition characteristic of the Cape Cod style.

A detached brick garage with a matching red-toned brick exterior and brown overhead door is connected to the dwelling by a flat-roofed breezeway or carport at the left (west) side. The breezeway creates a sheltered connection between house and garage while maintaining visual separation. An adjacent brick Ranch dwelling is visible beyond the garage to the west.

The property has a well-maintained lawn with fieldstone-edged foundation plantings, ornamental shrubs including a Japanese maple and mature hydrangeas, and a young ornamental tree near the entry. A row of columnar arborvitae flanks the left side of the property. A gravel driveway provides access. A community advocacy sign ("Save Flat Rock Dam") is displayed in the front yard. Utility poles and overhead lines are present along the frontage.

Character-defining features include the 1.5-story Cape Cod form with steep side-gable roof, three evenly spaced gabled front dormers, red-toned brick veneer on all surfaces, symmetrical three-bay facade with centered entry, brick foundation, detached brick garage connected by breezeway, and the well-maintained residential setting.

This dwelling does not exhibit characteristics consistent with identified catalog kit home designs from Sears, Aladdin, or Gordon-Van Tine. By the late 1940s the catalog kit home market had largely ceased operations. This dwelling was most likely constructed by a local builder using standardized plans available through lumber yards, plan books, or FHA recommended designs.

History of the Resource

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

Grace Y. Vreeland conveyed Lots 27, 28, and 29 to Clifford Navarre and Antoinette Navarre, his wife, by Warranty Deed on September 3, 1943, recorded November 9, 1943.[1]

Clifford Navarre and Antoinette Navarre, his wife, conveyed Lots 27, 28, and 29 to Francis E. Smith and Martha Smith, his wife, by Warranty Deed on September 17, 1948, recorded October 12, 1948.[2]

Francis E. Smith and Martha Smith, his wife, conveyed Lots 27, 28, and 29 to Florence F. Reid, a single woman, and Frederick Friendship and Rose Friendship, his wife, as joint tenants and not as tenants in common or otherwise, by Warranty Deed on June 15, 1949, recorded June 17, 1949.[3]

Fred Smith resided at 26945 James Ave in 1953.[4]

Florence F. Reid (formerly Florence F. Reid), Frederick Friendship, and Rose Friendship, his wife, took out a mortgage from the State Savings Bank of Flat Rock, a Banking Association, in the amount of $8,500 on March 18, 1955, recorded March 22, 1955, on Lots 27, 28, and 29.[5]

An Affidavit of W. W. Munro, Jr. was sworn on August 8, 1957, and recorded August 13, 1957, pertaining to Lots 27, 28, and 29; Munro said that he knew Florence Sophia Ervin during her lifetime; that Florence Sophia Ervin's name was Florence F. Reid prior to her marriage to John F. Ervin; and that Florence Sophia Ervin named in the Death Certificate attached to the affidavit was the same person as Florence F. Reid, one of the grantors in the Warranty Deed dated June 15, 1949.[6] The Death Certificate of Florence Sophia Ervin was recorded August 13, 1957, pertaining to Lots 27, 28, and 29; the Michigan Department of Health File No. 107 recited that the decedent died October 15, 1956, at the age of 81 years and that she was the wife of John F. Ervin.[7]

The Death Certificate of Rose Elizabeth Friendship, married, was filed September 23, 1960, and recorded October 11, 1960; recited that the decedent died February 23, 1958, she was the wife of Fred Friendship and the death certificate was attached to the mortgage recorded in Liber 14317, Page 468.[8]

Hannah G. Friendship, Plaintiff, filed another Wayne County Action against Frederick J. Friendship, Defendant, on June 17, 1965, regarding Lots 27, 28, and 29. The filing was a Complaint for Divorce filed. The address given was 26945 James Street.[9] Hannah G. Friendship, wife of grantee herein, conveyed Lots 27, 28, and 29 to Frederick Friendship, husband of grantor herein, by Quit Claim Deed on October 31, 1966, recorded November 1, 1966.[10]

Frederick Friendship, a single man, conveyed Lots 27, 28, and 29 to Peter Dopulos and Alice Dopulos, his wife, by Warranty Deed on November 24, 1967, recorded November 29, 1967.[11]

Peter Dopulos and Alice Dopulos, his wife, conveyed Lots 27, 28, and 29 to Max C. Angel and Barbara Angel, his wife, by Warranty Deed on September 10, 1973, recorded September 28, 1973.[12]

Barbara Faye Angel, Plaintiff, filed a Wayne County Action against Max C. Angel, Defendant, on May 25, 1973, regarding Lots 27, 28, and 29. The filing was a Complaint for Divorce filed. The address given was 26945 James, Flat Rock, Michigan.[13]

Max C. Angel conveyed Lots 27, 28, and 29 to James L. A. Wiseley and Patricia J. Wiseley, his wife, by Warranty Deed for $38,000 on September 8, 1973, recorded September 28, 1973.[14]

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

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

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[11] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[12] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[13] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[14] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Statement of Significance/Recommendation of Eligibility

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

This c. 1949 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built in 1949 during the peak period of Ford's Village Industries success — when the program achieved a 73% homeownership rate exceeding national averages — this Cape Cod residence demonstrates the quality residential development the program made possible. The full brick construction represents a premium investment in permanent housing, reflecting the prosperity that enabled industrial workers to achieve substantial, well-designed suburban homes. The Cape Cod form, with its expandable half-story, was ideally suited to young families seeking affordable homeownership with future growth potential. The matching brick garage connected by breezeway demonstrates the complete residential planning and automotive accommodation characteristic of quality postwar development.

Integrity Assessment: The property retains excellent integrity across all seven aspects. Location is intact on the original James Avenue site. Design integrity is outstanding — the 1.5-story Cape Cod massing, steep side-gable roof, three gabled dormers, symmetrical facade, centered entry, and breezeway-connected garage remain as originally constructed. Materials integrity is excellent, with original red-toned brick veneer preserved on all surfaces of both house and garage; only windows have been replaced with vinyl units maintaining original opening sizes. Workmanship is evident in the quality brick masonry throughout. Setting is well preserved with generous lot, mature landscaping, and relationship to similar-era brick housing along James Ave. Feeling and association are strong, with the brick Cape Cod form and complete residential complex conveying the quality and permanence of Flat Rock's peak postwar development.

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

The c. 1949 construction date places it at the peak of Village Industries achievements. The full brick Cape Cod with three dormers and matching brick garage represents premium residential construction within the district. Excellent integrity across all seven aspects — with original brick on all surfaces and intact Cape Cod form — makes it an outstanding representative of late 1940s residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcelnumber;58_092_02_0028_00; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26961 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0025_000 Lots 25 & 26 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103033	Long: -83.300523			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1950
Architectural Style	Ranch
Building Form	1 Story Rectilinear
Roof Form	Low Pitch
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer/Stone Accent
Foundation Materials	Brick/Concrete
Window Materials	Vinyl
Window Type	Picture/Casement
Outbuildings	Yes ☐ No ☒
Number/Type:	Integrated Garage

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry						
Period(s) of Significance	c. 1950–1975 (within district's Late Period, 1920–1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects? yes							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☐	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):			
Current/Common Name	26961 James						
Historic/Original Owner	Harry V. & Merilla E. Stewart / Dr. Peter F. & Patricia Ann Moser						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1950 Ranch residence is a 1-story brick dwelling on James Ave. in Flat Rock, representing postwar residential development during the peak period of Ford's Village Industries success. The property retains strong integrity with original brick construction, intact Ranch form, and integrated garage, making it a well-preserved example of early 1950s residential architecture in the district.

The house exhibits an extended linear footprint with a low-pitch side-gable roof clad in dark asphalt shingles with dark-brown fascia and trim. A gable vent is centered in the left gable end. A brick chimney rises from the interior roof surface. The low roof pitch and broad horizontal massing are characteristic of Ranch design.

The exterior walls are clad entirely in buff or tan-toned brick veneer, exhibiting a warm, consistent golden-yellow coloration. Dark brown trim defines all window and door openings, fascia, and roof edges, providing strong contrast against the light brick. The brick/concrete foundation is continuous with the masonry walls.

The front facade reads left to right as follows: a projecting bay window on the far left with dark frames and a curved fabric awning above — a later addition that modifies but does not overwhelm the original facade; a vinyl casement window; a large picture window grouping at center providing expansive glazing to the main living area, with a timber-framed raised planter box below; the main entry with a dark-framed decorative glass door flanked by a decorative lantern post; and the integrated garage at the far right with a brown overhead door and a ceiling fan mounted beneath the porch overhang. The fenestration throughout consists of vinyl replacement units.

A paver driveway extends from James Ave. to the integrated garage. The front yard is well maintained with manicured lawn, a flowering redbud tree at center, rock and gravel accent beds, and ornamental shrubs. A privacy fence encloses portions of the side and rear yard. Mature deciduous trees and columnar arborvitae provide background screening.

Character-defining features include the extended linear Ranch form, low-pitch side-gable roof, buff-toned brick veneer on all surfaces, integrated garage, brick chimney, dark brown trim contrasting against light masonry, and horizontal emphasis.

This dwelling does not exhibit characteristics consistent with identified catalog kit home designs from Sears, Aladdin, or Gordon-Van Tine. It was most likely constructed by a local builder using standardized plans available through lumber yards, plan books, or FHA recommended designs.

History of the Resource

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

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lots 24, 25, and 26 to Harry V. Stewart and Merilla E. Stewart, his wife, as tenants by the entireties, by Warranty Deed on October 22, 1949, recorded November 23, 1949.[1]

Marilla E. Stewart, as survivor of herself and Harry V. Stewart, her deceased husband (evidence of death recorded in Liber 13004, Page 230), conveyed Lots 25 and 26 to Peter F. Moser and Patricia Ann Moser, his wife, by Warranty Deed on September 1, 1961, recorded September 19, 1961.[2]

Peter F. Moser and Patricia Ann Moser, his wife, took out a mortgage from Down River Federal Savings and Loan Association of Wyandotte, a U.S. Corporation, in the amount of $20,521 on September 1, 1961, recorded September 8, 1961, on Lots 25 and 26.[3]

Peter F. Moser and Patricia Ann Moser, his wife, conveyed Lots 25 and 26 to J. Warner Hocking and A. Eugenia Hocking, his wife, by Warranty Deed on October 9, 1964, recorded October 16, 1964.[4]

J. Warner Hocking and A. Eugenia Hocking, his wife, conveyed Lots 25 and 26 to Mathias D. Gladman and Shirley M. Gladman, his wife, by Warranty Deed for $34,900 on May 26, 1971, recorded June 8, 1971.[5]

The Death Certificate of Dr. Peter Fritz Moser was filed April 3, 1984, recorded July 2, 1985. The death certificate recited that the decedent expired on March 31, 1984. He was the husband of Patricia M. Moser. The certificate pertained to Lots 25 and 26.[6]

Statement of Significance/Recommendation of Eligibility

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

This c. 1950 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1950 during the peak period of Ford's Village Industries success — when the program achieved a 73% homeownership rate exceeding national averages — this brick Ranch demonstrates the quality residential development the program made possible. The full brick construction with integrated garage represents a premium investment in permanent housing, reflecting the prosperity that enabled industrial workers to achieve substantial, modern suburban homes. The linear Ranch form with integrated automotive accommodation exemplifies the suburban planning ideals that characterized Flat Rock's postwar growth.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original James Avenue site. Design integrity is good — the extended linear Ranch form, low-pitch side-gable roof, integrated garage, and horizontal emphasis remain as originally constructed. A bay window addition on the left facade modifies but does not overwhelm the original composition. Materials integrity is good, with original buff-toned brick veneer preserved on all surfaces; windows have been replaced with vinyl units and the bay window represents a later material addition, but the dominant masonry character remains intact. Workmanship is evident in the quality brick masonry throughout. Setting is well preserved with generous lot, mature landscaping, and paver driveway. Feeling and association are strong, with the brick Ranch form and integrated garage conveying the quality and permanence of Flat Rock's peak postwar development.

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

The c. 1950 construction date places it at the peak of Village Industries achievements. The full brick Ranch with integrated garage represents premium residential construction within the district. Strong integrity across

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

all seven aspects — with original brick on all surfaces and intact Ranch form — makes it a well-preserved representative of early 1950s residential development despite the bay window addition and replacement windows.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0025_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26995 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0022_002 Lots 22, 23 & 24 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103238		Long: -83.300832		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1961
Architectural Style	Ranch
Building Form	1 Story Rectilinear
Roof Form	Side Gabled -low pitch
Roof Materials	Asphalt
Exterior Wall Materials	Brick veneer/Vinyl Accents
Foundation Materials	Brick/Concrete
Window Materials	Vinyl
Window Type	Picture & Casement
Outbuildings	Yes ☒ No ☐
Number/Type:	1/Garage

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1961–1975 (within district's Late Period, 1920–1975)

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

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

General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):
Current/Common Name	26995 James Ave.			
Historic/Original Owner	Carl C. & Mary E. Runyon			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1961 Ranch residence is a 1-story dwelling on James Ave. in Flat Rock, representing mature postwar residential development during the later years of the district's period of significance. The property retains strong integrity with original brick veneer, intact Ranch form, and integrated garage.

The house exhibits an extended linear footprint with a low-pitch side-gable roof clad in dark asphalt shingles with broad overhanging eaves and dark brown fascia. A brick chimney rises from the interior roof surface. The extended horizontal massing and low roofline are characteristic of mature late 1950s Ranch design.

The exterior walls display a two-tone material treatment. The lower wall surface and primary facade areas are clad in brown-toned brick veneer, exhibiting warm earth tones ranging from medium brown to dark tan. Upper wall sections and gable ends feature vinyl siding in a coordinating olive or dark tan tone. Dark brown trim defines window openings, fascia, and roof edges, creating a unified earth-toned color scheme across all surfaces.

The front facade extends across a broad horizontal plane. The fenestration includes vinyl replacement picture windows and sliding or casement units with dark frames. A horizontal ribbon of windows in the center section provides expansive glazing to the main living areas. The main entry is recessed within the facade. The integrated garage occupies the right (east) portion of the dwelling with an overhead door.

A detached garage or shed structure with light-toned vinyl siding and a front-gable roof is situated to the east of the dwelling, accessed by a concrete driveway extending along the right side of the property. Foundation plantings of mature boxwood and ornamental shrubs line the front facade. The front yard features well-maintained lawn with mature deciduous trees — including a large shade tree at center — and a flowering redbud tree at the left providing seasonal interest. Utility poles and overhead lines are present along the frontage.

Character-defining features include the extended linear Ranch form, low-pitch side-gable roof with broad eaves, brown-toned brick veneer with coordinating siding accents, integrated garage, brick chimney, horizontal window ribbon, earth-toned color scheme, and mature residential landscape.

History of the Resource

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

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lots 22 and 23 (as an estate by the entireties) to John Berkenyi and Gladys Berkenyi, his wife, by Warranty Deed, dated September 2, 1949, recorded June 11, 1953.[1]

Gladys Berkenyi, an unmarried woman by virtue of a decree of divorce entered on May 4, 1951, in Case #29043, Henry County Circuit Court, State of Indiana (titled Gladys Berkenyi vs. John Berkenyi), conveyed Lots 22 and 23 to John Berkenyi, an unmarried man by virtue of the same decree of divorce, by Warranty Deed, dated May 4, 1951, recorded June 11, 1953.[2]

John Berkenyi, an unmarried man, conveyed Lots 22 and 23 to Charles R. Hammond and Helen Hammond, his wife, by Warranty Deed, dated March 27, 1954, recorded May 4, 1954.[3]

Charles R. Hammond and Helen Hammond, his wife, conveyed Lots 22 and 23 to Mamie H. Van Riper by Warranty Deed on September 25, 1954, recorded October 4, 1954.[4]

Mamie H. Van Riper conveyed Lots 22 and 23 to Carl C. Runyon and Mary E. Runyon, his wife, by Warranty Deed on May 26, 1956, recorded May 31, 1956.[5]

Carl C. Runyon and Mary E. Runyon, his wife, conveyed Lot 21 and the west 10 feet of Lot 22 to Benjamin M. Manor and Mary A. Manor, his wife, by Warranty Deed on July 19, 1965, recorded July 20, 1965.[6]

Carl C. Runyon and Mary E. Runyon, his wife, conveyed the east 40 feet of Lot 22 and all of Lots 23 and 24 to Marie Susan Angeline Sino by Warranty Deed on June 28, 1963, recorded July 3, 1963.[7]

Harry V. Stewart and Marilla E. Stewart, his wife, conveyed Lot 24 to Lyle A. Kendall by Warranty Deed, dated March 21, 1955, recorded December 16, 1955.[8]

Lyle A. Kendall and Jean Fern Kendall, his wife, conveyed Lot 24 to Carl C. Runyon and Mary E. Runyon, his wife, by Warranty Deed on July 18, 1956, recorded August 9, 1956.[9]

Carl C. Runyon and Mary E. Runyon, his wife, took out a mortgage from Down River Federal Savings & Loan Association, a U.S. Corporation, in the amount of $25,406 [to build residence] on January 20, 1961, recorded January 25, 1961, on Lots 22, 23, and 24.[10]

Marie Susan Angeline Sino (of 15 W. First Street, Monroe, Michigan) conveyed the east 40 feet of Lot 22 and all of Lots 23 and 24 to Ralph E. Nurse and Ella Nurse, husband and wife, by Warranty Deed on January 30, 1964, recorded February 4, 1964.[11]

Ralph E. Nurse and Ella J. Nurse (also known as Ella), his wife, conveyed the east 40 feet of Lot 22 and all of Lots 23 and 24 to Employee Transfer Corporation, an Illinois Corporation, by Warranty Deed for $62,333 on December 5, 1975, recorded February 25, 1976.[12]

Employee Transfer Corporation, an Illinois Corporation authorized to do business in the State of Michigan, conveyed the east 40 feet of Lot 22 and all of Lots 23 and 24 to Leonard Heins and I. Frances Heins, his wife, by Warranty Deed for $64,000 on January 21, 1976, recorded February 25, 1976.[13]

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[11] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[12] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[13] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Statement of Significance/Recommendation of Eligibility

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

This c. 1961 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1961 during the mature phase of Flat Rock's postwar suburban expansion, this brick Ranch demonstrates the continued quality residential development sustained by the community's industrial prosperity. The brick-and-siding material combination with integrated garage reflects the advanced housing standards serving skilled workers employed by Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises. The extended linear form and premium brick construction represent the suburban planning ideals that characterized Flat Rock's residential growth during the late 1950s.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original James Avenue site. Design integrity is good — the extended linear Ranch form, low-pitch side-gable roof, integrated garage, horizontal emphasis, and two-tone material treatment remain legible. Materials integrity is good, with original brown-toned brick veneer preserved on primary wall surfaces; upper sections feature vinyl siding that may replace original material, and windows are vinyl replacements, but the dominant masonry character remains intact. Workmanship is evident in the quality brick masonry. Setting is well preserved with generous lot, mature trees, and established landscaping. Feeling and association are strong, with the brick Ranch form and integrated garage conveying the residential character of Flat Rock's mature development period.

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

The c. 1961 construction date places it within the mature phase of the district's development. The brick Ranch with siding accents and integrated garage represents quality residential construction. Strong integrity across all seven aspects — with original brick veneer and intact Ranch form — makes it a well-preserved representative of late 1950s residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0022_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27011 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0021_000 Lots 21& 22 Huron River Sub (June 1925				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103590		Long: -83.301402		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1967	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick/Concrete	
Window Materials	Vinyl	
Window Type	Picture/Casements	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1967–1975 (within district's Late Period, 1922–1975)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

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

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

Current/Common Name	27011 James
Historic/Original Owner	Benjamin M. & Mary A. Manor
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

Lesley

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1967 Ranch residence is a 1-story brick dwelling on James Ave. in Flat Rock, situated on a lot with views of the Huron River to the east. The building represents mature residential development during the later years of the district's period of significance. The property retains strong integrity with original brick construction and intact Ranch form.

The house exhibits a compact rectangular footprint with a low-pitch hip roof clad in dark asphalt shingles with broad overhanging eaves and dark fascia. The hip roof configuration and low profile are characteristic of mature 1960s Ranch design. A small vent or plumbing stack is visible at the roof surface.

The exterior walls are clad entirely in red-toned brick veneer, exhibiting warm coloration ranging from medium red to reddish-brown tones characteristic of mid-1960s masonry construction. White-painted trim and soffits provide contrast against the brick. The brick/concrete foundation is continuous with the masonry walls.

The front facade is organized with the main entry slightly left of center, consisting of a white storm door accessed by a small concrete stoop. To the left of the entry, a large vinyl replacement picture window and a smaller vinyl casement or double-hung window provide light to the main living area. To the right of the entry, a vinyl replacement picture window is flanked by burgundy or dark red decorative shutters. A covered carport or open porch extends at the far right, supported by a brick pier, sheltering a parking area accessed by a wide concrete driveway. This open carport substitutes for a traditional enclosed garage.

The front yard is well maintained with manicured lawn. A mailbox at the street edge is marked "27022" (the address for an adjacent or associated property). The Huron River is visible beyond the east side of the property, providing a distinctive riverside setting. An adjacent Ranch dwelling is visible to the left. Recreational vehicles are parked on the neighboring property. Utility poles and overhead lines are present along the frontage.

Character-defining features include the 1-story Ranch form, low-pitch hip roof with broad eaves, red-toned brick veneer on all wall surfaces, white trim and soffits, open carport with brick pier at right, compact footprint, and riverside setting with Huron River views.

This dwelling does not exhibit characteristics consistent with identified catalog kit home designs. It was most likely constructed by a local builder using standardized plans available through lumber yards or plan books.

History of the Resource

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

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lot 21 to Lee Thorn by Warranty Deed on June 22, 1948, recorded June 23, 1948.[1]

Lee Thorn, widower, conveyed Lot 21 to Carl C. Runyon and Mary E. Runyon, his wife, by Warranty Deed on September 3, 1960, recorded September 15, 1960.[2]

Carl C. Runyon and Mary E. Runyon, his wife, conveyed Lot 21 and the west 10 feet of Lot 22 to Benjamin M. Manor and Mary A. Manor, his wife, by Warranty Deed on July 19, 1965, recorded July 20, 1965.[3]

Benjamin M. Manor, survivor of himself and Mary A. Manor, his wife, who died August 10, 1970 (and whose Death Certificate was attached), conveyed Lot 21 and the west 10 feet of Lot 22 to Benjamin M. Manor and Donald B. Manor and Esther M. Manor, his wife, as joint tenants with full rights of survivorship and not as tenants in common, by Quit Claim Deed for $1.00 on January 20, 1973, recorded January 23, 1973.[4]

The Death Certificate of Mary Ann Manor was filed August 13, 1973, recorded January 23, 1973. The certified copy of the death certificate recited that the decedent died August 10, 1970. She was the wife of Benjamin M. Manor.[5]

Benjamin M. Manor, a single man, conveyed Lot 21 and the west 10 feet of Lot 22 to Donald B. Manor and Esther M. Manor, his wife, by Quit Claim Deed for $1.00 on May 19, 1973, recorded May 24, 1973.[6]

Statement of Significance/Recommendation of Eligibility

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

This c. 1967 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1967, five years before the Michigan Casting Center's 1972 completion concluded the district's period of significance, this brick Ranch demonstrates the continued quality residential development sustained by the community's industrial prosperity. The full brick construction represents premium housing for the period, reflecting the standards that enabled skilled workers employed by Ford's Village Industries and related enterprises to achieve substantial suburban homes. The riverside setting on James Ave. connects the property to the Huron River, central to both the community's agricultural origins and Ford's hydroelectric-powered industrial development.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original James Avenue site overlooking the Huron River. Design integrity is good — the compact Ranch form, low-pitch hip roof, and brick facade remain as originally constructed; the open carport at right appears to be an original feature. Materials integrity is good, with original red-toned brick veneer preserved on all wall surfaces; only windows have been replaced with vinyl units maintaining original opening proportions. Workmanship is evident in the quality brick masonry. Setting is well preserved, with the riverside lot, maintained lawn, and relationship to adjacent Ranch dwellings conveying the residential character of this section of James Ave. Feeling and association are strong, with the brick Ranch form and riverside setting conveying late 1960s residential character.

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

The c. 1967 construction date places it within the mature phase of the district's development. The full brick Ranch with open carport represents quality residential construction. Strong integrity across all seven aspects —

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

with original brick veneer and intact Ranch form — makes it a well-preserved representative of late 1960s residential development, enhanced by its riverside setting overlooking the Huron River.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0021_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27027 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0019_000 Lots 19 & 20 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.10359	Long: -83.301402			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1952	
Architectural Style	Cape Cod	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Picture/Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/garage	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry						
Period(s) of Significance	c. 1950–1975 (within district's Late Period, 1920–1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	27027 James Ave.						
Historic/Original Owner	Melvin A. Isabell and Norma E. Isabell						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	George Van Riper (likely)						

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1952 Cape Cod residence is a 1.5-story brick dwelling on James Ave. in Flat Rock, situated on a lot overlooking the Huron River to the east. The property retains strong integrity with original brick construction, intact Cape Cod form, and a prominent exterior brick chimney, making it a well-preserved example of early 1950s residential architecture in the district.

The house exhibits a compact rectangular footprint with a steeply pitched side-gable roof clad in dark asphalt shingles. The steep pitch creates substantial usable space in the upper half-story, a hallmark of the Cape Cod form. A prominent exterior brick chimney rises along the left (west) gable wall, extending above the ridgeline — a character-defining feature providing strong vertical emphasis against the horizontal roof plane. The chimney is constructed in matching red-toned brick.

The exterior walls are clad entirely in red-toned brick veneer exhibiting warm coloration ranging from deep reds to reddish-brown tones characteristic of early 1950s masonry construction. White-painted trim defines window surrounds, corner boards, and roof edges, providing crisp contrast against the dark brick. The brick/concrete foundation is continuous with the masonry walls.

The front facade is organized with the main entry slightly left of center, accessed by a small concrete or brick stoop. A large aluminum replacement picture window dominates the right portion of the facade, providing expansive glazing to the main living area. Smaller aluminum double-hung replacement windows are positioned on the first and upper stories. The upper gable wall is visible above the roofline, and the steep pitch suggests upper-level rooms lit by gable-end windows.

A detached two-car garage with white vinyl siding, dark asphalt shingle front-gable roof, and two overhead doors is situated on the adjacent lot to the left, accessed by a wide concrete driveway. The Huron River is visible behind the property to the east, providing a distinctive riverside setting. The front yard has maintained lawn with a prominent mature deciduous tree, foundation plantings, and spring bulb plantings (daffodils visible). An adjacent dwelling is visible to the right. Utility poles and overhead lines are present along the frontage.

Character-defining features include the 1.5-story Cape Cod form with steep side-gable roof, red-toned brick veneer on all wall surfaces, prominent exterior brick chimney on the west gable, white-painted trim, compact rectangular footprint, detached two-car garage on adjacent lot, and riverside setting overlooking the Huron River.

History of the Resource

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

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lots 19 and 20 to Stanley J. Wasik and Theresa Wasik, his wife, by Warranty Deed, dated February 19, 1944, recorded March 22, 1944.[1]

Stanley J. Wasik and Theresa Wasik, his wife, conveyed Lots 19 and 20 to George W. Van Riper and Mamie H. Van Riper, his wife, by Warranty Deed on June 22, 1952, recorded June 30, 1952.[2]

George W. Van Riper and Mamie H. Van Riper, his wife, conveyed Lots 19 and 20 to Melvin A. Isabell and Norma E. Isabell, his wife, by Warranty Deed on June 25, 1952, recorded July 22, 1952.[3]

Melvin A. Isabell and Norma E. Isabell, his wife, took out a mortgage from Down River Federal Savings & Loan Association in the amount of $10,071 on August 14, 1952, recorded August 20, 1952, on Lots 18, 19, and 20.[4]

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Statement of Significance/Recommendation of Eligibility

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

This c. 1952 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1952 during the peak period of Ford's Village Industries success, this brick Cape Cod demonstrates the quality residential development the program made possible. The full brick construction with prominent exterior chimney represents a premium investment in permanent housing, reflecting the prosperity that enabled industrial workers to achieve substantial, well-designed suburban homes. The Cape Cod form, with its expandable half-story, was ideally suited to young families seeking affordable homeownership with growth potential near industrial employment. The riverside setting on James Ave. connects the property to the Huron River, central to both the community's agricultural origins and Ford's hydroelectric-powered industrial development.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original James Avenue site overlooking the Huron River. Design integrity is good — the 1.5-story Cape Cod massing, steep side-gable roof, prominent exterior brick chimney, and compact footprint remain as originally constructed. Materials integrity is good, with original red-toned brick veneer preserved on all wall surfaces and the exterior chimney intact; only windows have been replaced with aluminum units maintaining original opening proportions. Workmanship is evident in the quality brick masonry and chimney construction. Setting is well preserved, with the riverside lot, mature trees, and detached garage maintaining residential character. Feeling and association are strong, with the brick Cape Cod form and riverside setting conveying the quality of Flat Rock's peak postwar development.

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

The c. 1952 construction date places it at the peak of Village Industries achievements. The full brick Cape Cod with prominent exterior chimney represents quality residential construction within the district. Strong integrity across all seven aspects — with original brick on all surfaces and intact form — makes it a well-preserved representative of early 1950s residential development, enhanced by its riverside setting overlooking the Huron River.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0019_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27051 James Ave.				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0016_000 Lots 16 & 17 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.1035945	Long: -83.3014673			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1948 (heavily modified)	
Architectural Style	Contemporary	
Building Form	2 Story Rectilinear	
Roof Form	Complex	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Horizontal Wood Siding[?]	
Foundation Materials	Cement/basement	
Window Materials	Vinyl replacements	
Window Type	Casement	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

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

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects? no							
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	27051 James Ave.						
Historic/Original Owner	John Reitsma and Cornelia Reitsma						
Historic Building Use	Single Family Residential						
Current Building Use	Single Family Residential						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 27051 James Avenue is a two-story house originally constructed in 1948 that has undergone extensive contemporary alterations and additions fundamentally transforming its original character.

The current structure presents a complex multi-level configuration combining the original building with substantial additions, creating varied rooflines and building volumes unlike typical 1948 residential construction. Multiple brick chimneys rise from different portions, indicating multiple construction phases. The exterior walls are clad in horizontal wood siding stained or painted brown, providing a unified appearance that obscures the distinction between original and added elements.

The fenestration reflects the modified configuration rather than typical 1940s residential design. An elevated deck or outdoor living space extends from the building, representing a substantial contemporary addition. The site includes extensive hardscape and mature landscaping reflecting modern residential enhancement.

While the building retains its original location and 1948 construction date within the district's period of significance, the cumulative additions, altered rooflines, contemporary siding, modified fenestration, and deck addition eliminate its ability to convey its postwar residential origins. The property reads as a modern renovation rather than a late 1940s dwelling.

History of the Resource

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

James Middleton, a single man, conveyed Lot 17 to Sam L. Vreeland and Grace Y. Vreeland, his wife, by Quit Claim Deed, dated August 8, 1940, recorded August 10, 1940.[1]

Grace Y. Vreeland, a widow and survivor of her husband Sam L. Vreeland, conveyed all that part of Lots 16 and 17 described as the northerly half of Lot 17 and all of Lot 16 (except the following described land: beginning at the intersection of Lot 15 and the shore line of the Huron River; thence N 82° 24' 10" E. along the line between Lots 15 and 16, 132.85 feet; thence S 75° 19' 20" W., 136.09 feet to the shore line of the Huron River; thence N 1° 58' W. 45.29 feet to the point of beginning) to Clifford Navarre and Antoinette Navarre, his wife, by Warranty Deed, dated November 4, 1941, recorded May 27, 1947.[2]

Grace Y. Vreeland also conveyed the southerly half of Lot 17 to Clifford Navarre and Antoinette Navarre, his wife, by Warranty Deed, dated May 23, 1947, recorded May 27, 1947.[3]

Clifford Navarre and Antoinette Navarre, his wife, conveyed Lots 16 and 17 to John Reitsma and Cornelia Reitsma, his wife, as an estate by the entireties, by Warranty Deed on June 22, 1948, recorded June 23, 1948.[4]

The Death Certificate of Cornelia Reitsma was filed and recorded on March 3, 1970. The certified copy of the death certificate recited that the decedent died February 16, 1970. She was the wife of John Reitsma.[5]

John Reitsma, a single man and survivor of himself and Cornelia Reitsma, his deceased wife (whose death certificate was attached), conveyed Lots 16 and 17 to Herman J. Reitsma, Viola C. Stanton, and Jack G. Reitsma, as tenants in common, by Warranty Deed for $1.00 on February 26, 1970, recorded March 3, 1970. The grantor reserved to himself a life estate in said land.[6]

Herman J. Reitsma and Alva Reitsma, his wife, and Jack Reitsma and Patricia Reitsma, his wife, and Viola C. Stanton, a single woman, conveyed Lots 16 and 17 to James C. Bobcean, a single man, by Warranty Deed on April 20, 1984, recorded May 1, 1984.[7]

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Statement of Significance/Recommendation of Eligibility

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

The property at 27051 James Avenue is not recommended as eligible for listing in the National Register of Historic Places as a contributing resource to the Flat Rock Historic District due to severely compromised integrity resulting from extensive alterations, additions, and contemporary modifications that fundamentally eliminate its ability to convey its historical significance as part of Flat Rock's post-war residential development during the late period of significance (1920-1975).

This 1948 property is recommended as Non-Contributing to the Flat Rock Historical District due to severely compromised integrity resulting from cumulative alterations.

Historical Context: The 1948 construction date falls within the district's period of significance, and the original dwelling would have represented early postwar residential development serving workers employed by Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises. However, the extent of subsequent modifications prevents the property from conveying this historical association.

Integrity Assessment: Location is intact on the original James Avenue site, though the dramatically altered building configuration compromises its relationship to the surrounding residential context. Design integrity is poor — extensive additions create a complex multi-level composition with varied rooflines and building volumes bearing no resemblance to the original 1948 form. Materials integrity is poor — uniform contemporary brown siding obscures all evidence of original construction and eliminates the distinction between original and added elements. Workmanship is unreadable beneath contemporary modifications. Setting is diminished by the altered massing and modern site treatment. Feeling and association are lost, as the building reads as a modern renovation rather than a late 1940s dwelling.

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

While the 1948 construction date falls within the period of significance, cumulative alterations — extensive additions, complete material replacement, altered rooflines, and contemporary site modifications — have eliminated the property's ability to convey its historical character. The original 1948 residential form is no longer legible.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0016_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27079 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0012_000 Lots 12 & 13 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.104476		Long: -83.301719		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

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

Architectural Information

Construction Date	1949
Architectural Style	Ranch
Building Form	1 Story Rectilinear
Roof Form	Side Gabled -Low pitch
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Brick/Concrete
Window Materials	Aluminum/VInyl
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	Integrated garage

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry						
Period(s) of Significance	c. 1949–1975 (within district's Late Period, 1920–1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	27079 James Ave.						
Historic/Original Owner	James W. and Peggy E. Price						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1949 Ranch residence is a 1-story brick dwelling on James Ave. in Flat Rock, situated on a lot with views of the Huron River to the east. The property retains strong integrity with original brick construction, intact Ranch form, integrated garage, and a prominent brick chimney.

The house exhibits an extended linear footprint with a low-pitch side-gable roof clad in dark asphalt shingles with broad overhanging eaves. A circular gable vent is centered in the right (east) gable end. A prominent brick chimney rises from the interior roof surface near the center of the dwelling, constructed in matching red-toned brick with a capped flue.

The exterior walls display a two-material treatment. The primary dwelling section is clad in red-toned brick veneer exhibiting warm coloration ranging from deep reds to reddish-brown tones characteristic of late 1940s masonry construction. The integrated garage wing at the far left and the upper gable sections are clad in vinyl siding in a tan or olive tone — likely replacing original wood siding or representing an addition/modification. White-painted trim defines window surrounds and roof edges.

The front facade is organized with the main dwelling to the right, featuring vinyl double-hung replacement windows with white frames evenly spaced across the brick elevation. The main entry is positioned left of center with a gray-painted door accessed by concrete steps. Between the main house and the garage wing, an enclosed or screened porch with glazed panels creates a transitional space. The integrated garage at the far left features a white overhead door with brick veneer on the lower walls and vinyl siding above.

Well-maintained boxwood hedges and ornamental shrub plantings line the front foundation. The front yard is expansive with manicured lawn, a white garden trellis near the entry, and mature deciduous and evergreen trees providing canopy shade. The Huron River is visible behind the property to the east. A community advocacy sign ("Save Flat Rock Dam") is displayed in the front yard. Utility poles and overhead lines are present along the frontage.

Character-defining features include the extended linear Ranch form, low-pitch side-gable roof with broad eaves, red-toned brick veneer on the primary dwelling, prominent brick chimney, integrated garage, circular gable vent, and riverside setting overlooking the Huron River.

History of the Resource

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

Henry J. Bunte and Anna C. Bunte, his wife, and George W. Bunte and Ellen M. Bunte, his wife, conveyed **Lot 12** in the Huron River Subdivision to August L. Bunte and Emogene Bunte, his wife, by Warranty Deed on December 23, 1925, recorded January 23, 1926. Building restrictions applied.[1]

August L. Bunte and Cora Bunte, his wife, conveyed **Lot 12** to Charles C. Lautenschlager and Jessie G. Lautenschlager, his wife, by Warranty Deed on October 19, 1943, recorded December 13, 1943.[2]

Henry J. Bunte and Anna C. Bunte, his wife, George W. Bunte and Ellen M. Bunte, his wife, conveyed **Lot 13** to Charles C. Lautenschlager and Jessie G. Lautenschlager, his wife, by Warranty Deed, dated March 4, 1926, recorded September 12, 1929. Building restrictions applied.[3]

The State of Michigan, under Act #155 of P.A. of 1937, conveyed **Lots 12 and 13** to Charles Lautenschlager by Quit Claim Deed in the amount of $13.70 on September 9, 1942, recorded September 8, 1943.[4]

Charles C. Lautenschlager and Jessie G. Lautenschlager, his wife, conveyed **Lots 12 and 13** to Delmar C. Groves and Ruth Groves, his wife, by Warranty Deed, dated December 17, 1943, recorded March 28, 1944.[5]

J. Avery Cunliffe and Hazel Cunliffe, his wife, conveyed **Lot 13** to Delmar C. Groves and Ruth Groves, his wife, by Quit Claim Deed on April 8, 1944, recorded June 4, 1948.[6]

Delmar C. Groves and Ruth Groves, his wife, conveyed Lots **12, 13**, 14, and 15 to James W. Price and Peggy E. Price, his wife, as tenants by the entirety, by Warranty Deed, dated June 12, 1948, recorded June 18, 1948.[7]

James W. Price and Peggy E. Price, his wife, took out a mortgage from the State Savings Bank of Flat Rock, a Michigan Corporation, in the amount of $3,800 on July 22, 1950, recorded July 27, 1950, on **Lots 12 through 15** inclusive.

Statement of Significance/Recommendation of Eligibility

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

This c. 1949 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1949 during the peak period of Ford's Village Industries success — when the program achieved a 73% homeownership rate exceeding national averages — this brick Ranch demonstrates the quality residential development the program made possible. The brick construction with integrated garage represents a premium investment in permanent housing, reflecting the prosperity that enabled industrial workers to achieve substantial suburban homes near employment at Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises. The riverside setting on James Ave. connects the property to the Huron River, central to both the community's agricultural origins and Ford's hydroelectric-powered industrial development.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original James Avenue site overlooking the Huron River. Design integrity is good — the extended linear Ranch form, low-pitch side-gable roof, integrated garage, and prominent brick chimney remain as originally constructed. The enclosed porch between house and garage represents a minor modification. Materials integrity is good, with original red-toned brick veneer preserved on the primary dwelling; the garage wing and upper gable feature vinyl siding, and windows are vinyl replacements, but the dominant brick character remains

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

intact. Workmanship is evident in the quality brick masonry and chimney construction. Setting is well preserved with generous lot, mature trees, boxwood foundation plantings, and riverside views. Feeling and association are strong, with the brick Ranch form and riverside setting conveying the quality of Flat Rock's peak postwar development.

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

The c. 1949 construction date places it at the peak of Village Industries achievements. The brick Ranch with integrated garage and prominent chimney represents quality residential construction. Strong integrity across all seven aspects — with original brick veneer and intact Ranch form — makes it a well-preserved representative of late 1940s residential development, enhanced by its riverside setting overlooking the Huron River.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0012_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27111 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0010_001 Lots 10 & 11 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.104751	Long: -83.301715			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

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

Architectural Information

Construction Date	1949
Architectural Style	Ranch
Building Form	1 Story Rectilinear
Roof Form	Side Gable – Low pitch
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Brick/Concrete
Window Materials	Vinyl
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	Integrated Garage

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry					
Period(s) of Significance	c. 1949–1975 (within district's Late Period, 1922–1975)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	27111 James Ave.					
Historic/Original Owner	Albert F. & Freda E. Flaishans					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	Andrew Bodary (likely)					

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1949 Ranch residence is a 1-story dwelling on James Ave. in Flat Rock, situated on a lot with views of the Huron River to the east. The property features a distinctive two-material facade treatment combining brick veneer and permastone (coursed ashlar limestone veneer), and retains strong integrity with the original masonry construction and intact Ranch form.

The house exhibits an extended linear footprint with a low-pitch hip roof clad in brown asphalt shingles with broad overhanging eaves and white-painted soffits. A brick chimney rises from the interior roof surface near the center of the dwelling.

The exterior walls display a characteristic late 1940s two-material treatment. The integrated garage wing at the far left and the right (east) portion of the facade are clad in red-toned brick veneer exhibiting warm coloration ranging from deep reds to reddish-brown tones. The center section of the facade surrounding the main entry is clad in buff-toned permastone — a coursed ashlar limestone veneer in tan and gold tones — providing a contrasting accent panel. A permastone ledge or planter extends across the base of this center section. This brick-and-permastone combination was a popular decorative treatment for quality Ranch houses in the late 1940s and early 1950s, and represents an original design feature rather than a later alteration.

The integrated single-car garage occupies the far left of the facade with a white overhead door, brick veneer side walls, and wall-mounted exterior lights. The main entry is centered within the permastone accent section, accessed by a small stoop. Vinyl double-hung replacement windows with white frames are evenly spaced across the facade, maintaining original opening proportions.

The front yard is expansive with well-maintained lawn and various decorative elements and plantings near the entry. Adjacent brick dwellings are visible on both sides, consistent with the streetscape of brick Ranch houses along this section of James Ave. The Huron River is visible beyond the property to the east. A community advocacy sign ("Save Flat Rock Dam") is displayed in the front yard. Mature deciduous trees provide canopy shade. Utility poles and overhead lines are present along the frontage.

Character-defining features include the extended linear Ranch form, low-pitch hip roof with broad eaves, two-material facade combining red-toned brick veneer and buff-toned permastone accent, integrated garage, brick chimney, permastone entry surround and planter ledge, and riverside setting overlooking the Huron River.

History of the Resource

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

Henry J. Bunte and Anna C. Bunte, his wife, and George W. Bunte and Ellen M. Bunte, his wife, conveyed **Lot 11** in the Huron River Subdivision to John J. Ferstle and Sarah E. Ferstle, his wife, by Warranty Deed on July 9, 1925, recorded July 22, 1925.[1]

John J. Ferstle and Sarah E. Ferstle, his wife, conveyed **Lot 11** to Gerald Maskrey and Doris A. Maskrey, his wife, as tenants by the entireties, by Warranty Deed on September 13, 1943, recorded May 13, 1949.[2]

Andrew Bodary and Ellen B. Bodary, his wife, conveyed the south 25 feet of L**ot 10 and all of Lot 11** to Albert F. Flaishans and Freda E. Flaishans, his wife, by Warranty Deed on August 17, 1949, recorded September 20, 1949.[3]

Albert F. Flaishans and Freda E. Flaishans, his wife, took out a mortgage from the State Savings Bank of Flat Rock in the amount of $9,000 on October 6, 1950, recorded October 16, 1950, on the south 25 feet of **Lot 10 and all of Lot 11** and other lands.[4]

A Notice of Claim of Interest was filed by Michcon Conservation Company on September 7, 1983, recorded February 2, 1984, covering the south 25 feet of **Lot 10** and other lands. The notice was a claim under 1945 PA 200 for energy conservation measures.[5]

Gerald Maskrey and Doris A. Maskrey, his wife, conveyed **Lot 11** and Lots 9 and 1**0** to Andrew Bodary and Ellen B. Bodary, his wife, by Warranty Deed on January 18, 1949, recorded March 18, 1949.[6]

A Notice of Claim of Interest was filed by Michcon Conservation Company on September 7, 1983, recorded February 2, 1984, covering **Lot 11** and other lands. The notice was a claim under 1945 PA 200 for energy conservation measures.[7]

Statement of Significance/Recommendation of Eligibility

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

This c. 1949 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1949 during the peak period of Ford's Village Industries success — when the program achieved a 73% homeownership rate exceeding national averages — this brick-and-permastone Ranch demonstrates the quality residential development the program made possible. The two-material masonry facade with integrated garage represents a premium investment in permanent housing, reflecting the prosperity that enabled industrial workers to achieve substantial suburban homes near employment at Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises. The brick-and-permastone combination was a popular decorative treatment of the period, demonstrating the design options available to Flat Rock's established workforce. The riverside setting connects the property to the Huron River, central to both the community's agricultural origins and Ford's hydroelectric-powered industrial development.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original James Avenue site overlooking the Huron River. Design integrity is good — the extended linear Ranch form, low-pitch hip roof, integrated garage, brick-and-permastone facade treatment, and permastone entry surround remain as originally constructed. Materials integrity is good, with original red-toned brick veneer and buff-toned permastone preserved; only windows have been replaced with vinyl units maintaining original

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

opening proportions. Workmanship is evident in the quality brick masonry and permastone installation. Setting is well preserved with generous lot, mature trees, and relationship to adjacent brick Ranch dwellings along James Ave. Feeling and association are strong, with the brick-and-permastone Ranch form conveying the quality of Flat Rock's peak postwar development.

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

The c. 1949 construction date places it at the peak of Village Industries achievements. The brick-and-permastone Ranch with integrated garage represents quality residential construction. Strong integrity across all seven aspects — with original masonry materials and intact Ranch form — makes it a well-preserved representative of late 1940s residential development, enhanced by its riverside setting overlooking the Huron River.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0010_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27123 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0008_002 Lots 8 & 9 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.104968		Long: -83.301693		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1954	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Side gabled – low pitch	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer w/ aluminum sided accents	
Foundation Materials	Brick/Concrete	
Window Materials	Aluminum	
Window Type	Picture/Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrated garage	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry						
Period(s) of Significance	c. 1954–1975 (within district's Late Period, 1922–1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	27123 James Ave.						
Historic/Original Owner	James A. Reiser & Patricia Reiser						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	Andrew Bodary (likely)						

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1954 Ranch residence is a 1-story dwelling on James Ave. in Flat Rock, featuring a two-material facade combining brick veneer and aluminum siding. The property retains strong integrity with the original brick construction and intact Ranch form.

The house exhibits an extended linear footprint with a low-pitch side-gable roof clad in dark asphalt shingles with broad overhanging eaves. A small brick chimney or vent stack rises from the interior roof surface. The low roofline and extended horizontal massing are characteristic of mid-1950s Ranch design.

The exterior walls display a two-material treatment. The left (west) portion of the facade — the primary dwelling section — is clad in red-toned brick veneer exhibiting warm coloration characteristic of 1950s masonry construction. The right (east) portion encompassing the integrated garage wing and the upper gable end on the left side are clad in white aluminum siding. The transition between brick and siding occurs at the center of the facade near the main entry, a common treatment for 1950s Ranch houses that paired masonry on the living areas with lighter cladding on utility sections.

The main entry is positioned at the junction of the brick and siding sections, featuring a teal or dark green-painted door with a small entry stoop and brick steps. A decorative wrought-iron element is mounted on the brick wall to the left of the entry. Aluminum replacement windows include double-hung units on the brick section with dark-toned shutters and what appears to be a picture window, all with white frames.

The integrated two-car garage occupies the right portion of the facade with a wide overhead door in a light tan or beige tone. The garage wing is clad entirely in white aluminum siding matching the upper gable sections. A concrete driveway and gravel parking area provide vehicular access.

The front yard is maintained with lawn, a prominent young blue spruce tree near the entry, and foundation plantings. Adjacent brick Ranch dwellings are visible on both sides, consistent with the streetscape along this section of James Ave. Mature deciduous trees provide canopy shade. A community advocacy sign ("Save Flat Rock Dam") is displayed in the front yard. Utility poles and overhead lines are present along the frontage.

Character-defining features include the extended linear Ranch form, low-pitch side-gable roof with broad eaves, two-material facade combining red-toned brick veneer and aluminum siding, integrated two-car garage, brick entry stoop, and horizontal emphasis.

History of the Resource

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

Henry J. Bunte and Anna C. Bunte, his wife, and George W. Bunte and Ellen M. Bunte, his wife, conveyed Lot 8 to Arthur W. Long and Grace M. Long, his wife, by entireties with right of survivorship, by Warranty Deed, dated July 17, 1925, recorded March 27, 1931.[1]

Arthur W. Long and Grace M. Long, his wife, conveyed Lot 8 to Clarence W. Meyers and Emma W. Meyers, husband and wife, as tenants by the entireties, by Warranty Deed, dated March 1, 1947, recorded March 7, 1947.[2]

Clarence W. Meyers and Emma W. Meyers, his wife, conveyed the south 25 feet of Lot 8 to James A. Reiser and Patricia Reiser, his wife, by Warranty Deed for $2,000 on November 2, 1981, recorded November 5, 1981.[3]

Andrew Bodary and Ellen B. Bodary, his wife, conveyed Lot 9 and the north 25 feet of Lot 10 to James A. Reiser and Patricia Reiser, his wife, by Warranty Deed on November 7, 1952, recorded August 6, 1953.[4]

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Statement of Significance/Recommendation of Eligibility

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

This c. 1954 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1954 during the postwar suburban expansion, this brick-and-siding Ranch demonstrates the continued quality residential development sustained by Flat Rock's industrial prosperity. The brick construction on the primary living section with integrated two-car garage reflects the housing standards serving skilled workers employed by Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises. The brick-and-siding combination was a common treatment for mid-1950s Ranch houses, pairing premium masonry on public-facing living areas with lighter cladding on utility sections.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original James Avenue site. Design integrity is good — the extended linear Ranch form, low-pitch side-gable roof, integrated garage, and brick-and-siding facade treatment remain legible. Materials integrity is good, with original red-toned brick veneer preserved on the primary dwelling section; the aluminum siding on the garage wing and upper gable may replace original material, and windows are aluminum replacements, but the dominant brick character remains. Workmanship is evident in the quality brick masonry. Setting is well preserved with generous lot, mature trees, and relationship to adjacent brick Ranch dwellings along James Ave. Feeling and association are strong, with the brick Ranch form and integrated garage conveying mid-1950s residential character.

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

The c. 1954 construction date places it within the mature phase of the district's development. The brick Ranch with aluminum siding accents and integrated two-car garage represents quality residential construction. Strong integrity across all seven aspects — with original brick veneer and intact Ranch form — makes it a well-preserved representative of mid-1950s residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0008_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27145 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0006_302 Lots 6 & 7 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.105253	Long: -83.301688			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1929
Architectural Style	Tudor Revival
Building Form	2 Story Rectilinear
Roof Form	Multi-gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacement
Window Type	Casement
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

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

Area(s) of Significance	Community Planning and Development						
Period(s) of Significance	1922-1972 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Windows/Siding	Moved ☐	Date(s):			
Current/Common Name	27145 James Ave.						
Historic/Original Owner	Paul & Julia Fawl						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	1 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/201

Narrative Architectural Description

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

This c. 1929 Tudor Revival residence is a 2-story brick dwelling situated on James Ave. in Flat Rock, overlooking the Huron River to the east. The building represents early Village Industries-era residential development and exhibits the steep-pitched intersecting gable roofs and mixed-material facade characteristic of the Tudor Revival style popular during the late 1920s. The property retains strong integrity in its distinctive Tudor form and original brick masonry despite upper-story material alterations and replacement windows.

The house exhibits a compact footprint with a complex roof form dominated by two steeply pitched front-facing gables of unequal height creating a dramatic, asymmetrical profile. The taller right gable rises to the full two-story height while the shorter left gable intersects at a lower ridgeline. The roofs are clad in dark asphalt shingles. The extreme pitch is a hallmark of Tudor Revival design, evoking medieval English precedents.

The exterior walls display a characteristic Tudor two-material treatment. The first story and portions of the second story are clad in polychrome brick veneer exhibiting a warm palette of reds, browns, tans, and dark headers arranged in decorative patterns. The upper gable faces are clad in cream or tan vinyl siding — likely replacing original decorative half-timbering with stucco infill or wood siding that would have provided the material contrast typical of Tudor Revival design. White-painted trim defines the transition between brick and siding sections and outlines the steep gable profiles.

The main entry is centered on the front facade within the left gable section, featuring an arched doorway with a fan-shaped transom or arched surround framed by a pointed Tudor arch detail formed by the converging rooflines above. The white-painted entry door is set beneath this arch with the address "27145" mounted above. A small entry porch with concrete or stone landing and black metal railings provides access via steps. The arched entry treatment is a primary character-defining feature of the Tudor Revival style.

The fenestration consists of vinyl double-hung replacement windows with dark frames positioned on both stories. The upper gable faces each contain windows — paired on the left gable, single on the right — providing light to second-floor rooms. First-floor windows flank the entry and are positioned on the right gable section. The original windows were likely multi-pane wood-sash casements consistent with Tudor Revival design.

A detached garage is situated behind the house. A red-painted barn or shed structure is visible to the left rear of the property. The lot slopes gently toward the Huron River, visible beyond the east property line through mature trees. The front yard is maintained with lawn, ground-cover plantings (ivy) along the foundation, and mature evergreen and deciduous trees. The riverside setting provides a distinctive landscape context.

Character-defining features include the steeply pitched intersecting front gables of unequal height, polychrome brick veneer with decorative patterning, arched Tudor entry with fan transom, two-material facade treatment (brick below, siding above), compact massing, asymmetrical profile, riverside setting overlooking the Huron River, and detached garage to the rear.

History of the Resource

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

In 1930, Paul & Julia Fawl were living at 411 James Ave., and Paul was employed as a Die Maker for the Lamp Plant.[1] In 1939, Paul & Julia Fawl and family were living at 27145 James.[2] In 1950, Clarence & Emma Meyers and daughters resided at 27145 James; and Clarence worked as tool maker for the refridgerator plant.[3] On May 11, 1957, Miss Marilyn Meyers or Clarence Meyers purchased a series "E" U.S. Defense Bond; the bond registry shows their address to be 27145 James Ave. Flat Rock, Michigan.[4] In 1961 through 1971, Clarence W. Meyers was living at 27145 James.[5]

Henry J. Bunte and Anna C. Bunte, his wife, and George W. Bunte and Ellen M. Bunte, his wife, conveyed Lot 7 to Paul Fawl by Warranty Deed, dated September 9, 1926, recorded October 16, 1929. Building restrictions applied.[6]

Paul Fawl and Julia Fawl, his wife, took out a mortgage from Peoples State Bank of Belleville, a Michigan Corporation, in the amount of $4,000 on November 2, 1929, recorded November 5, 1929, on Lot 7. This mortgage was later discharged.[7]

Paul W. Fawl and Julia V. Fawl, his wife, conveyed Lot 7 to Clarence Meyers and Emma Meyers, his wife, by Warranty Deed on December 5, 1941, recorded January 9, 1942. Building restrictions applied.[8]

Statement of Significance/Recommendation of Eligibility

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

This c. 1929 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Constructed c. 1929 during the early years of Ford's Village Industries period, this Tudor Revival residence represents quality residential development during the initial phase of Flat Rock's industrial transformation. The Tudor Revival style — with its polychrome brick, arched entry, and steep intersecting gables — demonstrates the architectural diversity and quality housing that the community's emerging industrial prosperity enabled. The riverside setting on James Ave. overlooking the Huron River connects the property to the waterway that was central to both the community's agricultural origins and Ford's subsequent industrial development, which utilized the river for hydroelectric power.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original James Avenue site overlooking the Huron River. Design integrity is good — the steeply pitched intersecting gables, asymmetrical massing, arched Tudor entry, and two-material facade treatment remain clearly legible and distinctly Tudor in character. Materials integrity is good; the original polychrome brick veneer with decorative patterning is preserved on the first story and lower walls, demonstrating quality late 1920s masonry. The upper gable faces have been clad in vinyl siding, likely replacing original half-timbering or stucco,

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[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 228 (stamped), enumeration district (ED) 82-880, sheet 12A, dwelling 245, family 269,Paul & Julia Fall ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.family search.org/ark:/61903/3:1:33S7-9RHN-ZN?cat=1036363&i=460&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 461 of 1148; United States. National Archives and Records Administration.

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

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 2, dwelling 18, for Clarence & Emma Meyers and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-R39?view=explore&lang=en&groupId=TH-7772-115405-97-41 : accessed 27 July 2025), FHL#108990835, image 3 of 15; United States. National Archives and Records Administration.

[4] "Records of U.S. Defense Bonds [sold through the bank at Flat Rock, Michigan from 1950-1962]," arranged chronologically by denomination, unpaginated ledger, for purchase of Series E bond ($25.00) by Miss Marilyn Meyers or Clarence Meyers on May 11, 1957; ledger book located in the Archival Collections of the Flat Rock Historical Society, Flat Rock, Michigan.

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

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

and windows are vinyl replacements — but the dominant brick character and Tudor detailing remain intact. Workmanship is evident in the polychrome brickwork patterning and arched entry construction. Setting is well preserved, with the riverside lot, mature trees, and detached garage maintaining the residential context. Feeling and association are strong, with the Tudor Revival form and period brickwork clearly conveying late 1920s residential character.

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

The c. 1929 construction date places it within the early Village Industries period. The Tudor Revival design with polychrome brick, arched entry, and steep intersecting gables demonstrates the architectural diversity of the district's residential development. Strong integrity across all seven aspects — particularly in the original brick masonry and distinctive Tudor form — makes it a notable example of late 1920s residential architecture, enhanced by its riverside setting overlooking the Huron River.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by 58_092_02_0006_302 Lots 6 & 7; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27165 James Avenue				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0005_300 Lots 5 & 6 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.105507	Long: -83.30173			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1926	
Architectural Style	Craftsman Bungalow	
Building Form	1.5 Story Rectilinear	
Roof Form	Side gabled w/ dormer	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick/Concrete	
Window Materials	Vinyl	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/Garage	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry						
Period(s) of Significance	c. 1926–1975 (within district's Late Period, 1920–1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):			
Current/Common Name	27165 James Ave.						
Historic/Original Owner	Frank Pfluger and Marie Pfluger						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1926 Craftsman Bungalow is a 1.5-story brick dwelling on James Ave. in Flat Rock, representing early Village Industries-era residential development. The property retains strong integrity with original brick construction, intact Craftsman form, heavy brick porch columns, and a prominent brick chimney, making it one of the earlier and more architecturally distinctive houses in the district.

The house exhibits a compact rectangular footprint with a side-gable roof clad in brown asphalt shingles featuring broad overhanging eaves — a hallmark of the Craftsman style. A large front-facing gabled dormer projects from the front roof slope, providing light and headroom to the upper half-story. The dormer is clad in cream or tan vinyl siding, likely replacing original wood siding or wood shingles. A brick chimney rises from the right (east) roof slope.

The exterior first-story walls are clad entirely in buff or tan-toned brick veneer, exhibiting a warm golden coloration with subtle variation. The brick is laid in common bond with darker header courses creating banding, a decorative treatment characteristic of 1920s Craftsman masonry.

A full-width front porch is the dominant feature of the facade, sheltered by an extension of the main roof supported by two heavy square brick piers with concrete caps. The porch is accessed by a central concrete staircase with the address "27165" displayed on the risers. A low brick knee wall with concrete cap connects the piers and defines the porch perimeter. The porch floor appears to be concrete. Porch furniture occupies the space, demonstrating continued use as functional outdoor living area.

The main entry is centered on the facade behind the porch, with a dark-painted door. A large vinyl double-hung replacement window is positioned to the right of the entry. The dormer above features paired vinyl double-hung replacement windows with white frames and trim. The original windows were likely wood-sash, possibly with multi-pane upper sash characteristic of Craftsman design.

A detached garage is visible behind the house to the left. The front yard is well maintained with boxwood foundation hedges, a mature lilac bush to the right, and abundant spring bulb plantings — grape hyacinth and white flowers blanket the lawn. Mature deciduous trees provide canopy shade. A community advocacy sign ("Save Flat Rock Dam") is displayed in the front yard. Utility poles and overhead lines are present along the frontage.

Character-defining features include the 1.5-story Craftsman Bungalow form, side-gable roof with broad overhanging eaves, large front gabled dormer, full-width front porch with heavy square brick piers and brick knee wall, buff-toned brick veneer with decorative header banding, central staircase, brick chimney, and well-established residential landscape.

History of the Resource

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

Henry J. Bunte and Anna C. Bunte, his wife, and George W. Bunte and Ellen M. Bunte, his wife, conveyed Lot 5 & 6 in the Huron River Subdivision to Fred Rutkowsky and Lena Rutkowsky, his wife, by Warranty Deed on July 9, 1925, recorded September 4, 1925. Building restrictions applied.[1]

Fred Rutkowsky and Lena Rutkowsky, his wife, conveyed Lot 5 to Frank Pfluger and Mari Pfluger, his wife, by Warranty Deed on May 4, 1926, recorded May 17, 1926. Building restrictions applied.[2]

Frank Pfluger and Marie Pfluger, his wife, took out a mortgage from the State Savings Bank of Flat Rock, Michigan, in the amount of $800 on December 17, 1926 [to build residence], recorded December 20, 1926, on Lot 5.[3]

Frank Pfluger and Mari Pfluger, his wife, took out a mortgage from The State Savings Bank of Flat Rock in the amount of $1,125 on August 17, 1935, recorded September 9, 1935, on Lot 5.[4]

Fred Rutkowsky and Lena Rutkowsky, his wife, and Henry Rutkowsky conveyed Lot 6 and other lands to Dora Ferstle and Henry Rutkowsky, as tenants in common, by Warranty Deed, dated November 20, 1945, recorded January 17, 1946.[5]

Dora Ferstle, Henry Rutkowsky, and Mary Rutkowsky, his wife, conveyed Lot 6 and other lands to Ellen J. Fowler by Quit Claim Deed on February 11, 1947, recorded February 20, 1947. Ellen J. Fowler then conveyed Lot 6 and other lands to Henry Rutkowsky and Mary Rutkowsky, his wife, by Quit Claim Deed on February 11, 1947, recorded February 20, 1947.[6]

Henry Rutkowsky and Mary Rutkowsky, his wife, conveyed Lot 6 to Clarence Meyers and Emma Meyers, his wife, by the entireties and not otherwise, by Warranty Deed, dated April 29, 1948, recorded May 3, 1948.[7]

The Death Certificate of Frank Pfluger, married, was filed, noting the decedent died April 2, 1959. He was the husband of Mary (Maria) Pfluger. The certificate was recorded October 2, 1962.[8]

Mary Pfluger, also known as Mari Pfluger, survivor of herself and Frank Pfluger, her deceased husband, conveyed Lot 5 to George Pfluger, Julia Stenger, and Frances Gudith, as tenants in common, by Quit Claim Deed on September 25, 1962, recorded October 2, 1962. The grantor reserved unto herself a life estate.

The Death Certificate of Mary Pfluger (also known as Mari, Maria, and Marie Pfluger), widowed, was filed, noting the decedent died February 4, 1964. She was the wife of Frank Pfluger (deceased). The certificate was recorded July 27, 1964.

George Pfluger and Margaret Pfluger, his wife, Julia Stenger, and Frances Gudith, as tenants in common, conveyed Lot 5 to Charles R. Hammond and Helen Hammond, his wife, by Warranty Deed on July 15, 1964, recorded July 27, 1964.

Charles R. Hammond and Helen Hammond, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, Michigan, in the amount of $18,750 on July 15, 1964, recorded July 27, 1964, on Lot 5 and other lands.

Statement of Significance/Recommendation of Eligibility

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

This c. 1926 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Constructed c. 1926 during the earliest years of Ford's Village Industries period, this Craftsman Bungalow represents the initial wave of quality residential

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

development that followed Ford's 1922–1923 establishment of the Village Industries Headlamp Plant. The Craftsman style — with its emphasis on quality materials, honest construction, and functional design — was among the most popular residential forms during the 1920s. The full brick construction with heavy porch piers demonstrates the premium housing that Ford's industrial transformation made possible, and the 1926 date places this among the earliest Village Industries-era dwellings in the district. The Craftsman Bungalow form also represents the architectural diversity of the district's residential development, predating the Ranch and Cape Cod types that would dominate postwar construction.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original James Avenue site. Design integrity is good — the 1.5-story Craftsman form, side-gable roof with broad eaves, full-width porch with heavy brick piers and knee wall, front gabled dormer, and brick chimney remain as originally constructed. Materials integrity is good, with original buff-toned brick veneer and brick porch columns preserved; the dormer features vinyl siding likely replacing original wood, and windows are vinyl replacements, but the dominant brick character and Craftsman detailing remain intact. Workmanship is evident in the quality brick masonry, decorative header banding, and porch pier construction. Setting is well preserved with established landscape, mature plantings, and detached garage to the rear. Feeling and association are strong, with the Craftsman form and 1920s brick construction clearly conveying early Village Industries-era residential character.

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

The c. 1926 construction date places it among the earliest Village Industries-era dwellings. The Craftsman Bungalow form with full brick first story, heavy brick porch piers, decorative header banding, and front gabled dormer demonstrates the architectural quality and diversity of the district's early residential development. Strong integrity across all seven aspects makes it a notable example of 1920s Craftsman architecture within the district.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0005_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26612 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0045_000 Lot 45 **Assessor's Flat Rock Plat No. 3** (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.100518		Long: -83.294529		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1940
Architectural Style	Utilitarian Industrial
Building Form	1-story rectilinear
Roof Form	Flat
Roof Materials	Metal
Exterior Wall Materials	Metal panels over concrete block (1941)
Foundation Materials	Concrete Block
Window Materials	Non-visible
Window Type	N/A
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry; Transportation					
Period(s) of Significance	c. 1940–1975 (within district's Late Period, 1920–1975)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Metal Panels-Ext.	Moved ☐	Date(s):		
Historic Name	Auto Repair / Tin Shop (per 1941 Sanborn map)					
Current/Common Name	26612 W. Huron River Drive					
Historic/Original Owner	Ralph P. & Mary White					
Historic Building Use	Auto Repair Shop / Tin Shop					
Current Building Use	Small Industrial					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1940 industrial building is a 1-story utilitarian structure at 26612 W. Huron River Dr. in Flat Rock, situated immediately adjacent to the Detroit, Toledo and Ironton (D.T.&I.) railroad tracks. The building is directly across W. Huron River Drive from the site of Ford's Village Industries Headlamp Plant and likely supported lamp plant operations or served the broader industrial workforce. Documented on the 1941 Sanborn Fire Insurance Map as an "Auto Repair / Tin Shop" on Lot 45, the building represents the small-scale commercial and industrial activity that developed alongside Ford's primary industrial operations.

The structure presents a rectangular footprint oriented parallel to the D.T.&I. tracks. The 1941 Sanborn map documents the original construction as concrete block (C.B.) walls with pilasters, a concrete floor, and a flat roof — standard utilitarian industrial construction of the period. The current exterior is clad in vertical metal panel siding in a tan or beige tone, applied over the original concrete block walls. A smaller attached or adjacent structure with dark brown metal siding is visible at the left (west) end. The roof appears to be flat or low-pitch with a white or light-toned metal cap or parapet edge.

No windows are visible on the street-facing (south) elevation; the building presents a largely blank facade to W. Huron River Drive, consistent with industrial/shop use where fenestration and access would be oriented toward the working side or rear. Service doors or bay openings are likely located on other elevations.

The building sits immediately north of the D.T.&I. railroad tracks, with a railroad grade crossing — equipped with modern crossing signals, gates, and "Stop on Red Signal" signage — directly adjacent to the west end of the property. The proximity to the D.T.&I. tracks is significant: the railroad was a key component of Ford's Village Industries infrastructure, and this trackside location would have been advantageous for an auto repair and tin shop serving both railroad and lamp plant operations. The 1941 Sanborn also documents gasoline tanks and a pump house on the lot, and a Bulk Oil Station on adjacent Lot 73, indicating a cluster of transportation-related commercial activity at this location.[1]

The property is situated at the junction of W. Huron River Drive and the D.T.&I. railroad — a historically significant intersection in Flat Rock where the community's primary road and rail transportation corridors converge directly opposite the lamp plant site. The building continues in active use as a small industrial shop.

Character-defining features include the rectangular industrial footprint, trackside location adjacent to the D.T.&I. railroad, concrete block structural walls (beneath metal panel siding), flat roof, proximity to the Ford Headlamp Plant site across W. Huron River Drive, and continued industrial/commercial use.

[1] *Sanborn Fire Insurance Map from Flat Rock, Wayne County, Michigan*. Sanborn Map Company, Jan, **1941,** page 1 of 4, showing Lot 45 adjacent to DT&I Railroad; **imaged**, *Library of Congress* (https://www.loc.gov/item/sanborn04008_002/: accessed 25 August 2025).

History of the Resource

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

Depositors Liquidation Corp., a Michigan Corporation, conveyed an undivided one-half interest in Lot 45 and other lots to Reconstruction Finance Corp. by Mortgage in the amount of $18,200 on November 13, 1940, recorded December 11, 1940.[2]
Depositors Liquidation Corp., a Michigan Corporation, conveyed Lot 45 to Michigan Life Insurance Co., Michigan Corporation of Detroit, by Certificate Deed on October 12, 1944, recorded October 16, 1944.[3]
Michigan Life Insurance Co., a Michigan Corporation, then conveyed Lot 45 to Ralph P. White and Mary, his wife, by Certificate Deed on March 7, 1945, recorded April 25, 1945.[4]
Ralph P. White and Mary, his wife, took out a mortgage from Peoples State Bank of Trenton, Michigan, in the amount of $6,000 on September 19, 1947, recorded October 1, 1947, on Lot 45 and the easterly 50 feet of Lot 46.[5]
Ralph P. White and Mary, his wife, conveyed the southerly 50 feet of Lot 45 and a part of the southerly 50 feet of Lot 46 to William R. Harris and Eva W., his wife, by Warranty Deed on May 1951, recorded June 7, 1951.[6]
William R. Harris and Eva W., his wife, took out a mortgage from Trenton State Bank in the amount of $6,000 on May 16, 1951, recorded June 7, 1951, on Lot 45 and part of the southerly 50 feet of Lot 46.[7]
Ann Kirby and Betty Lamb filed an Affidavit on November 6, 1981, recorded November 18, 1981, concerning Lot 45 and also that part of Lot 46.[8] The affiants stated that they, together with their sister Betty Lamb, were the owners of the above property, with a Claim of Interest pursuant to P.A. 200 of 1945.[9]
William R. Harris, single man, by Ann Kirby, his Attorney in Fact, conveyed Lot 45 and a part of the southerly 50 feet of Lot 46 to Ann Kirby by Quit Claim Deed on April 9, 1974, recorded April 10, 1974.[10] William R. Harris, by Ann Kirby, his Attorney in Fact, also assigned the same property by Assignment on April 9, 1974, recorded April 10, 1974.[11]
Ann Kirby and Betty Lamb conveyed Lot 45 and also that part of Lot 46 to William D. Totzkay, single, by Warranty Deed for $16,680 on December 1, 1981, recorded December 17, 1981.[12]
William Totzkay, single man, on behalf of himself and as President of Colto Manufacturing Co., took out a mortgage from Metropolitan Growth & Development Corp. in the amount of $26,000 on May 1, 1982, recorded November 1, 1982, on Lot 45 and also part of Lot 46.[13] William Totzkay, an unmarried man, assigned the same property to Metropolitan Growth & Development Corp. by Assignment for $26,000 on August 30, 1982, recorded November 4, 1982.[14] Colto Manufacturing Co., by William Totzkay, its President, also assigned Lot 45 and also part of Lot 46 to Metropolitan Growth & Development Corp. by Assignment on August 30, 1982, recorded November 5, 1982.[15] These assignments covered the Assignment of Rents and Lease and the Assignment of Lease for Security by Lessee.[16]

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 3 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*
[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[4] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[7] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[8] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[9] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[10] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[11] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[12] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[13] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[14] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[15] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[16] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A - Community Planning and Development / Industry: Documented on the 1941 Sanborn map as an "Auto Repair / Tin Shop" with concrete block construction, this building represents the small-scale commercial and industrial enterprise that developed alongside Ford's primary Village Industries operations. Its location is highly significant: directly adjacent to the D.T.&I. railroad tracks and immediately across W. Huron River Drive from Ford's Headlamp Plant site. This placement at the junction of Flat Rock's primary road and rail corridors suggests the building served both the automotive workforce and the railroad operations that were integral to Ford's Village Industries model. The D.T.&I. railroad — which Ford acquired in 1920 — was central to the Village Industries supply chain, and trackside commercial activity like this auto repair and tin shop was a direct consequence of the industrial development Ford brought to Flat Rock. The Sanborn map's documentation of gasoline tanks, a pump house, and an adjacent Bulk Oil Station further confirms this location as a transportation-related commercial node supporting the broader industrial ecosystem. The building's continued industrial use demonstrates functional continuity spanning the district's entire period of significance.

Integrity Assessment: Location is intact on the original Lot 45 site adjacent to the D.T.&I. railroad tracks. Design integrity is maintained through the rectangular industrial footprint, flat roof, and trackside orientation. Materials integrity has been diminished by the application of metal panel siding over the original concrete block walls documented on the 1941 Sanborn; however, the original C.B. structural walls with pilasters likely survive beneath the metal cladding, and the alteration is potentially reversible. Setting is well preserved — the building retains its critical spatial relationship to the D.T.&I. railroad tracks and to the Ford Headlamp Plant site across W. Huron River Drive, and the railroad grade crossing remains in active use. Feeling and association are strong, with the trackside industrial building maintaining its functional relationship to the railroad corridor and its role as part of the industrial/commercial infrastructure supporting Flat Rock's Village Industries development.

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

The c. 1940 construction date, Sanborn map documentation as an auto repair/tin shop, trackside location adjacent to the D.T.&I. railroad, and proximity to Ford's Headlamp Plant make this a significant industrial/commercial resource within the district. While metal panel siding obscures the original concrete block walls, the original structure likely survives beneath, and the building's location, form, setting, and continued industrial use preserve its historical significance as part of the transportation and industrial infrastructure that supported Ford's Village Industries operations.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_01_0045_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26644 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0046_003 Lots 46 & 47 Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.100844		Long: -83.294912		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1910 (moved to site 1943)
Architectural Style	Folk Victorian
Building Form	2-story gable-front house w/ side wing
Roof Form	Front Gabled with Catslide on wing
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Sided
Foundation Materials	Cement block
Window Materials	Aluminum
Window Type	Picture/Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1/Garage (back)

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1943–1975 (date of move to present site through end of district's Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

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

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☒ 1943	Date(s):

Current/Common Name	26644 W. Huron River Drive
Historic/Original Owner	Ralph P. & Mary White
Historic Building Use	Single Family Residential
Current Building Use	Single Family Residential
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1910 Folk Victorian residence at 26644 W. Huron River Dr. in Flat Rock was moved to its present site c. 1943 to serve as the residence for Ralph and Mary White, who operated the auto repair and tin shop on adjacent Lot 45 (26612 W. Huron River Dr.). The building represents the residential component of the small-scale industrial activity that developed alongside Ford's primary Village Industries operations, directly linking this dwelling to the documented commercial infrastructure on the neighboring lot.

The house is a 2-story frame dwelling with a front-gable main block and a 1-story side wing covered by a catslide roof extending from the main roof slope on the right (east) side. The front gable roof and catslide wing are clad in dark asphalt shingles. A brick chimney rises from the junction of the main block and side wing rooflines.

The exterior walls are clad entirely in white aluminum siding, obscuring the original wall material, likely wood clapboard. The stone/concrete foundation is visible at the base. The front-gable form with asymmetrical massing — the tall main block paired with the lower catslide wing — is characteristic of Folk Victorian residential design of the early 1900s.

The front facade features a partial-width covered porch sheltering the main entry, supported by wrought-iron posts with a scalloped metal awning — a later modification replacing the original porch treatment. The entry door appears to be a wood-paneled door with decorative glass. Black wrought-iron railings flank the porch steps. The first-floor fenestration includes a large picture window on the main block and additional windows on the side wing. The second story has three aluminum double-hung replacement windows across the front gable face. Basement-level windows are visible at the foundation.

The property sits along W. Huron River Drive with a gravel driveway on the right side. A travel trailer and vehicles are parked adjacent to the house. A garage is located at the rear of the lot. The industrial building at 26612 W. Huron River Dr. (the documented tin shop on Lot 45) is visible in the background to the right, and the D.T.&I. railroad tracks run beyond. Mature deciduous and evergreen trees provide screening to the left and rear.

Character-defining features include the 2-story front-gable Folk Victorian form, catslide-roofed side wing, asymmetrical massing, brick chimney, and proximity to the adjacent tin shop property on Lot 45.

History of the Resource

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

The State of Michigan, by Wayne Jewell Purdy, Deputy Auditor General, conveyed Lot 47 to Gerald Adler by Tax Deed for $6.05 on February 10, 1943, recorded March 3, 1943. The property had been sold on May 6, 1941, for 1938 delinquent taxes.[1]

Gerald Adler, a married man, conveyed Lot 47 to Newman Development Co., Inc., Michigan Corporation of Detroit, by Quit Claim Deed on March 1, 1943, recorded March 3, 1943.[2]

Newman Development Co., Inc. of Detroit, Michigan, conveyed **Lot 47** to Ralph P. White and Mary, his wife, by Certificate Deed on April 9, 1945, recorded May 14, 1945; the conveyance excepted that part now used and/or deeded for highway purposes.[3] Newman Development Co., Inc. of Detroit, Michigan, conveyed **Lot 46** to Ralph P. White and Mary, his wife, by Certificate Deed on May 4, 1945, recorded May 14, 1945; the conveyance excepted that part now used and/or deeded for highway purposes.[4]

Ralph P. White and Mary, his wife, conveyed **Lot 47, and also Lot 46** except the easterly 50 feet thereof, to James Matheson and Christiann G., his wife, by Mortgage in the amount of $4,000 on October 25, 1947, recorded November 3, 1947.[5] Ralph P. White and Mary, his wife (by Deputy Sheriff), conveyed **Lot 47, and also Lot 46** except the easterly 50 feet thereof, to James Mathewson and Christiann G., his wife, by Sheriff's Deed for $5,220.86 on January 7, 1953, recorded January 8, 1953.[6] The Estate of Christiann G. Mathewson, deceased, was the subject of a Probate File dated January 11, 1963; the inventory was filed June 19, 1963, and recited a Land Contract interest in **Lot 47 and also Lot 46** except the easterly 50 feet thereof, along with other interests.[7]

The Easter Seal Society for Crippled Children & Adults, Inc. conveyed **Lot 47, and also Lot 46** except the easterly 50 feet, to Mary White by Warranty Deed for $13,500 on April 7, 1973, recorded July 24, 1973.[8]

Eldon G. Elliott and Dolores L., his wife, conveyed **Lot 45 and part of the southerly 50 feet of Lot 46** to William D. Totzkay, a single man, by Quit Claim Deed for $10,000 on November 2, 1973, recorded January 29, 1974.[9]

The Estate of Mary White, deceased, was the subject of a Probate File; the inventory was filed August 1, 1983, reciting parts of **Lots 46 and 47**; an Order dated September 30, 1985, was recorded November 6, 1985, assigning the residue of the estate to James White, Sr. (known in will as James White), Marie Kornowski, Alma Rybski White (known in will as Alma Rybski), Adolph White, and Alice DiDomenico, in equal portions.[10]

Alice R. DiDomenico granted a Power of Attorney to Ernest Eby on October 28, 1985, recorded June 18, 1986, covering parts of **Lots 46 and 47**. Marie A. Kornowski granted a Power of Attorney to Ralph J. White Jr., her brother, on October 28, 1985, recorded June 18, 1986, on the same lots.[11]

James White (also known as James White, Sr.) and Erma Anna, his wife; Ralph J. White, Jr., Attorney in Fact for Marie A. Kornowski; Alma Eby (f/k/a Alma Rybskieby, a/k/a Alma Rybski); Adolph White and Alma Fay, his wife; and Ernest Eby, Attorney in Fact for Alice DiDomenico, each as to an undivided 1/5 interest, conveyed parts of **Lots 46 and 47** to George L. Thompson and Catherine E., his wife, by Land Contract for $46,000 on November 1, 1985, recorded June 23, 1986.[12]

"The residence at 2644 W. Huron River drive was moved from the airport years ago. Adolph's White's mother lived here. They stored old cars in the back yard when Adolph had his garage and towing company."[13]

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[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 4**3** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 3 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

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

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

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

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

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

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

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

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

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

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

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

[13] Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

Statement of Significance/Recommendation of Eligibility

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

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Industry, with Criteria Consideration B acknowledged for moved properties.

Criterion A - Community Planning and Development / Industry: This Folk Victorian house was moved to its present site c. 1943 to serve as the residence for Ralph and Mary White, operators of the auto repair and tin shop on adjacent Lot 45 (documented on the 1941 Sanborn Fire Insurance Map). The White family's decision to relocate a dwelling adjacent to their industrial operation demonstrates the integrated live-work pattern characteristic of small-scale commercial enterprise in Flat Rock during the Village Industries period. The property directly links residential and industrial uses within the district, illustrating how the broader economic ecosystem around Ford's Headlamp Plant — including auto repair shops, tin shops, and bulk oil stations clustered along the D.T.&I. railroad — generated both employment and housing demand. The documented association with the Lot 45 tin shop gives this dwelling specific historical significance beyond its architectural form.

Criteria Consideration B - Moved Properties: The house was moved to its present site c. 1943, within the district's period of significance (1922–1975). Criteria Consideration B allows moved properties to contribute to a district when the move occurred during the period of significance and the property's new location preserves an appropriate historical setting. This dwelling has occupied its current site for over 80 years, adjacent to the tin shop its owners operated. The move itself is historically significant as it documents the White family's investment in establishing a live-work arrangement near their industrial operation, reinforcing the district's significance under Criterion A for Community Planning and Development.

Integrity Assessment: Location integrity is not claimed, as the house was moved from its original site. Design integrity is maintained through the 2-story front-gable Folk Victorian form, catslide-roofed side wing, asymmetrical massing, and brick chimney. Materials integrity has been diminished by aluminum siding and replacement windows obscuring original fabric. Setting is well preserved — the house retains its critical spatial relationship to the adjacent tin shop on Lot 45 and to the D.T.&I. railroad corridor, and has occupied this site for over 80 years. Feeling and association are strong, with the residential dwelling maintaining its documented historical relationship to the adjacent industrial operation, illustrating the live-work patterns of Flat Rock's small-scale commercial operators during the Village Industries period.

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

Despite the c. 1943 move and material alterations, this dwelling's documented association with Ralph and Mary White — operators of the auto repair/tin shop on adjacent Lot 45 — provides specific historical significance linking residential and industrial uses within the district. The move occurred within the period of significance, the house has occupied this site for over 80 years, and the spatial relationship to the tin shop is preserved. The Folk Victorian form remains legible despite aluminum siding. Together with the tin shop at 26612 W. Huron River Dr., this property documents the integrated live-work pattern of small-scale industrial operators who supported Ford's Village Industries ecosystem.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_01_0046_003; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26648 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0048_000 Lot 48 Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.101086		Long: -83.295097		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1946
Architectural Style	Vernacular
Building Form	1 Story Rectilinear
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete Block
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1/Garage & 1/Shed

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry					
Period(s) of Significance	c. 1946–1975 (within district's Late Period, 1920–1975)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	26648 W. Huron River Drive					
Historic/Original Owner	William & Szivka Torovich					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1946 Minimal Traditional residence at 26648 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling on its original elevated concrete block foundation. The foundation — with visible age-related cracking consistent with 1940s construction — likely reflects practical flood-mitigation considerations given the property's proximity to the Huron River. The property retains its original form and foundation despite surface material alterations.

The house exhibits a compact rectangular footprint with a side-gable roof clad in brown asphalt shingles. An exterior chimney clad in matching vinyl siding rises along the left (west) gable wall. The elevated concrete block foundation is visible across the front facade, with weathering and cracking consistent with over 80 years of service.

The exterior walls are clad entirely in cream or pale yellow vinyl siding, obscuring original wall materials. The fenestration consists of aluminum double-hung replacement windows with dark brown or burgundy decorative shutters flanking each opening. The main entry is centered on the facade, featuring a white replacement door with a small metal awning above. A concrete staircase with black metal railings provides access to the first floor — an original feature reflecting the elevated foundation design rather than a later modification.

A garage and a small accessory structure are located to the rear of the lot. An American flag and a law enforcement memorial sign are displayed near the right side yard. A chain-link fence encloses portions of the rear yard. The property is situated along W. Huron River Drive with maintained lawn, mature deciduous trees, and a large arborvitae to the left. Adjacent dwellings are visible on both sides.

Character-defining features include the 1-story Minimal Traditional form, side-gable roof, original elevated concrete block foundation, exterior chimney, compact rectangular footprint, and entry staircase reflecting the original grade relationship.

History of the Resource

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

Newman Development Co., Inc. of Detroit, Michigan, conveyed Lot 48 to William Torovich and Szivka Torovich by Certificate Deed on March 6, 1946, recorded March 12, 1946.[1] An Affidavit of Arthur Bobcean was filed on August 29, 1951, concerning Lot 48; the affiant deposed and said that he was acquainted with Szivka Torovich, wife of William Torovich, both mentioned in a deed recorded in Liber 17884, Page P371, dated March 6, 1946.[2]

William Torovich and Szivka, his wife, conveyed Lot 48 to Annie Juillerat, a widow, by Warranty Deed on December 9, 1950, recorded January 12, 1951.[3]

Annie Juillerat conveyed Lot 48 to Morean J. Campbell and Ida May, his wife, by Warranty Deed on August 30, 1951, recorded September 14, 1951.[4]

Morean J. Campbell, a single man, survivor of himself and Ida May Campbell, his deceased wife, conveyed Lot 48 to Cinderella Insenga, a single woman, by Warranty Deed on November 4, 1965, recorded November 8, 1965.[5] The Death Certificate of Ida May Campbell was certified, reciting Lot 48; the decedent died January 12, 1956; she was the wife of Morean J. Campbell.[6]

Lloyd A. Martin and Winifred B., his wife, and Lorne W. Weber and Thelma J., his wife, conveyed Lot 48 to John Petrosky and Mary, his wife, by Land Contract for $9,000 on April 10, 1967, recorded April 19, 1967.[7]

Cinderella Insenga conveyed Lot 48 to Lloyd A. Martin and Winifred B., his wife, by Warranty Deed for $7,000 on November 15, 1975, recorded December 23, 1975.[8]

Lloyd A. Martin and Winifred B., his wife, conveyed Lot 48 to Mary Petrosky, survivor of her deceased husband John Petrosky (also known as John P. Petrosky), by Warranty Deed for $9,000 on November 21, 1975, recorded December 23, 1975.[9]

Mary Petrosky conveyed Lot 48 to Roger Calley by Land Contract for $16,000 on September 10, 1975, recorded September 8, 1978.[10]

Roger Calley (also known as Vicki L.), and his wife Vickie L., conveyed Lot 48 to Ralph J. White and Mary Lou, his wife, by Warranty Deed for $16,000 on July 31, 1979, recorded August 8, 1979. Ralph J. White and Mary Lou, his wife, conveyed Lot 48 to Ralph J. White and Mary Lou, his wife, by Warranty Deed for $25,000 on August 6, 1979, recorded August 8, 1979.[11]

Statement of Significance/Recommendation of Eligibility

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

This c. 1946 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1946 on the eve of Ford's Village Industries expansion, this Minimal Traditional dwelling represents the existing residential foundation along W. Huron River Drive that supported the workforce during the community's industrial transformation. The property's location along the primary road corridor near the Headlamp Plant and D.T.&I. railroad connects it to the transportation and industrial infrastructure central to Flat Rock's development. The elevated foundation reflects practical building considerations along the Huron River corridor.

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 3 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

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

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

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

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

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

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

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

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

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

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

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1-story side-gable form, compact footprint, original elevated concrete block foundation (with age-appropriate cracking confirming original construction), exterior chimney, and entry staircase remain as built. Materials integrity has been diminished by vinyl siding and aluminum replacement windows obscuring original fabric, though these are reversible alterations and the structural fabric — including the original concrete block foundation — remains intact. Setting is preserved along the W. Huron River Drive corridor with maintained residential character. Feeling and association are adequate, with the Minimal Traditional form and original foundation conveying early 1940s residential character despite surface material changes.

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

The c. 1946 construction date places it within the district's period of significance. The Minimal Traditional form with original elevated concrete block foundation retains its essential design character. While vinyl siding and replacement windows diminish materials integrity, the original form, foundation, and site relationship are preserved. The reversible surface alterations do not compromise the property's ability to convey its early 1940s residential origins along the W. Huron River Drive corridor.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_01_0048_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26658 AND 26664 W. Huron River Drive [one lot]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0049_000 **Lot 49** Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.101210	Long: -83.295208			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1941
Architectural Style	Vernacular
Building Form	2 Story Rectilinear
Roof Form	Front Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick & vinyl sided
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	Shared lot – 2 buildings

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1941–1975 (within district's Late Period, 1920–1975)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

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

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):
Current/Common Name	26658 AND 26664 W. Huron River Drive		
Historic/Original Owner	Howard A. and Malene E. McGlathery		
Historic Building Use	Multi-Family Residence / Photography Shop		
Current Building Use	Multi-Family Residence		
Architect/Engineer/Designer	unknown		
Builder/Contractor	unknown		

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This structure is one of two buildings on Lot 49. The adjacent 2-story apartment building at 26658 W. Huron River Dr. (also 26660, 26662) shares the same lot. Together the two buildings form a small multi-family complex — one of the few such groupings within the district.

This c. 1946 Minimal Traditional dwelling at 26664 W. Huron River Dr. in Flat Rock is a 1-story frame building situated on Lot 49, adjacent to the 2-story apartment building at 26658. Together these two structures constitute a small multi-family residential complex on a single lot. The building currently contains two apartment units and a small apartment office, likely converted from an original single-family residential use.

The structure exhibits a compact rectangular footprint with a side-gable roof clad in asphalt shingles. A small front-projecting gable vestibule extends from the center of the facade, sheltering the main entry and adding modest architectural interest to the otherwise simple form. The building sits on a concrete slab foundation.

The exterior walls are clad entirely in white or light gray aluminum siding. The fenestration consists of aluminum double-hung replacement windows with teal or dark green-painted trim matching the entry door surround and corner accents. The main entry features a small gabled porch hood with teal-painted trim. A concrete stoop with steps provides access.

The building is situated to the left (west) of the larger apartment building on the shared Lot 49, with a concrete driveway and parking area between and to the left of the two structures. A multi-mailbox unit serves both buildings. The lot fronts on W. Huron River Drive with maintained lawn. Mature deciduous trees are visible in the background.

Character-defining features include the compact 1-story Minimal Traditional form, side-gable roof with front-projecting entry vestibule, concrete slab foundation, and spatial relationship to the adjacent apartment building on the shared lot.

This c. 1946 multi-family residence at 26658 W. Huron River Dr. in Flat Rock is a 2-story apartment house containing four units (addressed 26658, 26660, 26662, and 26664). The building is one of the few multi-family residential properties identified within the district and represents workforce rental housing developed to serve Flat Rock's growing industrial employment base during the Village Industries period.

The building presents a compact rectangular footprint with a front-gable roof clad in dark asphalt shingles with minimal eave overhang. The 2-story front-gable form creates a symmetrical, box-like massing characteristic of utilitarian multi-family construction of the period.

The exterior displays a two-material treatment divided by story. The first floor is clad in brown-toned brick veneer, providing a durable and maintenance-efficient street-level facade. The second floor is clad in cream or tan vinyl siding, likely replacing original wood clapboard. Dark-toned trim or corner boards define the transition between the brick first story and the sided second story. The brick/concrete foundation is continuous with the first-floor masonry.

The front facade is organized symmetrically. The first floor features a centered green-painted entry door with the address "26658" mounted above, flanked by two aluminum double-hung replacement windows with white frames. The second floor has three aluminum double-hung replacement windows evenly spaced across the gable face, with teal or dark green corner trim accents. The symmetrical fenestration pattern and centered entry reflect the building's multi-unit organization.

A white picket fence section defines the left (west) property edge, adjacent to which a multi-address sign listing all four-unit numbers (26658, 26660, 26662, 26664) is posted. A parking pad is located to the rear. The property fronts directly on W. Huron River Drive with minimal setback. Mature deciduous trees provide backdrop to the rear. A privacy fence is visible on the right side. Adjacent dwellings are visible on both sides.

Character-defining features include the 2-story front-gable form, symmetrical facade organization, brick veneer first story with siding above, centered entry, four-unit multi-family configuration, and compact massing characteristic of utilitarian workforce housing.

History of the Resource

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

Newman Development Co., Inc. of Detroit, Michigan, conveyed Lot 49 to Howard A. McGlathery and Malene E., his wife, by Certificate Deed on April 10, 1946, recorded June 18, 1946.[1]

Howard A. McGlathery and Malene E., his wife, took out a mortgage from The State Savings Bank of Flat Rock in the amount of $1,800 on April 23, 1946, recorded June 18, 1946, on Lot 49.[2]

Malene E. McGlathery, survivor of herself and her deceased husband Howard A. McGlathery, conveyed Lot 49 to Roger Calley by Land Contract for $34,000 on September 6, 1978, recorded September 14, 1978; the Death Certificate of Howard A. McGlathery was filed, with the death certificate reciting the decedent expired October 13, 1960.[3]

The Estate of Malene Eloise McGlathery, deceased, was the subject of a Probate File dated July 28, 1982. The inventory was filed reciting Lot 49. Heirs were: Hugh E. McGlathery, son; Bertha E. (McGlathery) Yost; and Mary Ann (McGlathery) Bercheny, daughters.[4]

"Dolly McGlathery operated a photography shop during the 1960s, she was a direct descendant of Michael Vreeland"[5]

Statement of Significance/Recommendation of Eligibility

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

This c. 1946 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1946, this Minimal Traditional dwelling forms at 26664 W. Huron River Drive, part of a two-building multi-family complex on Lot 49, together with the adjacent four-unit apartment building at 26658 W. Huron River Drive. The property's conversion from single-family residential to a combined apartment office and two rental units reflects the intensification of workforce housing along W. Huron River Drive during the Village Industries period. Multi-family and rental housing along this corridor — in close proximity to the Ford Headlamp Plant and D.T.&I. railroad — directly served the industrial workforce and demonstrates how property owners adapted existing structures to meet growing housing demand. The two-building complex on Lot 49 is one of the few multi-family residential groupings within the district and documents the full range of housing solutions the community developed to accommodate its industrial workforce.

Integrity Assessment: Location is intact on the original Lot 49 site on W. Huron River Drive. Design integrity is maintained — the 1-story Minimal Traditional form, side-gable roof with front-projecting entry vestibule, and compact footprint remain legible. Materials integrity has been diminished by aluminum siding and replacement windows obscuring original fabric, though these are reversible alterations. Setting is well preserved, critically retaining the spatial relationship to the adjacent apartment building at 26658 on the shared lot, which together convey the multi-family residential character. Feeling and association are adequate, with the modest Minimal Traditional form and multi-unit conversion conveying the workforce housing function that developed along W. Huron River Drive during the Village Industries period.

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

The c. 1946 construction date places it within the district's period of significance. As part of a two-building multi-family complex on Lot 49 — together with the apartment building at 26658 — this structure documents the range of workforce housing solutions along the W. Huron River Drive corridor. The Minimal Traditional form

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 4**3** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 3 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

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

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

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

[5] Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

remains legible despite aluminum siding. Its significance is enhanced by its spatial and functional relationship to the adjacent apartment building, together forming one of the few multi-family residential complexes in the district.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_01_0049_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26688 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0050_000 Lot 50 Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.101453	Long: -83.295455			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1947 (modified 1972)	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Bay Picture	
Outbuildings	Yes ☒	No ☐
Number/Type:	Garage & Workshop	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	. 1947–1975 (within district's Late Period, 1922–1975)

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

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

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

Current/Common Name	26688 W. Huron River Drive
Historic/Original Owner	Harold G. and Irene G. Wilkie
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1947 Minimal Traditional residence at 26688 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling that has been updated with decorative elements while retaining its original compact form and side-gable massing. The property represents early postwar residential development along the W. Huron River Drive corridor.

The house exhibits a compact rectangular footprint with a side-gable roof clad in brown asphalt shingles. The concrete block foundation is visible at the base, painted in a dark red or maroon tone. The roof features a small decorative front-facing gable pediment centered on the facade, containing a sunburst or fan motif — a Colonial Revival decorative element likely added during a later renovation.

The exterior walls are clad entirely in cream or ivory vinyl siding with white trim. The fenestration has been updated with vinyl replacement windows featuring multi-pane grilles. The front facade is symmetrically organized: a center window grouping beneath the decorative pediment is flanked by a bay window with an arched awning to the right and a grouped window unit to the left. An additional grouped window with multi-pane grilles is positioned at the far right. All windows have burgundy or maroon decorative shutters. The arched window awning over the center bay echoes the pediment's Colonial Revival character.

The main entry appears to be at the left side, accessed by a wood deck with white railings and lattice skirting beneath — likely a later addition. A decorative coach lantern is mounted on the facade near the entry. The side deck replaces what was likely an original simple stoop or step entry.

A garage and workshop are located to the rear of the lot. An asphalt driveway runs along the left side. A privacy fence encloses the right side yard. The front yard is maintained with lawn, a small ornamental shrub, and foundation plantings. A community advocacy sign ("Save Flat Rock Dam") is displayed in the front yard. Mature deciduous trees provide backdrop behind the house.

Character-defining features include the compact 1-story Minimal Traditional form, side-gable roof, concrete block foundation, and symmetrical facade organization. The decorative pediment with sunburst motif, arched window awning, bay window, and multi-pane window grilles appear to be later Colonial Revival-inspired embellishments applied to the original 1947 form.

History of the Resource

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

Newman Development Co., Inc. of Detroit, Michigan, conveyed Lot 50 to Harold Wilkie and Irene G., his wife, by Certificate Deed on May 1, 1947, recorded May 15, 1947.[1]

Harold G. Wilkie and Irene G., his wife, took out a mortgage from The State Savings Bank of Flat Rock, Michigan, in the amount of $3,000 on April 28, 1947, recorded May 2, 1947, on Lot 50.[2] Harold G. Wilkie and Irene G., his wife, took out a second mortgage from The State Savings Bank of Flat Rock in the amount of $5,000 on July 14, 1947, recorded July 17, 1947, on Lot 50.[3]

Harold G. Wilkie and Irene G., his wife, conveyed Lot 50 (except part for highway) to Theodore L. Kornowski and Rose, his wife, as tenants by the entireties, by Warranty Deed on October 7, 1948, recorded August 8, 1949.[4] Theodore L. Kornowski and Rose Marie, his wife, took out a mortgage from The State Savings Bank of Flat Rock, Michigan, in the amount of $3,500 on August 12, 1949, recorded August 15, 1949, on Lot 50.[5]

Theodore L. Kornowski and Rose, his wife, along with Mildred C. Orlick, a single woman, conveyed Lot 50 to Mildred C. Orlick, sole owner, by Warranty Deed on September 14, 1967, recorded January 22, 1968.[6]

Mildred C. Orlick, sole owner, conveyed Lot 50 to Orvid K. Crump and Barbara, his wife, as to an undivided one-half interest, and Norman L. Smith and Darlene, his wife, by Warranty Deed for $16,000 on September 5, 1969, recorded September 10, 1969.[7]

Orvid K. Crump and Barbara, his wife, and Norman L. Smith and Darlene, his wife, conveyed Lot 50 to Frederick E. Berakovich and Helen, his wife, and Karl Mark Berakovich, single, by Warranty Deed for $18,300 on October 24, 1969, recorded October 29, 1969.[8]

Karl Mark Berakovich, single, and Frederick E. Berakovich and Helen, his wife, conveyed Lot 50 to Frederick E. Berakovich and Helen, his wife, with full rights to survivor, by Quit Claim Deed for $300.00 on December 26, 1969, recorded December 29, 1969.[9]

Frederick E. Berakovich conveyed Lot 50 to Hayward Perrill Davis, Jr. and Donna Sue, his wife, by Land Contract on June 6, 1973, recorded June 27, 1973.[10]

Statement of Significance/Recommendation of Eligibility

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

This c. 1947 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1947 during the early postwar period when returning veterans and young families sought affordable housing near industrial employment, this Minimal Traditional dwelling represents residential development along the W. Huron River Drive corridor in proximity to the Ford Headlamp Plant and D.T.&I. railroad. The modest scale and straightforward construction are typical of immediate postwar housing serving Flat Rock's industrial workforce during the peak years of the Village Industries program.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained in the overall form — the compact 1-story side-gable massing and rectangular footprint remain legible as a late 1940s Minimal Traditional dwelling despite decorative embellishments. The Colonial Revival-

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 4**3** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 3 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

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

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

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

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

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

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

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

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

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

inspired additions (sunburst pediment, arched awning, bay window, multi-pane grilles) alter the facade character but do not fundamentally change the building's form or massing. Materials integrity has been diminished by vinyl siding and replacement windows obscuring original fabric. Setting is preserved along the W. Huron River Drive corridor with rear outbuildings maintaining the residential compound character. Feeling and association are adequate, with the compact form and residential scale conveying postwar housing character despite the decorative updates.

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

The c. 1947 construction date places it within the early postwar phase of the district's development. The Minimal Traditional form remains legible beneath decorative Colonial Revival embellishments, which alter the facade character but do not compromise the original massing, footprint, or side-gable form. While vinyl siding and replacement windows diminish materials integrity, the original form and site relationship are preserved. The garage and workshop to the rear further support the residential compound character of properties along this corridor.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_01_0050_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26706 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0051_000 Lot 51 Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.101816	Long: -83.295745			
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1948	
Architectural Style	Cape Cod (primary); Minimal Traditional (secondary) both heavily altered	
Building Form	1.5 Cape Cod	
Roof Form	Side Gabe w/dormer	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	2 Dwellings	

Eligibility

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

Area(s) of Significance	N/A
Period(s) of Significance	N/A

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

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

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

Vinyl siding on all structures; replacement windows; conversion from single-family residential to multi-family apartments; shared asphalt parking lot replacing original front yards and residential landscape; unified commercial campus treatment across Lots 51 and 52

Current/Common Name	26706 W. Huron River Drive
Historic/Original Owner	Everett G. and Helen E. Hines / Roy & Mildred Lee
Historic Building Use	Single Family Residence/Lee's Barber Shop
Current Building Use	Multi-Family Apartments

Survey Date	22 Sept 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/201

Narrative Architectural Description

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

The property at 26706 W. Huron River Dr. (Lot 51) contains two structures, both c. 1948, that have been converted to multi-family apartment use and uniformly reclad as part of a larger rental complex spanning this lot and adjacent Lot 52 (26732 W. Huron River Dr.). The four structures across both lots are under common ownership, identically clad in blue vinyl siding with white trim, and share a large asphalt parking lot that dominates the frontage along W. Huron River Drive.

Structure 1 — Cape Cod (primary dwelling): A 1.5-story side-gable Cape Cod with front dormers, clad in blue vinyl siding with white trim. The basic Cape Cod form — side-gable roof, 1.5-story massing, front dormers — remains legible but is altered by vinyl siding, aluminum double-hung replacement windows, and conversion to multi-family use. Foundation plantings of boxwood hedges and arborvitae partially screen the front facade. The building retains its basic residential massing but has lost individual identity within the uniform treatment of the complex.

Structure 2 — ancillary building: A small 1-story side-gable structure to the east, clad in matching blue vinyl siding with white trim. Aluminum replacement windows. The building appears to have been a modest dwelling or accessory structure converted to apartment use.

A large shared asphalt parking lot extends across the frontage of both Lots 51 and 52, replacing the original residential front yards, walkways, and landscape features. This parking lot fundamentally changes the site's relationship to W. Huron River Drive from residential to commercial in character. A multi-mailbox unit is positioned at the street edge.

History of the Resource

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

Newman Development Co., Inc. of Detroit, Michigan, conveyed Lots 51 and 52, excepting that part now used and/or deeded for highway purposes, to Everett G. Hines and Helen E., his wife, by Certificate Deed on September 3, 1947, recorded September 30, 1947.[1]

Everett G. Hines and Helen E., his wife, took out a mortgage from Down River Federal Savings & Loan Association in the amount of $6,542.50 on September 29, 1947, recorded September 30, 1947, on Lots 51 & 52.[2]

Everett G. Hines and Helen E., his wife, conveyed Lot 52 to Fred Krutz and Elsie, his wife, by Warranty Deed on September 7, 1948, recorded September 22, 1948.[3]

Industrial Cable & Sling Co., a Michigan Corporation, conveyed Lot 51 to Everett G. Hines and Helen E., his wife, by Warranty Deed on March 5, 1960, recorded March 7, 1960.[4]

Everett G. Hines and Helen E., his wife, took out a mortgage from Guaranty Savings & Loan Association in the amount of $7,500 on September 23, 1957, recorded September 25, 1957, on Lot 41 [note: the affidavit subsequently clarified this should have been Lot 51].[5]

Charles A. Swaby and Aileen F., his wife, and E. Quirk McGrath and Helene C., his wife, conveyed Lot 51 to Andrew E. Bodary and Ellen B., his wife, by Warranty Deed on November 10, 1961, recorded November 13, 1961.[6]

Andrew E. Bodary and Ellen B., his wife, took out a mortgage from Guaranty Federal Savings & Loan Association, a Federal Corporation, in the amount of $9,500 on November 10, 1961, recorded November 13, 1961, on Lot 51.[7]

Everett G. Hines and Helen E., his wife, conveyed Lot 52 to Fred Krutz and Elsie, his wife, by Warranty Deed on September 7, 1948, recorded September 22, 1948.[8]

Elsie Krutz, survivor of herself and her deceased husband Fred W. Krutz, conveyed Lot 52 to Roy Lee and Mildred, his wife, by Warranty Deed on November 1, 1967, recorded November 2, 1967; the Death Certificate of Fred W. Krutz was filed, noting the decedent died January 28, 1966.[9]

Roy Lee and Mildred, his wife, conveyed Lot 52 to James N. Crocker and Barbara, his wife, by Warranty Deed for $17,500 on August 4, 1984, recorded August 13, 1984.[10]

Elsie Krutz, survivor of herself and her deceased husband Roy Lee, along with Mildred, his wife, conveyed Lot 52 to Roy Lee and Mildred, his wife. Roy Lee and Mildred, his wife, took out land contract arrangements.

Roy C. Doty, Jr., and Donna Lee, his wife, had earlier conveyed Lot 52 to Roy Lee and Mildred by Land Contract.[11] Roy Lee and Mildred, his wife, later conveyed Lot 52 to James N. Crocker and Barbara, his wife, by Warranty Deed for $2,500 on August 10, 1972, recorded August 16, 1972.[12]

"Roy Lee was a barber who moved his shop from the Munger General Store on Telegraph Road to this location nearer to the Ford Plant. It was converted into two rental apartments by Mr. Burbo. He owns several rentals in the area."[13]

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[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 4**3** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 3 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

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

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

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

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

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

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

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

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

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

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

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

[13] Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

Statement of Significance/Recommendation of Eligibility

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

This c. 1948 property is recommended as Non-Contributing to the Flat Rock Historical District due to compromised integrity resulting from cumulative alterations and loss of residential character.

Historical Context: The c. 1948 construction date falls within the district's period of significance, and the original dwellings would have represented early postwar residential development along W. Huron River Drive near the Ford Headlamp Plant and D.T.&I. railroad corridor. However, cumulative modifications prevent the property from conveying this historical association.

Integrity Assessment: Location is intact on the original Lot 51 site. All other aspects are compromised. Design integrity is diminished — while the Cape Cod form of the primary structure is still recognizable, the uniform blue vinyl siding, conversion to multi-family use, and integration into a commercial rental campus obscure the original residential design intent. Materials integrity is poor, with vinyl siding and replacement windows on all structures eliminating original fabric. Setting has been fundamentally altered by the large shared asphalt parking lot that replaces original front yards and residential landscape, transforming the relationship to W. Huron River Drive from residential to commercial. Feeling and association are lost — the matching vinyl treatment across four structures on two lots creates a unified commercial rental complex appearance that does not convey the original 1948 single-family residential character. The buildings no longer read as individual postwar dwellings but as components of a modern apartment operation.

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

While the c. 1948 construction date falls within the period of significance and the Cape Cod form of the primary structure remains partially legible, the cumulative effect of uniform blue vinyl siding across four structures, conversion to commercial apartment use, and the large shared parking lot replacing original residential frontage eliminates the property's ability to convey its postwar residential origins. The property reads as a modern rental complex rather than individual 1948 dwellings. Only location integrity survives.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_01_0051_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26732 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0052_000 Lot 52 Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.102132		Long: -83.295814		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1948
Architectural Style	Vernacular — both heavily altered
Building Form	2 & 1 Story Rectilinear
Roof Form	Front Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Dwelling/1Commercial

Eligibility

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

Area(s) of Significance	N/A
Period(s) of Significance	N/A

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

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

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

Vinyl siding on all structures (date unknown); replacement windows (date unknown); full-width upper and lower porch/balcony addition on 2-story structure (date unknown); conversion from single-family residential to multi-family apartments and commercial office; shared asphalt parking lot replacing original front yards

Current/Common Name	26732 W. Huron River Drive
Historic/Original Owner	Everett G. and Helen E. Hines / Roy & Mildred Lee
Historic Building Use	Multi Family Residence/ Office Space
Current Building Use	Multi-Family Apartments /Office Space

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 26732 W. Huron River Dr. (Lot 52) contains two structures, both c. 1948, that have been converted to multi-family apartment and commercial office use as part of a larger rental complex spanning this lot and adjacent Lot 51 (26706 W. Huron River Dr.). The four structures across both lots are under common ownership and share a large asphalt parking lot.

Structure 1 — 2-story dwelling (primary): A 2-story front-gable frame dwelling clad in blue-gray vinyl siding with white trim. The building features full-width upper and lower porches or balconies with white railings extending across the front facade — a significant addition that substantially alters the original form. The porch/balcony system appears to have been added to provide outdoor access for upper-floor apartment units and was not part of the original residential design. Aluminum double-hung replacement windows are positioned on both stories. The building sits to the left (west) of the lot, partially screened by mature vegetation.

Structure 2 — 1-story commercial building (First Heritage Realty office): A 1-story structure at the right (east) front of the lot, functioning as the real estate office for First Heritage Realty. The building is clad in matching blue-gray or light gray vinyl siding with white trim and features a commercial entry with signage. This structure may have been an original dwelling converted to office use, or a purpose-built commercial addition.

A large shared asphalt parking lot extends across the frontage of both Lots 51 and 52, replacing original residential front yards and landscape. A stop sign is positioned within the parking area controlling internal traffic. The commercial parking and office function give this lot a distinctly non-residential character.

History of the Resource

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

Newman Development Co., Inc. of Detroit, Michigan, conveyed Lots 51 and 52, excepting that part now used and/or deeded for highway purposes, to Everett G. Hines and Helen E., his wife, by Certificate Deed on September 3, 1947, recorded September 30, 1947.[1]

Everett G. Hines and Helen E., his wife, took out a mortgage from Down River Federal Savings & Loan Association in the amount of $6,542.50 on September 29, 1947, recorded September 30, 1947, on Lots 51 & 52.[2]

Everett G. Hines and Helen E., his wife, conveyed Lot 52 to Fred Krutz and Elsie, his wife, by Warranty Deed on September 7, 1948, recorded September 22, 1948.[3]

Industrial Cable & Sling Co., a Michigan Corporation, conveyed Lot 51 to Everett G. Hines and Helen E., his wife, by Warranty Deed on March 5, 1960, recorded March 7, 1960.[4]

Everett G. Hines and Helen E., his wife, took out a mortgage from Guaranty Savings & Loan Association in the amount of $7,500 on September 23, 1957, recorded September 25, 1957, on Lot 41 [note: the affidavit subsequently clarified this should have been Lot 51].[5]

Charles A. Swaby and Aileen F., his wife, and E. Quirk McGrath and Helene C., his wife, conveyed Lot 51 to Andrew E. Bodary and Ellen B., his wife, by Warranty Deed on November 10, 1961, recorded November 13, 1961.[6]

Andrew E. Bodary and Ellen B., his wife, took out a mortgage from Guaranty Federal Savings & Loan Association, a Federal Corporation, in the amount of $9,500 on November 10, 1961, recorded November 13, 1961, on Lot 51.[7]

Everett G. Hines and Helen E., his wife, conveyed Lot 52 to Fred Krutz and Elsie, his wife, by Warranty Deed on September 7, 1948, recorded September 22, 1948.[8]

Elsie Krutz, survivor of herself and her deceased husband Fred W. Krutz, conveyed Lot 52 to Roy Lee and Mildred, his wife, by Warranty Deed on November 1, 1967, recorded November 2, 1967; the Death Certificate of Fred W. Krutz was filed, noting the decedent died January 28, 1966.[9]

Roy Lee and Mildred, his wife, conveyed Lot 52 to James N. Crocker and Barbara, his wife, by Warranty Deed for $17,500 on August 4, 1984, recorded August 13, 1984.[10]

Elsie Krutz, survivor of herself and her deceased husband Roy Lee, along with Mildred, his wife, conveyed Lot 52 to Roy Lee and Mildred, his wife. Roy Lee and Mildred, his wife, took out land contract arrangements.

Roy C. Doty, Jr., and Donna Lee, his wife, had earlier conveyed Lot 52 to Roy Lee and Mildred by Land Contract.[11] Roy Lee and Mildred, his wife, later conveyed Lot 52 to James N. Crocker and Barbara, his wife, by Warranty Deed for $2,500 on August 10, 1972, recorded August 16, 1972.[12]

"Roy Lee was a barber who moved his shop from the Munger General Store on Telegraph Road to this location nearer to the Ford Plant. It was converted into two rental apartments by Mr. Burbo. He owns several rentals in the area."[13]

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[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 4**3** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 3 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

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

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

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

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

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

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

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

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

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

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

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

[13] Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

Statement of Significance/Recommendation of Eligibility

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

This c. 1948 property is recommended as Non-Contributing to the Flat Rock Historical District due to compromised integrity resulting from cumulative alterations, significant structural additions, and loss of residential character.

Historical Context: The c. 1948 construction date falls within the district's period of significance, and the original dwellings would have represented early postwar residential development along W. Huron River Drive. However, cumulative modifications prevent the property from conveying this historical association.

Integrity Assessment: Location is intact on the original Lot 52 site. All other aspects are compromised. Design integrity is poor — the 2-story building's original form has been substantially altered by the full-width upper and lower porch/balcony addition, and the 1-story building functions as a commercial office. Materials integrity is poor, with vinyl siding and replacement windows on all structures. Setting has been fundamentally altered by the large shared asphalt parking lot, commercial signage, and integration into a rental complex across two lots. Feeling and association are lost — the porch/balcony addition, commercial office, and parking lot create a modern apartment and real estate operation that does not convey 1948 residential character.

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

While the c. 1948 construction date falls within the period of significance, the cumulative effect of the full-width porch/balcony addition to the 2-story dwelling, conversion to commercial and apartment use, uniform vinyl siding, and the shared parking lot replacing residential frontage eliminates the property's ability to convey its postwar residential origins. The property reads as a modern real estate and rental operation rather than individual 1948 dwellings. Only location integrity survives.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_01_0052_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26754 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0053_000 Lot 53 Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.102156		Long: -83.296289		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1941
Architectural Style	Minimal Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Concrete Block
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage/1 Shed

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1941–1975 (within district's Late Period, 1920–1975)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

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

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):
Current/Common Name	26754 W. Huron River Drive		
Historic/Original Owner	Klauza Family		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Architect/Engineer/Designer	unknown		
Builder/Contractor	unknown		

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1941 Minimal Traditional residence at 26754 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling retaining its original compact form, side-gable massing, and brick chimney despite surface material alterations. The property represents early 1940s residential development along the W. Huron River Drive corridor.

The house exhibits a compact rectangular footprint with a side-gable roof clad in dark gray asphalt shingles. A brick chimney with a light-toned or painted finish rises from the interior roof surface near the ridgeline. The modest scale and compact massing are characteristic of Minimal Traditional dwellings built during the early 1940s.

The exterior walls are clad entirely in white vinyl siding. The concrete block foundation is visible at the base, painted white to match the siding. The front facade is organized with a partial-width front porch slightly left of center, sheltered by a scalloped metal awning supported by metal posts with white railings — a mid-century or later addition typical of the period. The main entry is within the porch area, accessed by concrete steps. The address "26754" is displayed on the front lawn.

The fenestration consists of aluminum double-hung replacement windows. A window flanks the porch to the left, and two windows are grouped to the right of the porch. The gable ends show the steep pitch characteristic of Minimal Traditional design, with the left gable featuring a small window.

A detached single-car garage with white siding and an overhead door is situated to the right (east), connected by a short distance. A small dark-toned accessory structure or shed is visible to the rear left. The front yard is maintained with lawn, ornamental plantings including an arborvitae column and a decorative birdbath, and perennial beds along the foundation. Mature deciduous trees provide backdrop behind the house. The Non-Contributing First Heritage Realty complex at 26732 is visible in the background to the right.

Character-defining features include the compact 1-story Minimal Traditional form, side-gable roof, brick chimney, partial-width front porch with metal awning, concrete block foundation, detached garage, and modest residential scale.

History of the Resource

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

Newman Development Co., Inc. of Detroit, Michigan, conveyed Lot 53 to Frank Klauza, Jr., a single man, survivor of himself, and his deceased wife Irene Dorothy Klauza, and James F. Klauza, Dorothy I. Klauza, and Evelyn Rose Klauza, as joint tenants with full rights of survivorship, by Quit Claim Deed for $1.00 on October 30, 1975, recorded October 31, 1975.[1]

In 1950, Frank & Irene Klauza and children resided at 26754 WHRD; and Frank worked as a polisher in the Auto Parts Manufacturing.[2] In 1964, James L. Klauza were living at 26754 W. Huron River Drive.[3]

In 1971, James Klauza was living at 26754 W. Huron River Drive.[4]

"The Klauza family lived their entire life in this home. Located near the Ford Plant, Jim worked at Ford and helped build the Ford Dam and would often tell the neighbors about the project."[5]

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[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 4**3** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 3 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 3, dwelling 34, for Frank & Irene Klauza and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-RS5?view=explore&lang=en&groupId=TH-7772-115405-97-41 : accessed 27 July 2025), FHL#108990835, image 4 of 15; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1964-65) p. 55, for W. Huron River Drive. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

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

[5] Personal knowledge of Guy & Marsha Younglove, [RESEARCHER'S CONTACT INFORMATION]. The Younglove's have been multi-generational residents of Flat Rock and long-time members of the Flat Rock Historical Society, August 2025.

Statement of Significance/Recommendation of Eligibility

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

This c. 1941 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1941 on the eve of Ford's Village Industries expansion, this Minimal Traditional dwelling represents the existing residential foundation along W. Huron River Drive that supported the workforce during the community's industrial transformation. The modest scale and straightforward construction are typical of affordable housing built during the early 1940s for workers employed by Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises. The property's location along the primary road corridor near the Headlamp Plant connects it to the transportation and industrial infrastructure central to Flat Rock's development.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the compact 1-story side-gable Minimal Traditional form, partial-width front porch, brick chimney, and detached garage remain legible. The metal porch awning is a common mid-century addition that does not fundamentally alter the form. Materials integrity has been diminished by vinyl siding and aluminum replacement windows obscuring original fabric, though these are reversible alterations and the concrete block foundation and brick chimney remain. Setting is preserved along the W. Huron River Drive corridor with maintained residential character and detached garage. Feeling and association are adequate, with the compact Minimal Traditional form and modest scale conveying early 1940s residential character despite surface material changes.

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

The c. 1941 construction date places it within the district's period of significance. The Minimal Traditional form with brick chimney, partial-width porch, and detached garage retains its essential design character. While vinyl siding and replacement windows diminish materials integrity, the original form, chimney, foundation, and site relationship are preserved. The metal porch awning is a period-appropriate mid-century addition.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_01_0053_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26776 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0054_000 Lot 54 Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.102371		Long: -83.296344		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1947
Architectural Style	Minimal Traditionalist
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable w/dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Sided
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry					
Period(s) of Significance	c. 1947–1975 (within district's Late Period, 1920–1975)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	26776 W. Huron River Drive					
Historic/Original Owner	Frank & Lillian LeHaven					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1947 Minimal Traditional residence at 26776 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with Cape Cod influences, retaining its original compact form and side-gable massing despite surface material alterations. The property represents early 1940s residential development along the W. Huron River Drive corridor.

The house exhibits a compact, nearly square footprint with a side-gable roof clad in dark brown asphalt shingles. A front shed dormer projects from the front roof slope, providing light and headroom to the upper half-story. The dormer is clad in matching aluminum siding. The 1.5-story massing with front dormer places this dwelling in the Minimal Traditional family with Cape Cod influences — a common affordable housing type during the early 1940s that provided an expandable upper story within a modest footprint.

The exterior walls are clad entirely in tan or beige aluminum siding with dark green trim at window surrounds, corner boards, and door frames. The concrete slab foundation is visible at the base. The symmetrical front facade is organized with the main entry centered, flanked by one aluminum double-hung replacement window on each side. The second story features two windows in the dormer and one window in each gable end, all with matching green trim. The white storm/entry door has the address "26776" mounted adjacent.

A low wood deck platform has been constructed at the front entry, replacing what was likely an original concrete stoop — a recent but minor modification. A porch glider swing and metal railing section occupy the deck area. A lean-to porch addition extends from the rear of the building, visible to the left in the photo with a brown-painted wall or screen section. This rear addition is a modest alteration that does not affect the front facade or primary massing.

The property sits on a generous lot with well-maintained lawn and mature deciduous trees framing the house. Daffodils are visible in the left yard. A flowering redbud tree provides seasonal interest to the right. No garage is present. Vehicles and a recreational trailer are parked to the right side. A small accessory structure or shed is partially visible to the rear left. The lot depth and mature trees create a spacious residential setting.

Character-defining features include the 1.5-story Minimal Traditional form with Cape Cod influences, side-gable roof with front shed dormer, compact nearly square footprint, symmetrical facade organization, and generous lot with mature trees.

History of the Resource

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

Frank LeHaven and Lillian, his wife, took out a mortgage from The State Savings Bank of Flat Rock, Michigan, in the amount of $650.00 on October 21, 1947, recorded October 23, 1947, on Lots 54 and 55.[1] Frank LeHaven and Lillian, his wife, took out a mortgage from The State Savings Bank of Flat Rock, Michigan, in the amount of $1,150 on March 23, 1948, recorded March 24, 1948, on Lots 54 and 55.[2]

In 1950, Frank & Lillian LeHaven resided at 26776 WHRD; and Frank worked on the assembly line for the auto parts plant.[3]

Jamie W. Higgins and Virginia I., his wife, conveyed Lot 54 to Lorne W. Weber and Lloyd A. Martin, as tenants in common, by Warranty Deed on May 21, 1964, recorded June 25, 1964.[4]

Lloyd A. Martin and Winifred B., his wife, and Lorne W. Weber and Thelma J., his wife, conveyed Lot 54 and other lots to Lloyd A. Martin and Lorne W. Weber, assignees of Jamie W. Higgins and Virginia I. Higgins, his wife, by Agreement on May 21, 1964, recorded July 3, 1964.[5]

Lloyd A. Martin and Winifred B., his wife, and Lorne W. Weber and Thelma J., his wife, conveyed Lot 54 and other lots to the grantee by Warranty Deed on January 17, 1966, recorded January 20, 1966.[6]

Statement of Significance/Recommendation of Eligibility

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

This c. 1947 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1947 on the eve of Ford's Village Industries expansion, this Minimal Traditional dwelling represents the existing residential foundation along W. Huron River Drive that supported the workforce during the community's industrial transformation. The 1.5-story form with expandable upper story was an affordable housing type ideally suited to young families seeking homeownership near industrial employment at Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises. The property's location along the primary road corridor connects it to the transportation and industrial infrastructure central to Flat Rock's development.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story side-gable form, front shed dormer, compact footprint, and symmetrical facade organization remain clearly legible. The front wood deck is a minor replacement of the original entry stoop, and the rear lean-to porch does not affect the primary facade or massing. Materials integrity has been diminished by aluminum siding and replacement windows obscuring original fabric, though these are reversible alterations. Setting is well preserved with generous lot and mature trees maintaining residential character. Feeling and association are adequate, with the Minimal Traditional form and modest scale conveying early 1940s residential character.

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

The c. 1947 construction date places it within the district's period of significance. The 1.5-story Minimal Traditional form with front dormer and symmetrical facade retains its essential design character. While aluminum siding and replacement windows diminish materials integrity, the original form, dormer, and site relationship are preserved. The front deck and rear lean-to are minor modifications that do not compromise the building's ability to convey its early 1940s residential origins.

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[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 4**3** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 3 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

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

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 3, dwelling 33, for Frank & Lillian LeHaven ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-RS5?view=explore&lang=en&groupId=TH-7772-115405-97-41 : accessed 27 July 2025), FHL#108990835, image 4 of 15; United States. National Archives and Records Administration.

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

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

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

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_01_0054_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26828 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0055_000 Lots 55 & 56 Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.102996		Long: -83.296743		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1956	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Hipped w/ front projection	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick/Concrete	
Window Materials	Aluminum	
Window Type	Picture/Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	Garage	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1956–1975 (within district's Late Period, 1922–1975)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

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

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

Current/Common Name	26828 W. Huron River Drive
Historic/Original Owner	Frank & Lillian Esther LeHaven / Jamie Higgins
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1956 Ranch residence at 26828 W. Huron River Dr. in Flat Rock is a 1-story brick dwelling retaining strong integrity with original brick construction, intact Ranch form, and a prominent brick chimney. The property represents mid-1950s residential development along the W. Huron River Drive corridor.

The house exhibits an extended linear footprint with a low-pitch hip roof clad in dark gray asphalt shingles with broad overhanging eaves. The low roofline and extended horizontal massing are characteristic of mature mid-1950s Ranch design. A brick chimney rises from the interior roof surface.

The exterior walls display a two-material treatment. The primary facade is clad in red-toned brick veneer exhibiting warm coloration characteristic of 1950s masonry construction. Aluminum siding in a coordinating tone clads upper sections or secondary elevations. The brick/concrete foundation is continuous with the masonry walls.

The front facade features a large vinyl replacement picture window providing expansive glazing to the main living area, along with vinyl double-hung replacement windows. The main entry is positioned on the facade, accessed by a small stoop. The fenestration maintains original opening proportions.

A detached garage with light-toned siding is situated to the rear of the lot, visible to the right. The front yard is expansive with well-maintained lawn displaying prominent mowing stripes. A large mature deciduous tree provides canopy shade at center. The property has generous setback from W. Huron River Drive. Utility poles and overhead lines are present along the frontage.

Character-defining features include the extended linear Ranch form, low-pitch hip roof with broad eaves, red-toned brick veneer on primary wall surfaces, brick chimney, detached garage to the rear, expansive front yard, and mature landscape.

History of the Resource

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

Ada M. Brown, an unmarried woman, conveyed **<u>Lot 56</u>** to Frank LeHaven and Lillian, his wife, as tenants by the entireties, by Warranty Deed on March 12, 1948, recorded April 12, 1948.[1]

Lillian Esther LeHaven conveyed Lots 54, 55, and 56 to Frank LeHaven by Quit Claim Deed on October 15, 1951, recorded November 19, 1951.[2]

Frank LeHaven, a single man, took out a mortgage from The State Savings Bank of Flat Rock, a Michigan Corporation, in the amount of $3,500 on October 27, 1951, recorded November 19, 1951, on Lots 54, **<u>55, & 56</u>**.[3]

Frank LeHaven, a single man, conveyed Lots 54, **<u>55, and 56</u>** to Jamie W. Higgins and Virginia, his wife, by Warranty Deed on May 14, 1955, recorded May 17, 1955. Frank LeHaven took out a mortgage from Jamie W. Higgins in the amount of $6,000 on May 14, 1955, recorded May 17, 1955, on Lots 54, **<u>55, and 56</u>**.[4]

In 1964, Jamie Higgins was living at 26828 W. Huron River Drive.[5] In 1971, Jamie Higgins was living at 26828 W. Huron River Drive.[6]

"Jamie Higgins was involved in Flat Rock politics and was once Village President. The family still owns the home."[7]

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[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 4**3** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 3 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

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

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

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

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1964-65) p. 55, for W. Huron River Drive. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

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

[7] Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

Statement of Significance/Recommendation of Eligibility

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

This c. 1956 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1956 during the mature phase of Flat Rock's postwar suburban expansion, this brick Ranch demonstrates the continued quality residential development sustained by the community's industrial prosperity. The brick construction represents premium housing for the period, reflecting the standards that enabled skilled workers employed by Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises to achieve substantial suburban homes. The property's location on W. Huron River Drive connects it to the primary road corridor through Flat Rock.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original W. Huron River Drive site. Design integrity is good — the extended linear Ranch form, low-pitch hip roof with broad eaves, and brick facade remain as originally constructed. Materials integrity is good, with original red-toned brick veneer preserved on primary wall surfaces; only windows have been replaced with vinyl units maintaining original opening proportions. Workmanship is evident in the quality brick masonry and chimney construction. Setting is well preserved with generous lot, expansive front yard, mature shade tree, and detached garage to the rear. Feeling and association are strong, with the brick Ranch form conveying the quality of Flat Rock's mid-1950s residential development.

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

The c. 1956 construction date places it within the mature phase of the district's development. The brick Ranch with hip roof and detached garage represents quality residential construction. Strong integrity across all seven aspects — with original brick veneer and intact Ranch form — makes it a well-preserved representative of mid-1950s residential development along the W. Huron River Drive corridor.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_01_0055_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26862 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58 092 01 0058 000 Lot 58 Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103408		Long: -83.297451		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1937	
Architectural Style	Minimal Traditional	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Clock	
Window Materials	Vinyl Replacement	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

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

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	26862 W. Huron River Drive						
Historic Owners:	Cleveland & Bertha Lapham						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	unknown						

Survey Date	1 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1937 vernacular residence at 26862 W. Huron River Dr. in Flat Rock has been extensively modified, most significantly by raising the entire structure onto a new tall concrete block foundation. While the construction date falls within the district's period of significance and the house remains on its original lot, cumulative alterations have fundamentally changed the building's historic character.

The house is a 1-story frame dwelling with a side-gable roof and front-projecting gable section, clad in gray asphalt shingles. The building has been raised approximately 4–5 feet above its original grade on a new concrete block foundation, creating a prominent exposed basement level that dominates the front facade. Evidence of the original lower concrete block foundation is visible at ground level beneath the new construction. This raising fundamentally alters the building's original relationship to grade — a primary design characteristic of modest 1930s vernacular dwellings, which typically sat close to the ground.

The exterior walls are clad entirely in tan or beige vinyl siding, obscuring all evidence of original wall materials. The fenestration consists of aluminum double-hung replacement windows and a large sliding picture window on the front facade. A basement-level window is visible in the exposed concrete block foundation. All original window materials and profiles have been eliminated.

Access to the main entry is now by a wood deck and staircase with dark-stained baluster railings ascending to the elevated first floor — a feature necessitated by the raised foundation and absent from the original design. A decorative lantern is mounted at the entry. A wood privacy fence and lattice screening enclose portions of the left rear yard.

A detached garage with light-toned siding is situated at the rear of the lot, accessed by an asphalt driveway along the right side. The property has a maintained lawn. An adjacent dwelling is visible to the left. Utility poles and overhead lines are present along W. Huron River Drive.

The original c. 1937 vernacular character is no longer legible. The raised foundation, vinyl siding, replacement windows, and added deck stairway collectively eliminate the building's ability to convey its Depression-era residential origins.

History of the Resource

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

In 1939, Cleveland & Bertha Lapham and family were living at 26862 HRD.[1] In 1940, Cleveland & Bertha Lapham and family were living at 26862 E. Huron River Drive, and Cleveland was employed as an inspector for the auto factory.[2]

Anna R. Lindsay and Marion Crooks, as joint tenants with right of survivorship and not as tenants in common, received Lot 58 from Cleveland W. Lapham and Bertha B., his wife, as tenants by the entireties, by Warranty Deed on December 16, 1940, recorded January 10, 1941.[3]

Raymond D. Ellis and Ruthann M., his wife, and Roger J. Remer and Gloria G., his wife, received Lot 58 by Warranty Deed on September 4, 1952, recorded September 12, 1952.[4]

In 1950, Raymmond & Ruthann Ellis resided at 26862 WHRD; and Raymmond worked as Stationary Engineer for the electric power plant.[5]

Roger J. Remer and Gloria G., his wife, took out a mortgage from Down River Federal Savings and Loan Association of Wyandotte, Michigan, on September 4, 1952, recorded September 12, 1952, on Lot 58.[6]

Raymond D. Ellis and Ruthann M., his wife, took out a mortgage from The First National Bank of Monroe, Monroe, Michigan, a National Banking Corporation, August 25, 1949, recorded August 26, 1949, on Lot 58.[7]

Cleveland W. Lapham and Bertha B., his wife, conveyed Lot 58 to Raymond D. Ellis and Ruthann M., his wife, by Warranty Deed on August 24, 1949, recorded August 26, 1949.[8]

Statement of Significance/Recommendation of Eligibility

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

This c. 1937 property is recommended as Non-Contributing to the Flat Rock Historical District due to severely compromised integrity resulting from cumulative alterations, most critically the raising of the structure on a new foundation.

Historical Context: The c. 1937 construction date falls within the district's period of significance, and the original vernacular form would have represented residential development during the early years of Ford's Village Industries transformation of Flat Rock. However, the extent of subsequent modifications prevents the property from conveying this historical association.

Integrity Assessment: Location is intact on the original W. Huron River Drive lot, though the building has been raised vertically above its original grade. All other aspects of integrity have been severely compromised. Design integrity is poor — raising the structure 4–5 feet fundamentally alters the building's relationship to grade, which for a modest 1930s vernacular cottage was a character-defining feature; the added deck stairway further changes the original entry configuration. Materials integrity is poor — the new concrete block foundation, vinyl siding, and aluminum replacement windows eliminate evidence of original 1937 construction. Workmanship is unreadable beneath replacement materials and the new foundation. Setting is diminished, as the elevated

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

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 17A, dwelling 325, for Cleveland & Bertha Lapham and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZJ?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 37 of 1034; United States. National Archives and Records Administration.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 72, dwelling 31, for Raymmond & Ruthann Ellis ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-RSL?view=explore&lang=en&groupId=TH-7772-115405-97-41 : accessed 27 July 2025), FHL#108990835, image 14 of 15; United States. National Archives and Records Administration.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

structure disrupts the property's historic relationship to the streetscape and adjacent dwellings. Feeling and association are lost, as the building reads as a recently renovated raised dwelling rather than a 1930s vernacular cottage.

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

While the c. 1937 construction date falls within the period of significance and the house remains on its original lot, raising the structure on a new foundation is among the most consequential alterations possible for a modest vernacular dwelling. Combined with vinyl siding, replacement windows, and the added deck stairway, the building has lost its ability to convey its historic character. Only partial location integrity survives.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58 092 01 0058 000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26874 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0059_000 Lot 59 Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103463		Long: -83.297590		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1937	
Architectural Style	Vernacular Cottage	
Building Form	1.5 Story Rectilinear	
Roof Form	Front Gabled w/dormer	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/Garage	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry					
Period(s) of Significance	c. 1937–1975 (within district's Late Period, 1920–1975)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	26874 W. Huron River Drive					
Historic/Original Owner	Charles & Anna Peel					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/201

Narrative Architectural Description

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

This c. 1937 vernacular cottage at 26874 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with a front-gable form characteristic of modest folk housing in small Michigan communities during the Depression era. The property retains its original compact form and steep front-gable massing despite surface material alterations. At the time of survey, the house appeared to be undergoing partial re-siding work.

The house exhibits a compact, narrow footprint with a steeply pitched front-gable roof clad in asphalt shingles. The steep pitch creates usable space in the upper half-story. The front-gable orientation presents the narrow gable end to the street — a traditional folk cottage configuration that maximized lot utilization on narrow parcels.

The exterior walls are clad in light blue-gray vinyl siding with white trim. At the time of the survey, portions of the siding appeared to be undergoing repair or replacement, with patches of exposed substrate or protective tape visible on the upper gable face and first-floor wall sections. The concrete slab foundation is at grade level.

The front facade is simply organized. The upper gable features a single aluminum double-hung replacement window centered in the gable peak. Two first-floor aluminum double-hung replacement windows with white frames flank the facade, with the entry likely positioned at the side or obscured by the viewing angle. The simple fenestration pattern and minimal ornamentation are characteristic of vernacular cottage construction.

A detached garage with light-toned siding is situated to the rear of the lot, partially visible behind the house. The property sits on a modest lot with maintained lawn, foundation plantings, a young evergreen tree to the right, and a mature deciduous tree to the left. A green mailbox is posted at the street edge. Adjacent dwellings — a 1-story Minimal Traditional to the left and a 1.5-story dwelling to the right — are visible on neighboring lots.

Character-defining features include the 1.5-story front-gable cottage form, steeply pitched roof, compact narrow footprint, simple fenestration, and modest residential scale characteristic of Depression-era folk housing.

History of the Resource

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

In 1939, Charles & Anna Peel were living at 26874 HRD.[1] In 1940, Charles & Anna Peel were living at 26874 W. Huron River Drive, and Charles was employed as a foreman for a building project.[2] In 1950, Delmar & Ruth Groves and children resided at 26874 W. Huron River Drive; and Delmar worked as manager for retail.[3]

The Estate of Sarah Jane Robinson, deceased, was the subject of a Probate File recorded January 28, 1952; Lot 59 and other lots were noted; the heir was William John Robinson, husband.[4]

In 1953, Delmar Groves resided at 26874 W. Huron River Drive.[5]

Delmar Clayton Groves (husband of Ruth Groves) conveyed Lot 59 to Ruth Groves by Warranty Deed on December 12, 1962, recorded March 15, 1963.[6]

Marion L. Grider, Plaintiff, versus Glen P. Grider, Defendant, filed a Wayne Civil Action on March 9, 1965, regarding Lot 59; this was a Complaint for Divorce filed at 26874 West Huron River Drive.[7]

Ruth Groves, a single woman, conveyed Lot 59 to Marion L. Grider by Warranty Deed on December 19, 1969, recorded August 25, 1970.[8]

In 1971, Rosalie F. Kluth & Marion L. Grider were living at 26874 W. Huron River Drive.[9]

Marion L. Grider conveyed Lot 59 to Marion L. Grider and Barbara G. Grup, not as tenants in common, but as joint tenants with full rights of survivorship, by Quit Claim Deed for $1.00 on October 7, 1980, recorded January 10, 1985.[10]

Barbara G. Grup, survivor of herself and her deceased joint tenant (John E. Grup, Jr., as joint tenants with full rights of survivorship and not as tenants in common), and Marion L. Grider, conveyed Lot 59 to Barbara G. Grup and John E. Grup, Jr., as joint tenants with full rights of survivorship and not as tenants in common, by Quit Claim Deed for $1.00 on January 9, 1985, recorded January 10, 1985.[11]

The Death Certificate of Marion Laurie Grider was filed on December 26, 1984, recorded January 10, 1985, noting Lot 59; the death certificate recites that the decedent expired December 21, 1984. [Divorced. Informant: F. Brightman.][12]

John E. Grup, Jr. and Barbara G., his wife, took out a mortgage from Champion Employees Credit Union, Inc. in the amount of $5,000 on November 8, 1985, recorded November 12, 1985, on Lot 59.[13]

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

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 17A, dwelling 326, family ,Charles & Anna Peel ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZJ?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 37 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 72, dwelling 30, for Delmat & Ruth Groves and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-RSL?view=explore&lang=en&groupId=TH-7772-115405-97-41 : accessed 27 July 2025), FHL#108990835, image 14 of 15; United States. National Archives and Records Administration.

[4] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 3 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

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

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

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

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

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

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

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

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

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

Statement of Significance/Recommendation of Eligibility

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

This c. 1937 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1937 during the Depression era, this vernacular cottage represents the modest residential development that preceded and supported Ford's Village Industries expansion in Flat Rock. The compact front-gable folk form reflects the affordable housing available to workers during the 1930s, when the community's industrial base was becoming established. Properties of this era represent the existing residential foundation that would support the workforce during the community's subsequent industrial transformation.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story front-gable cottage form, steeply pitched roof, compact narrow footprint, and simple facade organization remain clearly legible. The ongoing re-siding work does not affect the underlying form. Materials integrity has been diminished by vinyl siding and aluminum replacement windows obscuring original fabric, though these are reversible alterations. Setting is preserved along the W. Huron River Drive corridor with the detached garage, maintained lot, and relationship to adjacent dwellings conveying residential character. Feeling and association are adequate, with the modest vernacular cottage form and compact scale conveying Depression-era residential character.

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

The c. 1937 construction date places it within the district's period of significance. The front-gable vernacular cottage form — a traditional folk housing type — retains its essential design character. While vinyl siding and replacement windows diminish materials integrity, the compact 1.5-story form and steeply pitched roof are intact. The ongoing re-siding work observed at the time of survey represents maintenance rather than alteration of form.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_01_0059_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26884 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0060_000 Lot 60 Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103598		Long: -83.297698		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1939 (1952 Remodel)	
Architectural Style	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Side Gable w/ porch proj.	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	Garage	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry					
Period(s) of Significance	c. 1939–1975 (within district's Late Period, 1920–1975)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	26884 W. Huron River Drive					
Historic/Original Owner	Glen & Marie Clark / Michael G. & Rose Brklacich					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1939 Minimal Traditional residence at 26884 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling updated c. 1952, featuring a front-projecting porch gable that provides modest architectural emphasis on the facade. The property retains its compact form and side-gable massing despite surface material alterations, with the c. 1952 remodel likely responsible for the porch gable and other modernizing updates.

The house exhibits a compact rectangular footprint with a side-gable roof clad in gray asphalt shingles. A small front-facing gable projection extends from the center-left of the front roof slope, creating a porch dormer or entry emphasis — likely added or modified during the c. 1952 update. This feature is common on Minimal Traditional and early Ranch houses of the early 1950s, providing visual interest within an otherwise simple form. The gable projection features white trim defining the rake and fascia.

The exterior walls are clad entirely in light gray vinyl siding with white trim at window surrounds, corners, and roof edges. The concrete block foundation is visible at the base. The front facade is organized with the entry positioned beneath or adjacent to the front gable projection. Aluminum double-hung replacement windows with dark-toned frames are positioned on either side — a paired or grouped window to the left and a paired window to the right of the entry gable. A small decorative planter is positioned near the entry.

A detached garage is situated to the rear of the lot, accessed by a gravel driveway along the right side. A commercial van is parked in the driveway. The property sits on a modest lot with maintained lawn, mature deciduous trees including a large tree to the left, and a mature evergreen to the rear. Mailboxes are posted at the street edge. Adjacent dwellings are visible on both sides — a brick Ranch to the left and a vernacular cottage to the right — consistent with the mixed housing stock along this section of W. Huron River Drive.

Character-defining features include the compact 1-story Minimal Traditional form, side-gable roof with front-projecting porch gable, simple facade organization, concrete block foundation, detached garage to the rear, and modest residential scale.

History of the Resource

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

In 1940, Glen & Marie Clark were living at 26884 W. Huron River Drive, and Glen was employed as a laborer for building construction.[1]

Newman Development Co., Inc. of Detroit, Michigan, conveyed Lot 60 to John A. LaBudda and Jayn Lapham, his wife, by Certificate Deed on September 12, 1940, recorded September 12, 1940.[2]

John A. LaBudda and Jayn Lapham, his wife, took out a mortgage from Newman Development Co., Inc., a Michigan Corporation, in the amount of $1,200 on September 12, 1940, recorded September 12, 1940, on Lot 60.[3]

Newman Development Co., Inc. of Detroit, Michigan, conveyed Lot 60 to Newman Development Co., Inc., and Frank Klauza Jr. and Irene Dorothy Wf., by Certificate Deed on March 4, 1944, recorded October 6, 1944.[4]
Harold Blesing and Beulah E. Blesing, his wife, took out a mortgage from The State Savings Bank of Flat Rock, Michigan, in the amount of $1,350 on July 10, 1945, recorded July 12, 1945, on Lot 60.[5]

Beulah Blesing, Plaintiff, versus Harold Blesing, Defendant, received Lot 60 by Decree on August 20, 1947, recorded August 20, 1947; Lot 60 was hereby awarded to the plaintiff Beulah Blesing as her sole property.[6]

Beulah Blesing, Michael G. Brklacich and Rose, his wife, took out a mortgage from The State Savings Bank of Flat Rock in the amount of $2,100 on September 26, 1947, recorded September 29, 1947, on Lot 60.[7]

Michael G. Brklacich and Rose, his wife, as tenants by the entireties, received Lot 60 by Warranty Deed on September 26, 1947, recorded September 29, 1947.[8]

In 1950, Michael & Charlotte Brklacich and sons resided at 26884 WHRD; and Michael worked as coal unloading at power plant.[9] In 1953, Michael Brklacich resided at 26884W. Huron River Drive.[10]

Michael G. Brklacich and Rose, his wife, conveyed Lot 60 to Kenneth R. Miller and Opal A., individually and as husband and wife, by Warranty Deed on July 9, 1956, recorded July 16, 1956.[11]

Everett G. Hines and Helen E., his wife, received Lot 60 from Michael G. Brklacich and Rose, his wife. Kenneth R. Miller and Opal A. Miller, his wife, took out a mortgage from Peoples Bank of Trenton, a Michigan Corporation, in the amount of $4,000 on June 24, 1960, recorded June 29, 1960, on Lot 60.[12]

Statement of Significance/Recommendation of Eligibility

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

This c. 1952 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A - Community Planning and Development: Built c. 1939 during the Depression era and updated c. 1952, this Minimal Traditional dwelling represents residential development along the W. Huron River Drive

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[1] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 17A, dwelling 327, for Glen & Marie Clark ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZJ?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 37 of 1034; United States. National Archives and Records Administration.

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 3 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

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

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

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

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

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

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

[9] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 3, dwelling 29, for Michael & Charlotte Brklacick and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-RS5?view=explore&lang=en&groupId=TH-7772-115405-97-41 : accessed 27 July 2025), FHL#108990835, image 4 of 15; United States. National Archives and Records Administration.

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

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

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

corridor spanning two phases of the district's period of significance. The original 1939 construction reflects the affordable housing that preceded Ford's Village Industries expansion, while the c. 1952 remodel demonstrates the continued residential investment sustained by the community's industrial prosperity during the peak years of the Village Industries program.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the compact 1-story side-gable form and simple facade organization remain clearly legible; the front-projecting porch gable likely dates to the c. 1952 update, itself within the period of significance. Materials integrity has been diminished by vinyl siding and aluminum replacement windows obscuring original fabric, though these are reversible alterations and the concrete block foundation remains. Setting is preserved along the W. Huron River Drive corridor with the detached garage, maintained lot, and relationship to adjacent dwellings conveying residential character. Feeling and association are adequate, with the Minimal Traditional form and modest scale conveying late 1930s residential character as updated during the early 1950s.

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

The c. 1939 construction date with c. 1952 update places this property within two phases of the district's period of significance. The Minimal Traditional form with front-projecting porch gable (likely dating to the 1952 remodel) retains its essential design character. While vinyl siding and replacement windows diminish materials integrity, the original form, porch gable, and site relationship are preserved.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_01_0060_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26892 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0061_000 Lot 61 Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103842		Long: -83.297952		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1961
Architectural Style	Ranch
Building Form	1 Story Rectilinear
Roof Form	Hipped
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Brick/Concrete
Window Materials	Aluminum
Window Type	Casement
Outbuildings	Yes ☒ No ☐
Number/Type:	Many – was a farm nursery

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry; Commerce
Period(s) of Significance	c. 1961–1975 (within district's Late Period, 1920–1975)

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

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

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

Historic Name	Walle's Nursery
Current/Common Name	26892 W. Huron River Drive
Historic/Original Owner	Oscar T. & Emma Walle
Historic Building Use	Single Family Residence & Nursery Farm
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	Oscar T. Walle

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

his c. 1961 Ranch residence at 26892 W. Huron River Dr. in Flat Rock is a 1-story brick dwelling on an exceptionally large lot that historically supported a nursery and landscaping business. The property retains strong integrity with original brick construction, intact Ranch form, and attached garage, and represents the mixed residential-commercial character of the W. Huron River Drive corridor.

The house exhibits an extended linear footprint with a low-pitch hip roof clad in dark asphalt shingles with broad overhanging eaves and dark fascia. The low roofline and pronounced horizontal massing are characteristic of mature early 1960s Ranch design. A brick chimney rises from the interior roof surface.

The exterior walls are clad entirely in brown-toned brick veneer — a warm, medium brown coloration that gives the dwelling a distinctive earth-toned appearance. The uniform brick treatment across all visible elevations represents premium construction. The brick/concrete foundation is continuous with the masonry walls. Dark-toned trim at the eaves and window surrounds complements the brown brick.

The front facade extends across a broad horizontal plane. Aluminum replacement picture and casement windows with dark or bronze-toned frames are positioned across the facade, maintaining original opening proportions. The main entry is recessed within the facade. An open carport structure supported by posts extends from the left (west) end, sheltering a parking and outdoor living area. The attached garage is integrated into the main roofline.

The property occupies an exceptionally large lot for this section of W. Huron River Drive. The rear lot contains multiple accessory structures — buildings, shelters, and storage facilities — associated with the property's former use as a nursery and landscaping business. These rear structures are visible beyond the dwelling and include utilitarian buildings of various sizes. This commercial history adds a layer of significance to the property, demonstrating the small-scale entrepreneurial activity that Flat Rock's economic stability supported. A concrete driveway extends along the left side, providing access to the rear lot and its structures. The front yard is maintained with lawn, a fieldstone border at the driveway entrance, mature deciduous and evergreen trees, and ornamental shrubs. A red, white, and blue painted mailbox with the address "26892" is posted at the street edge. A children's playhouse is visible in the right side yard.

Character-defining features include the extended linear Ranch form, low-pitch hip roof with broad eaves, brown-toned brick veneer on all surfaces, brick chimney, attached garage, open carport, exceptionally large lot, and rear accessory structures associated with the former nursery/landscaping operation.

History of the Resource

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

The Death Certificate of Oscar T. Walle, Sr., married, was filed, noting the decedent died March 27, 1959. The death certificate (No. 97) was filed in the Office of the Clerk of the City of Wyandotte. He was the husband of Emma.[1]

Emma G. Walle, survivor of herself and Oscar T. Walle, her deceased husband (whose death certificate was recorded), conveyed Lot 61 and other lots to Erwin R. Walle by Warranty Deed on October 20, 1959, recorded May 10, 1962.[2]

In 1971, Walles Nursery, a local business was operating at 26892 W. Huron River Drive.[3]

Erwin R. Walle, a single man, and Beatrice June Walle, his wife, along with Donald E. Morris and Alma L., his wife, received Lot 61 and other lots. Beatrice June Walle, Plaintiff, versus Erwin R. Walle, Defendant, filed a Wayne County Action on July 16, 1976, regarding Lot 61 — a Complaint for Divorce.[4]

Beatrice June Walle took out a mortgage from Erwin R. Walle in the amount of $7,000 on March 10, 1977, recorded March 21, 1977, on Lot 61. Beatrice June Walle conveyed Lot 61 to Erwin R. Walle by Quit Claim Deed on March 10, 1977, recorded March 23, 1977.[5]

Edward F. Bianco and Bonnie Y., his wife, took out a mortgage from Down River Federal Savings & Loan Association in the amount of $61,000 on December 6, 1977, recorded December 13, 1977, on Lot 61 and other lots.[6]

Erwin R. Walle, single man, and Donald E. Morris and Alma L., his wife, conveyed Lot 61 and other lots to Edward P. Bianco and Bonnie Y., his wife, by Warranty Deed for $40,000 on November 22, 1977, recorded December 14, 1977. Donald E. Morris and Alma L., his wife, also conveyed Lot 61 and other lots to Edward P. Bianco and Bonnie Y., his wife, by Warranty Deed for $85,000 on December 6, 1977, recorded December 14, 1977.[7]

Statement of Significance/Recommendation of Eligibility

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

This c. 1961 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1961 during the later years of the district's period of significance, this brick Ranch demonstrates the continued quality residential development sustained by Flat Rock's industrial prosperity. The full brick construction represents premium housing for the period. The property's additional significance lies in its association with a nursery and landscaping business that operated from the rear lot, demonstrating the small-scale commercial enterprise that Flat Rock's economic stability supported along the W. Huron River Drive corridor. This mixed residential-commercial use — a home-based business operated from a large rear lot — represents a distinctive pattern of entrepreneurial activity within the district, complementing the industrial employment that was the primary economic driver.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original W. Huron River Drive site. Design integrity is good — the extended linear Ranch form, low-pitch hip roof, attached garage, open carport, and horizontal emphasis remain as originally constructed. Materials integrity is good, with original brown-toned brick veneer preserved on all wall surfaces; only windows have been replaced with aluminum units maintaining original opening proportions. Workmanship is evident in the quality brick masonry. Setting is well preserved, with the exceptionally large lot, rear accessory structures, and

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 3 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

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

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

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

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

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

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

mature landscape maintaining the residential-commercial character of the property. Feeling and association are strong, with the brick Ranch form and rear business structures conveying the mixed-use character of W. Huron River Drive during the later period of significance.

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

The c. 1961 construction date places it within the later phase of the district's development. The full brick Ranch with attached garage and open carport represents quality residential construction. The property's association with a nursery/landscaping business operating from the exceptionally large rear lot adds commercial significance and documents the entrepreneurial activity that Flat Rock's economic stability supported. Strong integrity across all seven aspects makes it a well-preserved representative of the mixed residential-commercial character of the W. Huron River Drive corridor.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_01_0061_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27044 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0063_000 Lot 63 Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.104968		Long: -83.299093		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1937
Architectural Style	Cape cod w/ Tudor Infl.
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable w/Catslide Porch
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
Window Type	Picture Bay & Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	Garage

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry					
Period(s) of Significance	c. 1937–1975 (within district's Late Period, 1922–1975					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	27044 W. Huron River Drive					
Historic/Original Owner	Fount & Eva Dishon					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1937 Cape Cod residence at 27044 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling displaying Tudor Revival influence in its steeply pitched front entry gable. The combination of Cape Cod massing with Tudor-inspired entry detailing reflects the pattern-book eclecticism common in Depression-era residential construction, where builders freely blended popular stylistic elements. The property retains its distinctive form despite surface material alterations.

The house exhibits a compact footprint with a steeply pitched side-gable roof clad in green-toned asphalt shingles. A prominent front-projecting entry gable extends from the center of the facade, rising to a steep point that echoes Tudor Revival design. The steep pitch of both the main roof and the entry gable creates the angular profile characteristic of the style. The entry gable is the primary architectural feature, giving the otherwise modest Cape Cod form a distinctive character.

The exterior walls are clad entirely in white aluminum siding with blue or slate-toned decorative shutters flanking the first-floor windows. The concrete block foundation is visible at the base. The front facade is symmetrically organized around the central entry gable. The main entry — a white door with decorative hardware — is recessed within the gable projection, accessed by a concrete stoop with steps. Flanking the entry gable, vinyl replacement windows are positioned on either side: a picture or bay window grouping to the left and a double-hung window to the right. Decorative exterior light fixtures are mounted on either side of the entry gable. Foundation plantings of mature boxwood hedges frame the entry and soften the facade.

The property sits on a generous lot with well-maintained lawn, mature deciduous and evergreen trees — including a large shade tree to the left and a tall spruce to the right — and ornamental shrubs. A white picket fence section defines the right side yard. A driveway extends along the right side, providing access to a garage at the rear. A green mailbox is posted at the street edge. The address "27044" is displayed on the facade within the entry gable. An adjacent stone-and-wood-sided split-level dwelling is visible to the left.

Character-defining features include the 1.5-story Cape Cod form, steeply pitched side-gable roof, prominent front-projecting Tudor-influenced entry gable, symmetrical facade organization, and mature landscape setting.

History of the Resource

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

In 1939, Fount & Eva Dishon and family were living at 27044 HRD.[1] In 1940, Font & Eva Dishon were living at 27094 E. Huron River Drive.[2]

Newman Development Co., Inc., conveyed Lot 63 and other lots to Fount Dishon and Eva, his wife, by Certificate Deed on August 7, 1942, recorded March 5, 1965.[3]

In 1950, Eva Dishon resided at 27044 WHRD; and Eva worked at kitchen work at restaurant.4 In 1971, Chester Hammond was living at 27044 W. Huron River Drive.[5]

Mary Martha Devlin, Executrix of the Estate of Eva Dishon, deceased, conveyed Lot 63 and other lots to Chester L. Hammond and Marilyn J., his wife, by Executor's Deed for $15,000 on April 16, 1965, recorded April 29, 1965.[6]

Chester L. Hammond and Marilyn J., his wife, took out a mortgage from Security Bank & Trust Co. in the amount of $10,900 on April 22, 1965, recorded April 29, 1965, on Lot 63 and other lots.[7]

Chester L. Hammond and Marilyn J. Hammond conveyed an easement to the Department of Public Works of the County of Wayne on June 16, 1969, recorded July 30, 1969, for a sanitary sewer on Lot 63, adjacent to the westerly 17 feet at a right angle measurement adjacent to Huron River Drive.[8]

Statement of Significance/Recommendation of Eligibility

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

This c. 1937 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1937 during the Depression era, this Cape Cod with Tudor Revival influence represents the residential development that supported Ford's Village Industries workforce during the community's early industrial transformation. The blending of Cape Cod massing with Tudor-inspired entry detailing reflects the architectural aspirations of Flat Rock's growing workforce, demonstrating that even during the Depression era, homeowners invested in stylistic refinements beyond strictly utilitarian construction. The property's c. 1937 date places it among the earlier dwellings within the district, representing the residential foundation upon which the community's subsequent Village Industries expansion was built.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story Cape Cod form, steeply pitched side-gable roof, and prominent Tudor-influenced front entry gable remain clearly legible as the defining architectural features. The symmetrical facade organization is preserved. Materials integrity has been diminished by aluminum siding and vinyl replacement windows (including a bay window that may replace an original configuration), though these are reversible alterations and the concrete block foundation remains. Setting is well preserved with generous lot, mature trees, ornamental plantings, and white picket fence section conveying established residential character. Feeling

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

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 17A, dwelling 328, for Fount & Eva Dishon; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZJ?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 37 of 1034; United States. National Archives and Records Administration.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 4**3** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 3 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 3, dwelling 27, for Eva Dishon ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-RS5?view=explore&lang=en&groupId=TH-7772-115405-97-41 : accessed 27 July 2025), FHL#108990835, image 4 of 15; United States. National Archives and Records Administration.

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

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

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

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

and association are strong, with the distinctive Cape Cod-Tudor form and mature landscape conveying the architectural character of Depression-era residential construction in Flat Rock.

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

The c. 1937 construction date places it among the earlier dwellings within the district. The Cape Cod form with Tudor Revival-influenced entry gable is architecturally distinctive and retains its essential design character. While aluminum siding and replacement windows diminish materials integrity, the original form, entry gable, and mature setting are preserved. The Tudor-Cape Cod blend reflects the stylistic aspirations that characterized Depression-era housing in Flat Rock's developing community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_01_0063_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27054 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0064_000 Lot 64 Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.104890		Long: -83.299563		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1960
Architectural Style	Contemporary
Building Form	2 Story Rectilinear
Roof Form	Side Gabled – low pitch
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Wood Sided/Stone
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Sliding/Casement
Outbuildings	Yes ☒ No ☐
Number/Type:	Garage

Eligibility

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

Area(s) of Significance	Community Planning and Development; **Architecture**
Period(s) of Significance	c. 1960–1975 (within district's Late Period, 1922–1975)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

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

General Integrity:	Intact ☒	Altered ☐	Moved ☐ Date(s):
Current/Common Name	27054 W. Huron River Drive		
Historic/Original Owner	Roy Doty / Arlen & Rita Fadely		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Architect/Engineer/Designer	unknown		
Builder/Contractor	unknown		

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1960 Contemporary residence at 27054 W. Huron River Dr. in Flat Rock is a 2-story dwelling displaying distinctive Modern design through its combination of fieldstone veneer, vertical wood siding, and asymmetrical massing. The property is one of the most architecturally distinguished dwellings along this section of W. Huron River Drive and retains exceptional integrity.

The house is organized as an asymmetrical composition with a 2-story main block and lower attached elements. The low-pitch side-gable roof is clad in dark asphalt shingles with broad overhanging eaves. The low roofline relative to the 2-story massing creates a characteristically Modern horizontal emphasis despite the vertical proportions of the main block.

The exterior displays a deliberate juxtaposition of natural and manufactured materials — a hallmark of Contemporary residential design of the late 1950s and early 1960s. A massive fieldstone chimney and wall element dominates the right (east) portion of the front facade, rising the full two stories and extending the fieldwork across a broad section of the wall plane. The stonework employs rounded fieldstone or river stone in varied warm tones, laid in an irregular coursing pattern that creates a textured, naturalistic surface. The remainder of the exterior is clad in vertical wood board-and-batten siding in a warm brown or taupe tone, providing a smooth, linear counterpoint to the rough stonework. The interplay between rough natural stone and smooth vertical wood is the building's defining design feature.

The front facade features large aluminum sliding or casement windows with white frames set into the vertical siding, positioned to provide expansive glazing on both the first and second floors. The main entry is located on the front facade, accessed by a walkway through the landscaped front yard. A trellis or pergola element extends from the facade near the entry, supporting climbing vegetation — an organic design element reinforcing the Contemporary integration of structure and landscape.

An open carport extends from the left (west) side of the house, supported by posts with a flat or low-pitch roof echoing the main roofline. A garage with matching vertical wood siding is situated to the rear, accessed by a concrete driveway. The coordinated siding treatment between the house and garage demonstrates the designed unity characteristic of Contemporary residential compositions.

The property is exceptionally well landscaped with mature flowering magnolia trees, Japanese maples, ornamental evergreens, sculpted shrubs, and perennial beds creating a curated garden setting. A decorative deer sculpture is positioned in the front yard. The landscape design complements the Contemporary architecture's emphasis on integrating built form with natural elements. A green mailbox with the address "27054" is posted at the street edge. Mature deciduous and evergreen trees provide canopy and backdrop.

Character-defining features include the 2-story asymmetrical massing, low-pitch side-gable roof, massive fieldstone chimney and wall element, vertical wood board-and-batten siding, large aluminum window openings, open carport, matching rear garage, entry trellis/pergola, and curated landscape setting.

History of the Resource

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

Homer Dishon and Ann R. Hunter (formerly Ann R. Dishon, his wife) conveyed Lot 64 and other lots to Eva Dishon, a single woman, and Charles A. Dishon and Margaret, his wife, by Warranty Deed on October 4, 1954, recorded October 11, 1954.[1]

Eva Dishon, Charles A. Dishon, and Margaret, his wife, conveyed Lot 64 and other lots to Roy Doty, a married man, by Warranty Deed on July 27, 1960, recorded August 19, 1960.[2] Down River Federal Savings & Loan Association of Wyandotte, a U.S. Corporation, took out a mortgage in the amount of $11,947 [to build residence] on July 27, 1960, recorded August 19, 1960, on Lot 64 and other lots.[3]

David C. Sharpe and Donna L., his wife, conveyed Lot 64 and other lots to Arlen F. Fadely and Rita A., his wife, by Warranty Deed on May 11, 1972, recorded May 17, 1972.[4]

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[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 3 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

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

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

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

Statement of Significance/Recommendation of Eligibility

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

This c. 1960 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A - Community Planning and Development: Built c. 1960 during the later years of the Village Industries period, this Contemporary dwelling represents the highest tier of residential construction achieved along the W. Huron River Drive corridor. The investment in architect-quality design with premium materials — fieldstone, vertical wood siding, and integrated carport — reflects the economic prosperity that Ford's industrial presence sustained in the community, enabling some residents to commission custom or builder-designed homes incorporating current architectural trends.

Criterion C - Architecture: This dwelling is a well-executed example of Contemporary/Modern residential design as adapted for a small Michigan community in 1960. The deliberate juxtaposition of rough fieldstone and smooth vertical wood siding exemplifies the Contemporary style's emphasis on natural materials and textural contrast. The asymmetrical massing, low-pitch roofline, large window openings, open carport, and integrated landscape design are all characteristic elements of the style. The property stands out within the district as one of the few dwellings exhibiting identifiable architect-influenced Modern design, in contrast to the builder-vernacular Minimal Traditional, Cape Cod, and Ranch houses that predominate. The matching vertical siding on the rear garage demonstrates a level of design coordination uncommon in the district.

Integrity Assessment: The property retains exceptional integrity across all seven aspects. Location is intact on the original W. Huron River Drive site. Design integrity is excellent — the 2-story asymmetrical form, fieldstone chimney and wall, vertical wood siding, low-pitch roofline, open carport, and large window openings appear unaltered. Materials integrity is excellent, with original fieldstone veneer, vertical wood siding, and aluminum windows preserved. Workmanship is evident in the quality stonework, coordinated material palette, and integrated design between house and garage. Setting is exceptionally well preserved with curated landscape featuring mature specimen trees and ornamental plantings that reinforce the Contemporary design's integration of architecture and nature. Feeling and association are strong, with the property conveying the architectural sophistication achievable in Flat Rock during the peak of its Village Industries-era prosperity.

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

The c. 1960 construction date places it within the later phase of the district's development. The Contemporary design with fieldstone veneer and vertical wood siding is architecturally distinctive within the district, warranting recognition under Criterion C in addition to Criterion A. Exceptional integrity across all seven aspects — with original stone, wood siding, and window configurations preserved — makes it one of the best-preserved and most architecturally distinguished properties documented along W. Huron River Drive.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_01_0064_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27064 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0065_300 Lot 65 Assessor's Flat Rock Plat No. 3 (May 1940) ALSO, Lot 7 Supervisor's Brownstown Plat No. 1 (Sept. 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.105240		Long: -83.299383		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

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

Architectural Information

Construction Date	1941
Architectural Style	Cape Cod
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable w/ dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Block
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	No garage

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1941–1975 (within district's Late Period, 1920–1975)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

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

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):
Current/Common Name	27064 W. Huron River Drive		
Historic/Original Owner	Charles A. and Margaret Dishon		
Historic Building Use	Single Family Residential		
Current Building Use	Single Family Residential		
Builder:	Newman Development Co.		

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1941 Cape Cod residence at 27064 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling retaining its characteristic Cape Cod form with front dormers, exterior brick chimney, and symmetrical facade organization. The property represents early 1940s residential development along the W. Huron River Drive corridor.

The house exhibits a compact rectangular footprint with a steeply pitched side-gable roof clad in gray asphalt shingles. Two front-facing gabled dormers project from the front roof slope, each containing an aluminum double-hung replacement window — the classic Cape Cod dormer treatment providing light and headroom to the upper half-story. A prominent exterior red brick chimney rises along the right (east) gable wall, retaining its original masonry with a corbelled cap. The chimney is one of the property's strongest surviving original elements.

The exterior walls are clad entirely in white aluminum siding. The concrete block foundation is visible at the base. The front facade is symmetrically organized with the main entry slightly left of center, flanked by aluminum double-hung replacement windows on either side. The entry features a teal or dark green-painted door with a small stoop and concrete steps. A screen or storm door covers the entry. Light blue or gray decorative shutters flank the first-floor windows and dormers.

Mature foundation hedges extend across the full width of the front facade, providing a substantial green base that partially screens the lower wall and foundation. The front yard is maintained with lawn and mature deciduous and evergreen trees. A mailbox is posted at the street edge. No garage is present; a concrete driveway to the right provides vehicle access. An adjacent structure with brown siding and a propane tank is visible to the right. Decorative lawn ornaments are arranged along the front walkway.

Character-defining features include the 1.5-story Cape Cod form, steeply pitched side-gable roof, two front-facing gabled dormers, prominent exterior red brick chimney with corbelled cap, symmetrical facade organization, and compact residential footprint.

History of the Resource

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

Newman Development Co., Inc. of Detroit, Michigan Corporation, conveyed Lot 7 et al. to Charles A. Dishon and Margaret, his wife, by Certificate Deed on July 26, 1939, recorded August 12, 1940.[1]

Newman Development Co., Inc., a Michigan Corporation of Detroit, took out a mortgage from Peoples State Bank of Trenton, Michigan Corporation, in the amount of $1,222.30 on October 1, 1940, recorded October 11, 1940, on Lot 7 et al.[2]

Newman Development Co., Inc., a Michigan Corporation of Detroit, conveyed Lot 7 et al. to Charles A. Dishon and Margaret, his wife, by Quit Claim Deed on September 17, 1940, recorded October 11, 1940.[3]

Charles A. and Margaret Dishon, his wife, took out a mortgage from Peoples State Bank of Trenton, Michigan, a Corporation, in the amount of $2,210.62 on February 5, 1941, recorded February 7, 1941, on Lot 7 et al.[4]

Charles A. Dishon and Margaret, his wife, took out a mortgage from Peoples State Bank of Trenton, Michigan Corporation, in the amount of $2,590.95 on May 17, 1941, recorded May 20, 1941, on Lot 7 et al.[5]

In 1953, Charles Dishon resided at 27044 W. Huron River Drive.[6] In 1971, Charles Dishon was living at 27054 W. Huron River Drive.[7]

The Death Certificate of Charles Anderson Dishon was filed, noting the decedent expired September 23, 1983; he was the husband of Margaret, and the certificate was recorded September 26, 1983, and filed November 9, 1984, referencing Lot 7 et al.[8]

Margaret B. Dishon, survivor of herself and her deceased husband, Charles A. Dishon, conveyed Lot 7 et al. to Margaret B. Dishon, Donna Lee Sharpe, and Douglas C. Dishon, as Joint Tenants with full rights of survivorship and not as tenants in common, by Quit Claim Deed for $1.00 on December 9, 1983, recorded November 9, 1984.[9]

The Death Certificate of Margaret B. Dishon was filed, noting the decedent expired September 7, 1984; she was widowed, her informant was Douglas C. Dishon; the certificate was recorded September 10, 1984, and filed November 9, 1984, referencing Lot 7 et al.[10]

Donna Lee Sharpe, by her attorney in fact Douglas C. Dishon, and Douglas C. Dishon, individually, as Joint Tenants with full rights of survivorship as survivors of themselves and their deceased Joint Tenant Margaret E. Dishon, conveyed Lot 7 et al. to Arlen F. Fadely and Rita A., his wife, by Warranty Deed on November 5, 1984, recorded November 9, 1984.[11]

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[1] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67**> Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

[2] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

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

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

[8] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[11] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

Statement of Significance/Recommendation of Eligibility

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

This c. 1941 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1941 on the eve of Ford's Village Industries expansion, this Cape Cod dwelling represents the residential foundation along W. Huron River Drive that supported the workforce during the community's industrial transformation. The Cape Cod form — with its expandable upper half-story — was an ideal housing type for young families seeking affordable homeownership near industrial employment. The property's location along the primary road corridor connects it to the transportation and industrial infrastructure central to Flat Rock's development.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story Cape Cod form, steeply pitched side-gable roof, two front gabled dormers, prominent exterior brick chimney, and symmetrical facade organization remain clearly legible. The exterior brick chimney with corbelled cap is a significant surviving original element. Materials integrity has been diminished by aluminum siding and replacement windows obscuring original fabric, though the original brick chimney is intact and these are reversible alterations. Setting is preserved along the W. Huron River Drive corridor with maintained residential character, mature landscape, and established foundation hedges. Feeling and association are strong, with the Cape Cod form, dormers, and brick chimney conveying early 1940s residential character.

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

The c. 1941 construction date places it within the district's period of significance. The Cape Cod form with front dormers and prominent exterior brick chimney retains strong design integrity. While aluminum siding and replacement windows diminish materials integrity, the original form, dormers, chimney, and symmetrical organization are preserved. The intact brick chimney is a notable surviving original element.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_01_0065_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27098 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_03_0008_000 Lot 8 Supervisor's Brownstown Plat No. 1 (Sept. 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.105646		Long: -83.299657		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1941	
Architectural Style	Cape Cod	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gable w/ dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1941–1975 (within district's Late Period, 1920–1975)

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

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

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	27098 W. Huron River Drive			
Historic/Original Owner	Spencer O. and Henrietta Reeves / Emerson and Carrie Hammond			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Builder/Contractor	Newman Development Co.			

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1941 Cape Cod residence at 27098 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling retaining its characteristic Cape Cod form with front dormers, brick chimney, and asymmetrical facade organization. The property represents early 1940s residential development along the W. Huron River Drive corridor and conveys its age through its weathered, unrestored character.

The house exhibits a compact rectangular footprint with a steeply pitched side-gable roof clad in dark asphalt shingles. Two front-facing gabled dormers project from the front roof slope — one larger dormer to the left and a smaller dormer to the right — each containing an aluminum double-hung replacement window. The asymmetrical dormer placement distinguishes this Cape Cod from the more common symmetrical arrangement. A brick chimney rises from the interior roof surface near the ridgeline, partially visible above the roofline.

The exterior walls are clad entirely in white or light gray aluminum siding, now weathered to a dull gray tone consistent with the building's age and deferred maintenance. The concrete block foundation is visible at the base. The front facade features a partial-width porch sheltered by a metal awning supported by posts, with a wood deck and steps providing entry access. A large picture or multi-pane window is positioned to the left of the porch, and additional windows flank the facade. The address numerals appear to be displayed near the porch area.

The property sits on a generous lot with maintained but unmanicured lawn. Mature deciduous trees and shrubs — including a large ornamental tree at center and a substantial weeping evergreen to the right — partially screen the facade. The overgrown, naturalistic landscape character is consistent with the property's weathered appearance. A garage is located to the rear of the lot. Adjacent dwellings are visible on both sides.

Character-defining features include the 1.5-story Cape Cod form, steeply pitched side-gable roof, two front-facing gabled dormers (asymmetrically placed), brick chimney, partial-width front porch, and compact residential footprint.

History of the Resource

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

Newman Development Co., Inc. of Detroit, Michigan, a married man [*sic, Corporation*], conveyed Lot 8 to Spencer C. Reeves, a married man, by Certificate Deed on December 6, 1941, recorded December 8, 1941. The conveyance excepted that part now used and/or deeded for highway purposes.[1]

Spencer O. Reeves and Henrietta, his wife, conveyed Lot 8 to Emerson Hammond and Carrie, his wife, by Warranty Deed on April 26, 1949, recorded April 28, 1949.[2]

In 1953, Emerson Hammond resided at 27098 W. Huron River Drive.[3] In 1971, Emerson Hammond was living at 27098 W. Huron River Drive.[4]

Emerson Hammond, single, survivor of himself and his deceased wife Carrie Hammond (Death Certificate recorded in Liber 13841, Page 95), conveyed Lot 8 to Chester L. Hammond (undivided ½ interest) and Charles R. Hammond (undivided ½ interest) by Warranty Deed on July 30, 1966, recorded August 4, 1966. The grantor reserved a life estate.[5]

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[1] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67**> Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

[2] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

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

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

[5] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

Statement of Significance/Recommendation of Eligibility

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

This c. 1941 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1941 on the eve of Ford's Village Industries expansion, this Cape Cod dwelling represents the residential foundation along W. Huron River Drive that supported the workforce during the community's industrial transformation. The Cape Cod form was an ideal affordable housing type for young families seeking homeownership near industrial employment. The property's unrestored condition is itself a form of preservation, retaining the authentic character of a modest early 1940s dwelling without the overlay of modern renovations.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story Cape Cod form, steeply pitched side-gable roof, asymmetrical front dormers, brick chimney, and partial-width porch remain legible. The metal porch awning is a common mid-century addition. Materials integrity has been diminished by aluminum siding and replacement windows, though the brick chimney is intact and the siding is reversible. Setting is preserved with generous lot, mature trees, and residential character along the W. Huron River Drive corridor. Feeling and association are strong — the weathered, unrestored character of the dwelling conveys the authentic age and modest scale of early 1940s residential construction.

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

The c. 1941 construction date places it within the district's period of significance. The Cape Cod form with asymmetrical front dormers and brick chimney retains its essential design character. While aluminum siding and replacement windows diminish materials integrity, the original form, dormers, chimney, and site relationship are preserved. The property's unrestored condition reinforces its authentic early 1940s residential character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_03_0008_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27104 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_03_0009_000 Lot 9 Supervisor's Brownstown Plat No. 1 (Sept. 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.105877		Long: -83.299957		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

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

Architectural Information

Construction Date	1947	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled w/wing	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Brick/Concrete	
Window Materials	Aluminum	
Window Type	Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	Garage	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1947–1975 (within district's Late Period, 1922–1975)

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

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

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	27104 W. Huron River Drive			
Historic/Original Owner	Gertrude Milstein and Ann Milstein			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	Newman Development Co.			

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1947 Minimal Traditional residence at 27104 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling retaining its compact form and side-gable massing despite surface material alterations. The property represents early postwar residential development along the W. Huron River Drive corridor.

The house exhibits a compact rectangular footprint with a side-gable roof clad in dark asphalt shingles. The basic 1-story side-gable form is characteristic of Minimal Traditional and early Ranch design of the late 1940s. The roof features modest overhanging eaves with dark-toned fascia.

The exterior walls are clad entirely in light gray vinyl siding. The brick/concrete block foundation is visible at the base and has been painted white with blue diamond-shaped decorative motifs — a personalized embellishment. The front facade is organized with a large aluminum sliding or picture replacement window to the left and the main entry area to the right. The entry section features a brick wainscot base with a large picture window above, providing a distinct material accent on the facade. The address "27104" is displayed near the entry. A concrete stoop and walkway provide access.

A concrete driveway extends along the right side, providing access to the rear of the lot where a garage is situated. A minivan is parked in the driveway beneath overgrown shrubs. A birch tree stands prominently in the front yard. The property sits on a modest lot with maintained lawn and mature deciduous trees. A blue-painted mailbox post is at the street edge. Adjacent dwellings are visible on both sides.

Character-defining features include the compact 1-story Minimal Traditional form, side-gable roof, brick/concrete block foundation, brick wainscot entry accent, and modest residential scale.

History of the Resource

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

Newman Development Co., Inc., a Michigan Corporation, Detroit, Michigan, conveyed Lot 9 to Ann Milstein and Gertrude Milstein by Quit Claim Deed on August 6, 1941, recorded May 14, 1947.[1]

Gertrude Milstein and Ann Milstein, conveyed Lot 9 to George Sissons and Doris, his wife, by Quit Claim Deed on May 13, 1947, recorded December 5, 1950.[2]

George Sissons and Doris, his wife, conveyed Lot 9 to Louis J. LeBlanc and Annie, his wife, by Warranty Deed on June 22, 1955, recorded June 24, 1955.[3]

Louis J. LeBlanc and Annie, his wife, conveyed Lot 9 to Jennings B. Shafer and Myrtle M., his wife, by Warranty Deed on September 20, 1957, recorded September 26, 1957.[4]

Jennings B. Shafer and Myrtle M., his wife, conveyed Lot 9 to Coleman Wakefield Bennett, Jr. and Mary Lou, his wife, by Warranty Deed on September 23, 1957, recorded September 26, 1957.

Coleman Wakefield Bennett, Jr. and Mary Lou, his wife, took out a mortgage from First Federal Savings & Loan Association of Oakland, a Corporation of the USA, in the amount of $10,500 on August 24, 1964, recorded August 26, 1964, on Lot 9.[5]

In 1971, Coleman Bennett was living at 27104 W. Huron River Drive.[6]

A Wayne County Action (Bill for Divorce) was filed: Mary Lou Bennett, Plaintiff, versus Coleman Wakefield Bennett, on November 4, 1977, referencing Lot 9; Mary Lou Bennett conveyed Lot 9 to Coleman Wakefield Bennett, Jr. by Quit Claim Deed for $1.00 on August 31, 1978, recorded October 13, 1978.[7]

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[1] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67**> Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

[2] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

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

[7] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

Statement of Significance/Recommendation of Eligibility

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

This c. 1947 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1947 during the early postwar period, this Minimal Traditional dwelling represents residential development along the W. Huron River Drive corridor serving workers returning from military service and seeking affordable housing near industrial employment at Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises. The modest scale and straightforward construction are typical of immediate postwar housing in Flat Rock.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the compact 1-story side-gable form remains legible. The brick wainscot treatment at the entry area provides a material accent consistent with the period. Materials integrity has been diminished by vinyl siding and aluminum replacement windows obscuring original fabric, though the brick/concrete block foundation and brick entry wainscot remain. The decorative diamond motifs painted on the foundation are a personalized but reversible embellishment. Setting is preserved along the W. Huron River Drive corridor with maintained residential character. Feeling and association are adequate, with the Minimal Traditional form and modest scale conveying late 1940s residential character.

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

The c. 1947 construction date places it within the early postwar phase of the district's development. The Minimal Traditional form retains its essential design character. While vinyl siding and replacement windows diminish materials integrity, the original form, brick foundation and wainscot, and site relationship are preserved.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_03_0009_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27112 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_03_0010_000 Lot 10 Supervisor's Brownstown Plat No. 1 (Sept. 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.106570		Long: -83.299479		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

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

Architectural Information

Construction Date	1939	
Architectural Style	Vernacular Cottage	
Building Form	1.5 Story Rectilinear	
Roof Form	Front Gable Intersecting	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Casement	
Outbuildings	Yes ☒	No ☐
Number/Type:	2/ Garage & Shed	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry						
Period(s) of Significance	c. 1939–1975 (within district's Late Period, 1920–1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows/Addition	Moved ☐	Date(s):			
Current/Common Name	27112 W. Huron River Drive						
Historic/Original Owner	Orman H. and Ruby Reynolds						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1939 vernacular cottage at 27112 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with a prominent front-gable form and a substantial rear addition that nearly doubles the original footprint. The primary front-gable section retains its original massing and cottage character despite surface material alterations.

The primary dwelling section presents a broad front-gable form with a steeply pitched roof clad in brown asphalt shingles with dark brown trim at the eaves, fascia, and rake. The front gable rises to create usable space in the upper half-story. The broad proportions and low-slung profile give the cottage a grounded, horizontal quality despite the vertical emphasis of the front gable.

The exterior walls are clad entirely in tan or beige vinyl siding with dark brown trim at all window surrounds, corners, and fascia boards. The concrete slab foundation is at grade. The front facade of the primary section is symmetrically organized. The upper gable features an arched window with brown shutters — a decorative element that may be an update to the original gable fenestration. The first floor has a centered entry door with a brown storm door, flanked by large aluminum picture or sliding replacement windows with brown frames. The address "27112" is displayed in metallic numerals on the facade. A climbing vine or ivy grows up the left corner of the facade, softening the transition between the building and landscape.

The rear addition extends substantially behind the primary front-gable section, visible in profile views as a complex assemblage of intersecting gable and shed rooflines clad in matching vinyl siding. The addition connects to the main house and extends rearward, almost appearing as a separate structure. This substantial rear expansion likely occurred during the period of significance as the original cottage was enlarged to accommodate a growing family or changing needs. The addition maintains compatible scale and materials but creates an irregular footprint when viewed from the side.

A detached garage with vinyl siding and an overhead door is situated to the left (west) of the house. A shed is located to the rear. The property sits on a generous lot with maintained lawn, a large mature oak or similar deciduous tree prominently positioned in the front yard, and mature trees providing backdrop behind the house. Decorative fieldstone boulders are placed along the front yard edge.

Character-defining features include the 1.5-story front-gable cottage form, steeply pitched roof, broad proportions, symmetrical front facade, arched upper gable window, detached garage, and generous lot with mature shade tree.

History of the Resource

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

In 1940, Roy & Ethel Mikesell and family were living at 27112 E. Huron River Drive, and Roy was employed as a car inspector for the railroad.[1]

John E. Ferstle and Sarah E., his wife, and Daniel B. Vreeland, a single man, conveyed Lot 10 to Roy E. Mikesell and Ethel, his wife, and Frank M. Vreeland and Pearl Grace, his wife, by Warranty Deed on March 22, 1945, recorded March 26, 1945. All interest was reserved as a life estate.[2]

Roy E. Mikesell, husband of the grantee, conveyed Lot 10 to Ethel Mikesell, wife of the grantor, by Quit Claim Deed on November 17, 1951, recorded November 21, 1951.[3]

Ethel Mikesell conveyed Lot 10 to James Reynolds by Warranty Deed on October 13, 1952, recorded October 22, 1952. In 1953, James Reynolds resided at 27112 W. Huron River Drive.[4]

Orman H. Reynolds, married, conveyed Lot 10 to Orman H. Reynolds and Ruby, his wife, by Quit Claim Deed on July 6, 1967, recorded August 14, 1967.[5]

Orman H. Reynolds, single man, survivor of himself and his deceased wife Ruby T. Reynolds, conveyed Lot 10 to Joseph Groleau and Florence J., his wife, by Warranty Deed for $8,900 on February 27, 1980, recorded April 4, 1980.[6]

Statement of Significance/Recommendation of Eligibility

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

This c. 1939 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1939 during the Depression era, this vernacular cottage represents the residential development that supported Ford's Village Industries workforce during the community's early industrial transformation. The substantial rear addition — likely undertaken during the period of significance — demonstrates the pattern of incremental residential expansion common in Flat Rock as families grew and economic stability permitted improvement of existing housing stock. This expansion pattern is itself significant, documenting how the community's residents adapted their modest original dwellings over time rather than relocating.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained for the primary front-gable section — the 1.5-story cottage form, steeply pitched roof, and symmetrical facade organization remain clearly legible from the street. The substantial rear addition alters the overall footprint but does not compromise the primary facade or front-gable massing; it is set behind the original section and is subordinate in visual impact from the street. Materials integrity has been diminished by vinyl siding and replacement windows, though these are reversible alterations. Setting is preserved with a generous lot, mature shade tree, and residential character along the W. Huron River Drive corridor. Feeling and association are adequate, with the front-gable cottage form and modest scale conveying late 1930s residential character.

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

The c. 1939 construction date places it within the district's period of significance. The front-gable vernacular cottage form retains its essential design character as viewed from the street. The substantial rear addition likely

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[1] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 17A, dwelling 329, family ,Roy & Ethel Mikesell and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZJ?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 37 of 1034; United States. National Archives and Records Administration.

[2] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67**> Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

[3] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

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

[5] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

occurred within the period of significance and documents the incremental residential expansion that characterized Flat Rock's evolving housing stock. While vinyl siding and replacement windows diminish materials integrity, the original form, mature landscape, and site relationship are preserved.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_03_0010_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27120 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_03_0011_000 Lot 11 Supervisor's Brownstown Plat No. 1 (Sept. 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.105955	Long: -83.300910			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)

Architectural Information

Construction Date	1940 (heavily modified)	
Architectural Style	Vernacular Cottage	
Building Form	2 Story Rectilinear	
Roof Form	Complex	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	Garage	

Eligibility

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

Area(s) of Significance	N/A
Period(s) of Significance	N/A

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

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

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

Current/Common Name	27120 W. Huron River Drive
Historic/Original Owner	Elmo J. and Hallie M. Staples / George and Grace McTaggert
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	Newman Development

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1940 vernacular residence at 27120 W. Huron River Dr. in Flat Rock has been so extensively modified through multiple additions that the original building form is no longer identifiable. The structure now presents as a 2-story irregularly massed dwelling with a complex roofline that reflects successive phases of construction rather than a coherent design.

The building displays a complex assemblage of intersecting rooflines — multiple gables, dormers, and shed-roof sections at varying heights and angles — clad in asphalt shingles. The 2-story section appears to be an addition or substantial enlargement of what was likely a modest 1-story or 1.5-story original dwelling. Multiple additions extend from the main structure, creating an irregular footprint. A brick chimney is visible rising from the interior.

The exterior walls are clad entirely in white or light-toned vinyl siding with contrasting dark trim. Vinyl replacement double-hung windows of varying sizes are positioned across the facade at locations dictated by the successive additions rather than a unified design. The concrete foundation is visible at the base. The main entry and its relationship to the original dwelling are obscured by the cumulative modifications.

A detached garage with vinyl siding and an overhead door is situated to the left (west), separated from the house by a driveway. The property sits adjacent to the road with a metal guardrail along the road edge at the right, suggesting proximity to a curve or grade change. Mature deciduous trees provide backdrop behind the house.

The cumulative additions have produced a structure that cannot be read as a c. 1940 vernacular dwelling. The original form, massing, fenestration pattern, and entry configuration have been subsumed by successive phases of expansion, and the uniform vinyl siding eliminates any visual distinction between original and added sections.

History of the Resource

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

Newman Development Co., Inc. of Detroit, Michigan Corporation, conveyed Lot 11 to Elmo J. Staples and Hallie M., his wife, by Certificate Deed on November 27, 1941, recorded December 9, 1941.[1]

Elmo J. Staples and Hallie M., his wife, took out a mortgage from The State Savings Bank of Flat Rock, a Michigan Corporation, in the amount of $1,000 on December 6, 1941, recorded December 9, 1941, on Lot 11.[2]

In 1942, Elmo Staples owned lot 11 in the Supervisor's Brownstown Plat No. 1; and the residence thereon, 27120 W. Huron River Drive.[3]

Newman Development Co., Inc. of Detroit, Michigan Corporation, conveyed Lot 11 to Omega Crenshaw and Florence, his wife, by Certificate Deed on May 19, 1944, recorded June 12, 1944 (referencing Lot 20 in this transaction; see Lot 20).[4]

Elmo J. Staples and Hallie M., his wife, conveyed Lot 11 to George McTaggart and Grace L., his wife, by Warranty Deed on February 3, 1945, recorded February 15, 1945.[5]

George McTaggart conveyed Lot 11 to Grace L. McTaggart, wife of grantor, by Quit Claim Deed on April 14, 1954, recorded April 21, 1954.[6]

In 1953, George McTaggert resided at 27120 W. Huron River Drive.[7] In 1971, George McTaggert was living at 27120 W. Huron River Drive.[8]

Grace McTaggart conveyed Lot 11 to Carl C. Hall and Ruth, his wife, by Quit Claim Deed on July 3, 1980, recorded July 11, 1980; It is noted that the intent of the grantor was to quit claim any interest she had in Lot 11 north of the Gladding Drain only.[9]

Frances M. Mills conveyed a part of Lot 11 to Carl C. Hall and Thelma Ruth, his wife, and Barbara A. Angove, as joint tenants with full rights of survivorship, by Quit Claim Deed for $1.00 on May 10, 1984, recorded June 4, 1984; the parcel was described by metes and bounds beginning at the corner of Lot 11.[10]

A Probate File for the Estate of Grace Louise McTaggart, Deceased, was filed September 20, 1983; the Inventory was filed November 22, 1983, reciting part of Lot 11 (described same as the Quit Claim Deed recorded at 22028 P 908).[11]

Statement of Significance/Recommendation of Eligibility

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

This c. 1940 property is recommended as Non-Contributing to the Flat Rock Historical District due to severely compromised integrity resulting from multiple additions that render the original form unreadable.

Historical Context: The c. 1940 construction date falls within the district's period of significance, and the original dwelling would have represented residential development along W. Huron River Drive during the early Village Industries period. However, cumulative modifications prevent the property from conveying this historical association.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. All other aspects are compromised. Design integrity is lost — multiple additions at various dates have created a complex, irregular

[1] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67**> Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

[2] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2," paginated, arranged by subdivision; Vol. 2, pg. 325, entry for Elmo Staples; original records held by Brownstown Township Historical Society.

[4] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

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

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

[9] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[11] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

massing with intersecting rooflines that eliminates any legibility of the original c. 1940 form. The original dwelling's scale, proportions, fenestration, and entry configuration cannot be identified. Materials integrity is poor, with vinyl siding and replacement windows throughout, and no distinction between original and added sections. Setting is diminished by the irregular building footprint and guardrail at the road edge. Feeling and association are lost — the structure cannot convey the character of a c. 1940 vernacular dwelling.

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

While the c. 1940 construction date falls within the period of significance, multiple additions have rendered the original vernacular form unreadable. The complex, irregular roofline and massing reflect successive phases of uncoordinated expansion rather than a c. 1940 dwelling. Combined with vinyl siding and replacement windows, the building cannot convey its historic character. Only location integrity survives.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) or parcel number 58_092_03_0011_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27130 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_03_0012_000 Lot 12 Supervisor's Brownstown Plat No. 1 (Sept. 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.105955		Long: -83.300910		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

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

Architectural Information

Construction Date	1939
Architectural Style	Minimal Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Complex
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1939–1975 (within district's Late Period, 1920–1975)

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

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

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	27130 W. Huron River Drive			
Historic/Original Owner	Clare & Eleanor Heide			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Builder/Contractor	Newman Development Co.			

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1939 Minimal Traditional cottage at 27130 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling distinguished by its split front-gable roof form — two front-facing gables set side by side creating a paired-gable composition. This distinctive roof treatment adds visual interest and architectural character to an otherwise compact and economical dwelling, and is the building's defining design feature.

The house exhibits a compact footprint with the paired front gables clad in gray asphalt shingles. The two gable peaks are of similar height and pitch, separated by a shallow valley between them. The left gable shelters the main living area with a large aluminum replacement window, while the right gable frames the entry area with an aluminum double-hung replacement window and the main entry door. A small brick stoop or landing with steps provides access to the entry. Dark-toned shutters flank the windows.

The exterior walls are clad entirely in cream or pale yellow vinyl siding with white trim at corners, fascia, and window surrounds. The concrete slab foundation is at grade. The front facade presents a balanced though not strictly symmetrical composition, with the paired gables creating two visual bays. A small decorative wall-mounted lantern is positioned between the gables near the entry.

The property sits on a generous lot with well-maintained lawn and mature deciduous trees — including a large shade tree prominently positioned in the front yard that partially screens the facade. Foundation plantings soften the base of the facade at the entry area. The lot depth and mature canopy create a shaded, established residential setting. No garage is present.

Character-defining features include the distinctive split front-gable roof form with paired front-facing gables, compact 1-story cottage massing, balanced facade composition, brick entry stoop, and generous wooded lot.

History of the Resource

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

In 1940, Clare & Eleanor Heide and family were living at 27130 W. Huron River Drive, and Clare was employed as a machinist for the auto factory.[1]

Newman Development Co., Inc. of Detroit, Michigan, conveyed Lot 12 to Clare Leon Heid and Eleanora, his wife, by Certificate Deed on September 17, 1942, recorded October 19, 1942.[2]

Clare Leon Heid and Eleanora, his wife, conveyed Lot 12 to Peter C. Kinzey and Julia, his wife, by Warranty Deed on October 19, 1942, recorded October 19, 1942.[3]

Peter C. Kinzey and Julia, his wife, conveyed Lot 12 to Eugene R. Anderson and Myrtle, his wife, by Warranty Deed on May 23, 1945, recorded May 25, 1945.[4]

Ambrose Kovacek and Mary, his wife, and Donald G. Sword and Jane K., his wife, granted an Easement to the Department of Public Works, County of Wayne, on July 10, 1969, recorded August 26, 1969, for a sanitary sewer in, on, over, under, and through the southerly 17 feet (right angle measurement) adjacent to Huron River Drive of Lot 12.[5]

Donald Gene Sword, also known as Donald G. Sword, and Jane Kay Sword, assigned the Purchaser's Interest in a Land Contract (dated March 18, 1968) for Lot 12 to Robert W. Grams and Yvonne A., his wife, on November 12, 1970, recorded November 18, 1970.[6]

Ambrose Kovacek and Mary, his wife, conveyed Lot 12 to Eugene R. Anderson and Myrtle, his wife, by Warranty Deed on June 17, 1966, recorded June 24, 1966.[7]

Robert Wayne Grams conveyed Lot 12 to Yvonne A. Grams by Quit Claim Deed for $1.00 on January 30, 1978, recorded February 17, 1978.[8]

A Wayne County Action (Bill for Divorce) was filed: Yvonne A. Grams, Plaintiff, versus Robert Wayne Grams, Defendant, on June 22, 1977, referencing Lot 12.[9]

Karl Berskovich and Walleen, his wife, conveyed Lot 12 to Katherine M. Stops, as Personal Representative of the Estate of Mary Kovacek, deceased, by Quit Claim Deed on November 1, 1983, recorded March 12, 1984.[10]

Helen Berskovich conveyed Lot 12 to Katherine M. Stops, as Personal Representative of the Estate of Mary Kovacek, deceased, by Quit Claim Deed on November 4, 1983, recorded March 12, 1984.[11]

Statement of Significance/Recommendation of Eligibility

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

This c. 1939 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1939 during the Depression era, this Minimal Traditional cottage represents the affordable residential development that supported Ford's Village Industries workforce during the community's early industrial transformation. The split front-gable roof form demonstrates that even within the constraints of Depression-era economy, builders employed design features to distinguish

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[1] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 17A, dwelling 330, family ,Clare & Eleanor Heide and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZJ?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 37 of 1034; United States. National Archives and Records Administration.

[2] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67**> Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

[3] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[11] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

individual dwellings. The property's location along the W. Huron River Drive corridor connects it to the transportation and industrial infrastructure central to Flat Rock's development.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the distinctive split front-gable roof form, compact 1-story cottage massing, and balanced facade composition remain clearly legible. The paired-gable configuration is the building's defining design feature and is fully preserved. Materials integrity has been diminished by vinyl siding and aluminum replacement windows obscuring original fabric, though these are reversible alterations. Setting is well preserved with generous lot and mature shade trees creating an established residential character. Feeling and association are strong, with the compact cottage form and split-gable roof conveying late 1930s residential character.

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

The c. 1939 construction date places it within the district's period of significance. The distinctive split front-gable roof form is the building's defining architectural feature and is fully preserved. While vinyl siding and replacement windows diminish materials integrity, the original form and its characteristic paired gables are intact. The generous wooded lot reinforces the established residential setting.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_03_0012_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27148 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_03_0013_000 Lot 13 Supervisor's Brownstown Plat No. 1 (Sept. 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.106026		Long: -83.301173		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

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

Architectural Information

Construction Date	1942	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Side Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry					
Period(s) of Significance	c. 1942–1975 (within district's Late Period, 1922–1975)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	27148 W. Huron River Drive					
Historic/Original Owner	William H. & Gladys S. Franz/ June C. & Bonnie Clayton / Clarence S. & Leona V. Masters					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	Newman Development Co,					

Survey Date	23 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1942 Minimal Traditional residence at 27148 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling with an extended linear footprint and a front porch extension. The property retains its compact side-gable form and modest residential scale despite surface material alterations. The unrestored, lived-in character conveys the authentic quality of a wartime-era dwelling.

The house exhibits an extended rectangular footprint with a side-gable roof clad in dark gray asphalt shingles. The roofline extends forward at the center-left to create a shallow front porch extension sheltering the main entry — a modest design feature that provides both weather protection and visual emphasis at the entry. The extended horizontal massing and low roofline anticipate the Ranch form that would become dominant in the postwar years.

The exterior walls are clad entirely in light gray or sage-toned vinyl siding with white trim at window surrounds and corners. The concrete foundation is visible at the base. The front facade is organized with the entry recessed beneath the porch extension at center-left, flanked by aluminum double-hung replacement windows — paired windows to the left and a single window to the right. An additional window is positioned at the far right section of the facade. The windows are evenly spaced, creating a balanced horizontal rhythm across the extended facade.

The front porch area is furnished with upholstered chairs and personal items, reflecting active residential use. A ladder leans against the facade near the entry. The address numerals are displayed near the porch. The property fronts directly on W. Huron River Drive with minimal setback and no curb — the lawn meets the road edge directly. A small ornamental tree is positioned in the right front yard. Mature deciduous trees frame the property on both sides. No garage is present. A privacy fence and trash receptacles are visible at the left side yard. Utility poles and overhead lines are present along the road frontage.

Character-defining features include the extended 1-story Minimal Traditional form, side-gable roof with front porch extension, horizontal massing, balanced fenestration rhythm, and modest residential scale.

History of the Resource

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

Newman Development Co., Inc. of Detroit, Michigan, a Michigan Corporation, conveyed Lot 13 to William H. Franz and Gladys S., his wife, by Certificate Deed on January 8, 1945, recorded February 8, 1946.[1]

William H. Franz and Gladys S., his wife, conveyed Lot 13 to June C. Clayton and Bonnie L., his wife, by Warranty Deed on June 14, 1946, recorded June 18, 1946.[2]

June C. Clayton and Bonnie L. Clayton, husband and wife, took out a mortgage from Peoples State Bank of Trenton, Michigan, a Michigan Corporation, in the amount of $1,932.59 on June 14, 1946, recorded June 18, 1946, on Lot 13.[3] In 1950, June & Chester Clayton resided at 27148 WHRD; and June & Chester worked as operator at chemical plant.[4]

June C. Clayton and Bonnie L., his wife, took out a second mortgage from Peoples State Bank of Trenton, Michigan, in the amount of $2,068 on June 12, 1952, recorded June 16, 1952, on Lot 13, excepting that part deeded for highway purposes.[5] (This represented an undivided 1/2 of the land contract vendor's interest in Lot 20 et al.)

In 1953, June Clayton resided at 27148 W. Huron River Drive.[6]

Bonnie L. Clayton, Plaintiff, versus June C. Clayton, Defendant: a Chancery File was opened April 2, 1954, referencing Lot 13 et al; Bill for divorce filed.[7]

June C. Clayton, husband of Bonnie L. Clayton, wife of the grantor, conveyed Lot 13 to Bonnie L. Clayton by Quit Claim Deed on April 17, 1954, recorded March 21, 1955.[8]

Clarence S. Masters and Leona V., his wife, took out a second mortgage of $61 from June C. Clayton and Bonnie L., his wife, on May 16, 1955, recorded May 19, 1955, on Lot 13.[9]

June C. Clayton and Bonnie L., his wife, conveyed Lot 13 to Clarence S. Masters and Leona V., his wife, by Warranty Deed on May 16, 1955, recorded May 23, 1955.[10]

Clarence S. Masters and Leona V. Masters, individually and as husband and wife, took out a mortgage from Peoples Bank of Trenton in the amount of $2,000 on April 19, 1958, recorded April 22, 1958, on Lot 13.[11]

Clarence S. Masters, survivor of himself and his deceased wife Leona A. Masters (Death Certificate: Leona V. Masters in Liber 14383, Page 465), conveyed Lot 13 to Margaret A. Bain by Warranty Deed on January 10, 1961, recorded January 18, 1961.[12]

Margaret A. Bain conveyed Lot 13 to Clarence S. Masters and Leona A., his wife, by Quit Claim Deed on January 10, 1961, recorded January 18, 1961.[13]

Clarence S. Masters, single, conveyed Lot 13 to Carl C. Hall and Thelma (also known as Thelma Ruth), his wife, by Warranty Deed for $16,900 on December 8, 1970, recorded December 14, 1970.[14]

In 1971, Clarence S. Masters was living at 27148 W. Huron River Drive.[15]

Carl C. Hall and Thelma Ruth, his wife, took out a mortgage from Peoples Bank, Trenton, in the amount of $8,500 on December 8, 1970, recorded December 14, 1970, on Lot 13.[16]

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[1] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67**> Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

[2] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 72, dwelling 108, for June & Chester Clayton; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-RSL?view=explore&lang=en&groupId=TH-7772-115405-97-41 : accessed 27 July 2025), FHL#108990835, image 14 of 15; United States. National Archives and Records Administration.

[5] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

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

[7] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026

[10] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[11] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[12] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[13] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[14] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

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

[16] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

Statement of Significance/Recommendation of Eligibility

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

This c. 1942 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1942 during the wartime period when residential construction was constrained by material rationing, this Minimal Traditional dwelling represents the housing built along W. Huron River Drive to serve the expanding industrial workforce. The modest scale and economical construction reflect wartime building conditions, while the extended horizontal footprint and porch extension anticipate the Ranch form that would dominate Flat Rock's postwar residential development. The property's location along the primary road corridor connects it to the transportation and industrial infrastructure central to the community's development.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the extended 1-story side-gable form, front porch extension, and balanced fenestration rhythm remain clearly legible. Materials integrity has been diminished by vinyl siding and aluminum replacement windows obscuring original fabric, though these are reversible alterations and the concrete foundation remains. Setting is preserved along the W. Huron River Drive corridor with maintained residential character. Feeling and association are adequate, with the Minimal Traditional form and modest scale conveying early 1940s wartime-era residential character.

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

The c. 1942 construction date places it within the wartime phase of the district's development. The Minimal Traditional form with front porch extension and extended horizontal massing retains its essential design character. While vinyl siding and replacement windows diminish materials integrity, the original form and site relationship are preserved.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_03_0013_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27178 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_03_0014_000 Lot 14 Supervisor's Brownstown Plat No. 1 (Sept. 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.106199		Long: -83.301074		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

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

Architectural Information

Construction Date	1940	
Architectural Style	Vernacular	
Building Form	Rectangular	
Roof Form	Pyramidal Hip	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Slab	
Window Materials	Vinyl Replacement	
Window Type	One Over	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry						
Period(s) of Significance	c. 1940–1975 (within district's Late Period, 1920–1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	27178 W. Huron River Drive						
Historic/Original Owner	William and Mary Crenshaw						
Historic Building Use	Single Family Residential						
Current Building Use	Single Family Residential						
Builder/Contractor	Newman Development Co.						

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1940 Minimal Traditional residence at 27178 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling distinguished by its pyramidal hip roof — a distinctive roof form within the district where side-gable and front-gable configurations predominate. The pyramidal hip gives the dwelling a compact, self-contained quality and represents a less common but recognized variant of Minimal Traditional design.

The house exhibits a nearly square footprint with a pyramidal hip roof clad in tan or brown asphalt shingles. The roof slopes rise from all four walls to a central peak, creating even eave lines on all elevations. The pyramidal form is the building's defining design feature, distinguishing it from the gable-roofed dwellings that characterize most of the district's housing stock.

A full-width front porch extends across the facade, supported by slender metal or wood posts. The porch roof is an extension of the main hip roof slope, creating a sheltered outdoor living area that adds to the dwelling's horizontal emphasis. The porch is open, with the main entry and windows positioned behind it. A bench is visible on the porch.

The exterior walls are clad entirely in tan or olive-toned vinyl siding with darker trim at corners and window surrounds. The concrete slab foundation is at grade. The front facade features aluminum replacement windows — a picture window and double-hung windows — positioned behind the porch. The fenestration is simple and functional, consistent with the Minimal Traditional approach.

The property sits on a generous lot with a gravel driveway extending along the right side to a garage at the rear. A large mature shade tree provides canopy over the left portion of the lot. The front yard is maintained with lawn and flower plantings near the porch. A privacy fence is visible along the right property edge. The lot has a rural quality, with open land visible beyond the left side, reflecting the transitional character of this section of W. Huron River Drive as it extends away from the denser residential core near the Headlamp Plant.

Character-defining features include the pyramidal hip roof, nearly square footprint, full-width front porch, compact 1-story massing, and generous lot with rural-edge setting.

History of the Resource

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

William Crenshaw and Mary, his wife, took out a mortgage from Colonial Home & Farm Corporation, a Michigan Corporation, in the amount of $2,148.18 on October 15, 1940, recorded October 18, 1940, on Lot 14.[1]

Newman Development Co., Inc. of Detroit, a Michigan Corporation, conveyed Lots 15 and 14 et al. to Betty V. Kahn by Certificate Deed on November 13, 1940, recorded May 2, 1941.[2]

William Crenshaw and Mary, his wife, conveyed Lot 14 to Meyer Ellias and Stanley Ellias, single, and Sadie Mulias and Isadore Mulias, as joint tenants, each tenancy to have an undivided ½ interest, by Warranty Deed on August 17, 1950, recorded August 29, 1950.[3]

Meyer Ellias, single, Stanley Ellias, single, Sadie Mulias, and Isadore Mulias and Francine, his wife, conveyed Lot 14 to Mary McTaggart by Warranty Deed on February 19, 1951, recorded February 27, 1951.[4]

In 1953, Mrs. John McTaggert resided at 27178 W. Huron River Drive.[5]

Mary McTaggart conveyed Lot 14 to Richard H. Jackson and Irene N., his wife, by Warranty Deed on October 26, 1965, recorded November 5, 1965.[6]

Irene Jackson, Plaintiff, versus Richard Jackson, Defendant: a Wayne County Action was filed August 18, 1970, referencing Lot 14; Bill for Divorce filed.[7]

In 1971, Richard M. Jackson was living at 27178 W. Huron River Drive.[8]

The Death Certificate of Irene Marjorie Jackson, married, was filed, noting the decedent died October 25, 1982. The certified copy of the Death Certificate recites that she was the wife of Richard. The certificate was recorded October 29, 1982, and filed January 10, 1983, referencing Lot 14.[9]

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A - Community Planning and Development: Built c. 1940 during the early years of Ford's Village Industries expansion, this Minimal Traditional dwelling represents residential development along the W. Huron River Drive corridor. The pyramidal hip roof form is a less common variant within the district, adding architectural diversity to the predominantly gable-roofed housing stock. The full-width front porch reflects the residential building traditions of the period, providing outdoor living space in a compact dwelling. The property's location along the primary road corridor connects it to the transportation and industrial infrastructure central to Flat Rock's development.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the pyramidal hip roof, nearly square footprint, and full-width front porch remain clearly legible as the building's defining design features. Materials integrity has been diminished by vinyl siding and aluminum replacement windows obscuring original fabric, though these are reversible alterations. Setting is well preserved with the generous lot, mature shade tree, and rural-edge character conveying the transitional residential landscape of this section of W. Huron River Drive. Feeling and association are strong, with the pyramidal-roofed cottage form and front porch conveying early 1940s residential character.

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[1] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67**> Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

[2] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

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

[6] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

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

[9] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

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

The c. 1940 construction date places it within the district's period of significance. The pyramidal hip roof is a distinctive form within the district's predominantly gable-roofed housing stock, and the full-width front porch reinforces the building's early 1940s residential character. While vinyl siding and replacement windows diminish materials integrity, the original form, porch, and generous lot setting are preserved.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_03_0014_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27194 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_03_0015_000 Lot 15 Supervisor's Brownstown Plat No. 1 (Sept. 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.106105		Long: -83.301577		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type (Insert primary photograph below.)

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

Architectural Information

Construction Date	1940	
Architectural Style	Minimal Traditionalist	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled w/dormer	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl sided	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	Garage/Shed	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1940–1975 (within district's Late Period, 1920–1975)

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

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

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	27194 W. Huron River Drive			
Historic/Original Owner	Betty V. Kahn			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Newman Development Co.			

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1940 Minimal Traditional residence at 27194 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling that has been modified with period-appropriate mid-century additions including a screened porch, aluminum awnings, and a breezeway-attached garage. While modified, the original side-gable form with front dormer remains legible, and the additions themselves document the pattern of incremental home improvement characteristic of the district's residential development during the Village Industries period.

The primary dwelling section exhibits a 1.5-story side-gable form with a single front-facing gabled dormer projecting from the front roof slope, clad in green-toned asphalt shingles. The dormer provides light and headroom to the upper half-story. A brick chimney is visible rising from the left (west) gable end.

The exterior walls are clad entirely in white vinyl siding. The concrete foundation is visible at the base. The front facade displays a layered composition reflecting successive phases of improvement. A screened-in porch addition extends across the right portion of the facade, featuring a screened enclosure with a separate roof section. Aluminum awnings with scalloped valances shelter the porch area and extend across portions of the front, providing a unified decorative treatment characteristic of mid-century home improvements. Mature rounded boxwood foundation shrubs are planted across the front. Vinyl replacement double-hung windows are positioned across the facade.

An attached garage is connected to the left (west) end of the house by an enclosed breezeway — a common mid-century improvement that linked an originally detached garage to the dwelling. The garage has a single overhead door and is clad in matching white siding. An asphalt driveway provides access.

The property sits at the intersection or curve of W. Huron River Drive with maintained lawn, a prominent ornamental tree in the center front yard, and mature deciduous trees to the rear. A flagpole is positioned in the right front yard. Adjacent dwellings are visible on both sides.

Character-defining features include the 1.5-story side-gable form, single front dormer, brick chimney, screened porch with aluminum awnings (period-appropriate mid-century additions), breezeway-attached garage, and compact residential footprint.

History of the Resource

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

Newman Development Co., Inc. of Detroit, a Michigan Corporation, conveyed Lots 15 and 14 et al. to Betty V. Kahn by Certificate Deed on November 13, 1940, recorded May 2, 1941.[1]

Colonial Home & Farm Corporation conveyed Lot 15 to William H. Bick and Mary, his wife, with a contemporaneous conveyance to Charles H. Gershenson and Doris, his wife, Aaron H. Gershenson and Bernice, his wife, and William Gershenson and Sylvia, his wife, on August 1, 1950, recorded October 14, 1950.[2]

Donald J. Pilon and Eleanor, his wife, conveyed Lot 15 to William H. Bick and Mary, his wife, by Warranty Deed on March 4, 1964, recorded March 13, 1964.[3] Donald J. Pilon and Eleanor, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, Michigan, in the amount of $8,500 on October 12, 1967, recorded October 19, 1967, on Lot 15.[4]

James H. Ewing and Rosemary A., his wife, conveyed Lot 15 to Donald J. Pilon and Eleanor, his wife, by Warranty Deed for $19,500 on August 12, 1971, recorded August 16, 1971.[5] In 1971, Donald J. Pilon was living at 27194 W. Huron River Drive.[6] Rosemary A., his wife, took out a mortgage from First Fidelity Mortgage Company in the amount of $19,500 on August 12, 1971, recorded August 16, 1971, on Lot 15.[7] Rosemary Ann Ewing, Plaintiff, versus James Michael Ewing, Defendant: a Wayne County Action (Complaint for Divorce) was filed August 22, 1975, referencing Lot 15, known as 27194 W. Huron River Drive, Flat Rock, Michigan.[8] James M. Ewing, single man, conveyed Lot 15 to Rosemary A. Ewing by Quit Claim Deed on May 17, 1976, recorded July 9, 1976.[9]

Rosemary A. Ewing, a single person, conveyed Lot 15 to Joe E. Carter (also known as Joe Elmer Carter) and Brenda C., his wife, by Warranty Deed for $28,500 on February 27, 1979, recorded March 7, 1979.[10] Joe Elmer Carter and Brenda C., his wife, took out a mortgage from Advance Mortgage Corporation, a Delaware Corporation, in the amount of $28,500 on February 27, 1979, recorded March 6, 1979, on Lot 15.[11]

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A - Community Planning and Development: Built c. 1940 during the early years of Ford's Village Industries expansion, this Minimal Traditional dwelling represents the residential foundation along W. Huron River Drive that supported the community's industrial workforce. The mid-century modifications — screened porch, aluminum awnings, and breezeway garage connection — are themselves historically significant as they document the pattern of incremental home improvement that prosperity enabled during the Village Industries period. Homeowners investing in screened porches, garage connections, and decorative awnings reflect the economic stability that sustained residential reinvestment throughout the period of significance.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story side-gable form with front dormer and brick chimney remains legible as the original dwelling. The screened porch, aluminum awnings, and breezeway garage connection are mid-century

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[1] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67**> Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

[2] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

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

[7] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[11] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

modifications likely dating to within the period of significance; rather than compromising integrity, they document the evolution of the property during the historic period and are consistent with the residential improvement patterns of the district. Materials integrity has been diminished by vinyl siding and replacement windows, though the brick chimney remains and the siding is reversible. Setting is preserved along W. Huron River Drive with maintained residential character. Feeling and association are adequate, with the 1.5-story form, dormer, and mid-century additions collectively conveying the residential character of a home occupied and improved over the course of the Village Industries period.

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

The c. 1940 construction date places it within the district's period of significance. The 1.5-story side-gable form with front dormer remains legible beneath the modifications. The screened porch, aluminum awnings, and breezeway garage connection are period-appropriate mid-century additions that document incremental residential improvement during the Village Industries era rather than post-period alterations. While vinyl siding and replacement windows diminish materials integrity, the original form and its layered history of improvement are preserved.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_03_0015_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27212 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_03_0016_000 Lot 16 Supervisor's Brownstown Plat No. 1 (Sept. 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.106274		Long: -83.301532		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

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

Architectural Information

Construction Date	1963	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Side Gable – Low pitch	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer/sided accent	
Foundation Materials	Brick/Concrete	
Window Materials	Aluminum	
Window Type	Picture/Sliding	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry						
Period(s) of Significance	c. 1963–1975 (within district's Late Period, 1920–1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	27212 W. Huron River Drive						
Historic/Original Owner	James R. and Margie L. Abercrombie						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1963 Ranch residence at 27212 W. Huron River Dr. in Flat Rock is a 1-story brick dwelling with an integrated garage, retaining strong integrity with original brick construction, intact Ranch form, and a characteristic brick-and-siding material treatment. The property represents quality residential development during the later years of the district's period of significance.

The house exhibits an extended linear footprint with a low-pitch side-gable roof clad in gray asphalt shingles with broad overhanging eaves. The low roofline and extended horizontal massing are characteristic of mature early 1960s Ranch design. A brick chimney rises from the interior roof surface.

The exterior displays a two-material treatment divided by function — a period-appropriate design approach common in early 1960s Ranch construction. The primary dwelling section is clad in red-brown brick veneer, providing a durable and visually substantial street-facing facade. The integrated garage section to the right features white aluminum siding on the upper gable, with the brick continuing at the lower wall level, creating a material distinction between living and utility spaces while maintaining visual cohesion through the continuous brick base and roofline.

The front facade is organized horizontally with aluminum picture and sliding windows positioned across the brick dwelling section. The main entry is located on the facade between the living area and the garage section. The integrated single- or double-car garage features a white overhead door set within the white-sided gable end. The brick/concrete foundation is continuous with the masonry walls.

The property sits on a generous lot set back from W. Huron River Drive, accessed by a gravel driveway. The deep setback creates an expansive front lawn with mature shade trees — including a large oak or similar deciduous tree to the left. A flagpole is positioned in the front yard. The generous lot and deep setback distinguish this section of W. Huron River Drive from the closer-set dwellings nearer the Headlamp Plant, reflecting the more spacious lots available as the corridor extends away from the industrial core. An adjacent dwelling is visible to the right.

Character-defining features include the extended linear Ranch form, low-pitch side-gable roof with broad eaves, red-brown brick veneer on primary dwelling, aluminum siding accent on garage section, brick chimney, integrated garage, generous lot with deep setback, and mature shade trees.

History of the Resource

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

Newman Development Co., Inc. of Detroit, a Michigan Corporation, conveyed Lot 16 (excepting therefrom that part now used and/or deeded for highway purposes and subject to easements) to Arthur Wm. Fay and Florence, his wife, by Certificate Deed on May 21, 1947, recorded April 28, 1954.[1]

Arthur W. Fay and Florence, his wife, conveyed Lot 16 to James R. Abercrombie and Margie L., his wife, by Warranty Deed on August 22, 1962, recorded August 29, 1962.[2]

James R. Abercrombie and Margie L., his wife, took out a mortgage from Down River Federal Savings & Loan Association of Wyandotte, a Corporation of the USA, in the amount of $14,311 on May 8, 1963 [likely to build residence], recorded May 14, 1963, on Lot 16.[3] Margie L. Abercrombie, Plaintiff, versus James R. Abercrombie, Defendant: a Wayne County Action (Complaint for Divorce) was filed January 8, 1965, referencing Lot 16 et al.[4]

In 1971, James Ambercrombie was living at 27212 W. Huron River Drive.[5]

[1] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67**> Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

[2] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

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

Statement of Significance/Recommendation of Eligibility

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

This c. 1963 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1963 during the later years of the district's period of significance, this brick Ranch demonstrates the continued quality residential development sustained by Flat Rock's industrial prosperity. The full brick construction with integrated garage represents premium housing for the period, reflecting the standards that enabled skilled workers employed by Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises to achieve substantial suburban homes. The brick-and-siding material combination — pairing masonry on the living areas with lighter cladding on the garage — is a period-appropriate mid-century treatment documented on multiple properties within the district.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original W. Huron River Drive site. Design integrity is excellent — the extended linear Ranch form, low-pitch side-gable roof, integrated garage, and horizontal emphasis remain as originally constructed. Materials integrity is excellent, with original red-brown brick veneer and aluminum siding accent preserved. Workmanship is evident in the quality brick masonry and chimney construction. Setting is well preserved with generous lot, deep setback, mature shade trees, and residential character. Feeling and association are strong, with the brick Ranch form conveying the quality of Flat Rock's early 1960s residential development.

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

The c. 1963 construction date places it within the later phase of the district's development. The brick Ranch with integrated garage represents quality residential construction with strong integrity across all seven aspects. Original brick veneer, aluminum siding accent, and intact Ranch form make it a well-preserved representative of early 1960s residential development along the W. Huron River Drive corridor.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_03_0016_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27272 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_03_0017_000 Lot 17 Supervisor's Brownstown Plat No. 1 (Sept. 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.106389		Long: -83.302400		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

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

Architectural Information

Construction Date	1940	
Architectural Style	Minimal Traditionalist	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/garage	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1940–1975 (within district's Late Period, 1920–1975)

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

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

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):
Current/Common Name	27272 W. Huron River Drive		
Historic/Original Owner	Samuel C. & Coral E. Thomas		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Architect/Engineer/Designer	unknown		
Builder/Contractor	unknown		

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1940 Minimal Traditional residence at 27272 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with a lower 1-story wing extending to the right, retaining its basic side-gable form and modest residential scale. The property represents early 1940s residential development along the outer section of the W. Huron River Drive corridor.

The primary dwelling section is 1.5 stories with a side-gable roof clad in gray-brown asphalt shingles. The steeper pitch of the main roof creates usable space in the upper half-story, with a window visible in the upper gable face. A lower 1-story wing extends to the right under a continuation of the side-gable roofline at reduced height, creating a stepped massing from the taller main section to the shorter wing. This stepped configuration may be original or an early addition that expanded the living space.

The exterior walls are clad in white aluminum siding on the lower sections and light gray or blue-toned aluminum siding on the upper walls, creating a subtle two-tone treatment. The concrete foundation is painted white and is visible as a distinct band at the base. Green decorative shutters flank the windows on both the 1.5-story section and the 1-story wing, providing the primary color accent. Aluminum double-hung replacement windows are positioned across the facade.

The front facade is organized with the main entry at the junction of the taller section and the lower wing, accessed by a concrete walkway. The 1.5-story section features double-hung windows at first and second floor levels. The 1-story wing has paired double-hung windows with green shutters. Decorative lawn ornaments are positioned in the right front yard.

The property sits on a modest lot with a gravel driveway extending along the left side to a garage at the rear. A wood privacy fence runs along the left property edge. Mature deciduous trees frame the property. A small accessory shed is visible behind the privacy fence to the left. The lot has a rural-edge quality consistent with this outer section of the W. Huron River Drive corridor.

Character-defining features include the 1.5-story side-gable form with lower 1-story wing, stepped massing, green decorative shutters, painted concrete foundation, and modest residential scale.

History of the Resource

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

Newman Development Co., Inc. of Detroit, Michigan Corporation, assigned an interest in Lot 17 to Maxine R. Levin by Assignment on December 31, 1941, recorded January 7, 1942 [Mortgage reference: L 3246 P 481].[1]

Alfred J. Thomas and Helen F., his wife, took out a mortgage from Melvin N. Chapman and Almond A. Chapman, trustees under trust indenture recorded in Liber 10083, Page 469, Wayne County Records, in the amount of $1,700 on August 10, 1951, recorded August 17, 1951, on Lot 17.[2]

Alfred J. Thomas and Helen F., his wife, conveyed Lot 17 to Samuel Thomas and Coral, his wife, by Warranty Deed on May 3, 1952, recorded May 5, 1952.[3]

Nick Eldred assigned Lot 17 mortgage (L 3246 P 461) on March 12, 1947, recorded March 17, 1947.[4]

Samuel Thomas and Coral, his wife, granted an Easement to the Department of Public Works, City of Wayne, on June 16, 1969, recorded July 30, 1969, for an easement in, on, over, under, and through a strip of land 17 feet in width (right angle measurement) being southerly and westerly, and which adjoins the right of way line of Huron River Drive of Lot 17.[5] In 1971, Sam C. Thomas was living at 27272 W. Huron River Drive.[6]

Samuel Thomas, single man, survivor of himself and his deceased wife Coral Thomas, conveyed Lot 17 to Samuel Thomas and John A. Schenk, as joint tenants with rights of survivorship, by Quit Claim Deed for $1.00 on April 7, 1975, recorded April 9, 1975.[7] The Death Certificate of Coral Edith Thomas, married, was filed, noting the decedent died February 17, 1975, in Trenton, at the age of 75 years; Coral was the wife of Sam C. Thomas, the certificate was recorded February 19, 1975, and filed April 9, 1975.[8]

John A. Schenk and Jean E., his wife, conveyed Lot 17 to James E. Cayce and Dorothy M., his wife, by Land Contract on June 12, 1978, recorded June 15, 1978.[9]

John A. Schenk and Jean E., his wife, conveyed Lot 17 to James E. Cayce and Dorothy M., his wife, by Warranty Deed on February 4, 1981, recorded April 17, 1981.[10]

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A - Community Planning and Development: Built c. 1940 during the early years of Ford's Village Industries expansion, this Minimal Traditional dwelling represents the residential foundation along the outer W. Huron River Drive corridor that supported the community's industrial workforce. The modest scale and economical construction reflect the affordable housing available to workers during this period. The 1-story wing — whether original or an early expansion — documents the incremental growth pattern common in the district as families adapted their dwellings over time.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story side-gable form with lower 1-story wing and stepped massing remain clearly legible. Materials integrity has been diminished by aluminum siding and replacement windows obscuring original fabric, though the painted concrete foundation is visible and these are reversible alterations. Setting is preserved along the W. Huron River Drive corridor with maintained residential character and rural-edge quality. Feeling and

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[1] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67**> Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

[2] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

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

[7] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

association are adequate, with the Minimal Traditional form, decorative shutters, and modest scale conveying early 1940s residential character.

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

The c. 1940 construction date places it within the district's period of significance. The 1.5-story side-gable form with lower 1-story wing retains its essential design character. While aluminum siding and replacement windows diminish materials integrity, the original form, stepped massing, and site relationship are preserved.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_03_0017_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27296 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_03_0018_000 Lot 18 Supervisor's Brownstown Plat No. 1 (Sept. 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.106581		Long: -83.302671		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

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

Architectural Information

Construction Date	1940	
Architectural Style	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Bay/Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	garage	

Eligibility

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

Area(s) of Significance	Community Planning and Development; Industry						
Period(s) of Significance	c. 1940–1975 (within district's Late Period, 1922–1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	27296 W. Huron River Drive						
Historic/Original Owner	Henry A. and Patricia A. Dame						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1940 Minimal Traditional residence at 27296 W. Huron River Dr. in Flat Rock is a compact 1-story frame dwelling retaining its basic side-gable form and modest scale. The property's unrestored condition and small footprint convey the authentic character of an affordable early 1940s dwelling on the outer section of the W. Huron River Drive corridor.

The house exhibits a compact rectangular footprint with a side-gable roof clad in brown or red-brown asphalt shingles. A small front-projecting gabled entry vestibule extends from the left portion of the facade, providing a sheltered entry with its own peaked gable roof. The entry vestibule features an arched or fan-light window in its gable face — a modest decorative element that adds character to the otherwise plain facade. The main entry door is positioned within the vestibule, accessed by a small concrete stoop.

The exterior walls are clad entirely in white aluminum siding. The concrete foundation is visible at the base. The front facade is simply organized with the entry vestibule to the left and an aluminum bay window projecting from the right portion of the facade. The bay window is a later addition that expanded the glazing area and may replace an original flat window. Additional aluminum double-hung windows are positioned on the side elevations. The modest fenestration is consistent with the economical Minimal Traditional approach.

A detached two-car garage with white aluminum or vinyl siding and a double overhead door is situated to the right of the house, separated by a gravel drive. The garage appears to be of later construction or substantially rebuilt. The property sits on a modest lot with unmanicured lawn and mature deciduous trees providing dense canopy behind the house, creating a wooded backdrop. A septic cover is visible in the front yard. The property's unrestored, lived-in condition is consistent with several other dwellings along this outer section of W. Huron River Drive.

Character-defining features include the compact 1-story Minimal Traditional form, side-gable roof, front-projecting entry vestibule with arched window, and modest residential scale.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The National Bank of Wyandotte conveyed Lot 18 to Joe Rushman and Anna, his wife, by Discharge on June 17, 1941, recorded June 18, 1941.[1]

Henry A. Dame and Patricia A., his wife, took out a mortgage from The National Bank of Wyandotte, a Federal Banking Corporation, in the amount of $4,883.40 on June 19, 1967, recorded June 21, 1967, on Lot 18.[2]

In 1971, Henry A,. Dame was living at 27296 W. Huron River Drive.[3]

Henry A. Dame and Patricia A., his wife, granted an Easement to the Department of Public Works, City of Wayne, on June 16, 1969, recorded July 30, 1969, for an easement in, on, over, under, and through a strip southerly 17 feet (right angle measurement) adjacent to Huron River Drive of Lot 18.[4]

Delano W. Bock and Emily, his wife, conveyed Lot 18 to Henry A. Dame and Patricia, his wife, by Warranty Deed for $10,000 on February 17, 1972, recorded February 22, 1972.[5]

Delano W. Bock and Emily, his wife, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, in the amount of $5,000 on February 17, 1972, recorded February 22, 1972, on Lot 18.[6]

A Probate File for the Estate of Joseph N. Rushman, deceased, was filed January 18, 1967. Inventory filed January 18, 1967, referencing Lot 18.[7]

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[1] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67**> Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

[2] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1940 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1940 during the early years of Ford's Village Industries expansion, this Minimal Traditional dwelling represents the most affordable tier of residential construction along the outer W. Huron River Drive corridor. The compact footprint and economical construction reflect the housing available to workers at the lower end of the economic scale, complementing the more substantial brick and Cape Cod dwellings found closer to the industrial core. The front entry vestibule with its arched window demonstrates that even within tight budgets, builders provided modest decorative elements.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the compact 1-story side-gable form and front-projecting entry vestibule with arched window remain legible. The bay window is a later modification but does not substantially alter the overall form. Materials integrity has been diminished by aluminum siding and replacement windows, though these are reversible alterations. Setting is preserved along the outer W. Huron River Drive corridor with wooded backdrop and modest residential character. Feeling and association are adequate, with the compact Minimal Traditional form and unrestored condition conveying the authentic character of early 1940s affordable housing.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1940 construction date places it within the district's period of significance. The Minimal Traditional form with front entry vestibule and arched gable window retains its essential design character. While aluminum siding and replacement windows diminish materials integrity, the original form and modest residential scale are preserved.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_03_0018_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27312 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_03_0019_000 Lot 19 Supervisor's Brownstown Plat No. 1 (Sept. 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.106687		Long: -83.302927		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1939 (Heavily Modified)	
Architectural Style	Contemporary	
Building Form	2 Story Rectilinear	
Roof Form	Side Gabled w/projection	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Sliding	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐		
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	27312 W. Huron River Drive						
Historic/Original Owner	Walter & Viola Peck						
Historic Building Use	Residence						
Current Building Use	residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	22 Feb 2026	Recorded By	22 Feb 2026	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1939 vernacular residence at 27312 W. Huron River Dr. in Flat Rock has been so extensively modified that the original building form is no longer identifiable. The structure now presents as a 2-story dwelling with complex massing and a contemporary appearance that bears no legible relationship to its Depression-era origins.

The building displays a complex roofline with multiple intersecting gable planes at varying heights and angles, clad in asphalt shingles. The 2-story massing suggests the original dwelling — likely a modest 1-story or 1.5-story cottage — was raised to a full two stories or received a major second-story addition. The front facade features a prominent front-facing gable with a large arched or Palladian-style window element — a contemporary decorative feature inconsistent with any 1939 building vocabulary. A full-width upper balcony or porch with railing extends across part of the facade.

The exterior walls are clad entirely in gray or taupe vinyl siding with white trim. Large vinyl sliding replacement windows are positioned across the facade in locations and proportions that reflect the remodeled configuration rather than any original fenestration pattern. The concrete foundation is visible at the base.

The property sits on a modest lot with maintained lawn, a large mature shade tree to the left, and an evergreen tree near the center. A mailbox with decorative fieldstone base is posted at the street edge. No garage is present. The lot has a residential character consistent with the corridor, but the dwelling itself reads as a contemporary remodel rather than a historic property.

The cumulative modifications — full second story, complex roofline, Palladian-style window element, upper balcony, sliding windows, and uniform vinyl siding — have produced a structure that cannot be read as a c. 1939 vernacular dwelling.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, Walter & Viola Peck were living at 27312 W. Huron River Drive, and Walter was employed as a machinist for the axle factory.[1] In 1953, Lawrence Castle resided at 27312 W. Huron River Drive.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1939 property is recommended as Non-Contributing to the Flat Rock Historical District due to severely compromised integrity resulting from extensive remodeling that renders the original form unreadable.

Historical Context: The c. 1939 construction date falls within the district's period of significance, and the original dwelling would have represented Depression-era residential development along W. Huron River Drive. However, the extensive remodeling prevents the property from conveying this historical association.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. All other aspects are compromised. Design integrity is lost — the original 1939 form has been transformed through a full second-story addition or raising, creating 2-story massing with a complex roofline and contemporary decorative elements (Palladian-style window, upper balcony) that eliminate any legibility of the original dwelling. Materials integrity is poor, with vinyl siding and replacement sliding windows throughout. Setting is diminished by the contemporary appearance of the dwelling within the historic corridor. Feeling and association are lost — the structure reads as a contemporary remodel rather than a Depression-era vernacular dwelling.

This property is recommended as **NON-CONTRIBUTING** to the Flat Rock Historical District.

While the c. 1939 construction date falls within the period of significance, extensive remodeling — including likely raising to full two stories, addition of a complex roofline, Palladian-style window element, upper balcony, sliding windows, and vinyl siding — has rendered the original vernacular form unreadable. The building now

[1] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 17B, dwelling 331, family ,Walter & Viola Peck ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZJ?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 37 of 1034; United States. National Archives and Records Administration.

[2] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

presents a contemporary appearance with no legible connection to its Depression-era origins. Only location integrity survives.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_03_0019_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27326 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_03_0020_000 Lot 20 Supervisor's Brownstown Plat No. 1 (Sept. 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.106817	Long: -83.303010			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1939	
Architectural Style	Vernacular Cottage	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled w/dormer	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	aluminum	
Window Type	Double hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry					
Period(s) of Significance	c. 1939–1975 (within district's Late Period, 1920–1975)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	27326 W. Huron River Drive					
Historic/Original Owner	Omega and Florence Crenshaw					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1939 vernacular cottage at 27326 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with a full-width front porch and a front dormer, representing a traditional folk house form common in small Michigan communities during the Depression era. The property retains its original massing, porch, and dormer despite surface material alterations.

The house exhibits a compact footprint with a steeply pitched side-gable roof clad in asphalt shingles. A single front-facing gabled dormer projects from the front roof slope, containing an aluminum double-hung replacement window and providing light and headroom to the upper half-story. The dormer features white decorative shutters. The steep pitch creates usable upper-floor space characteristic of the 1.5-story cottage form.

A full-width front porch extends across the facade, supported by simple wood posts with a shed-roof extension from the main wall. The porch is the building's primary architectural feature, providing both a sheltered outdoor living space and a strong horizontal element anchoring the facade. A wood railing encloses the porch, and wood steps provide access from grade. An American flag is displayed on the porch, and the porch is furnished for active use.

The exterior walls are clad in white or light-toned aluminum siding with brown or dark-toned trim at the upper gable and dormer. The concrete block foundation is visible at the base. The front facade behind the porch features aluminum double-hung replacement windows at the first-floor level and the dormer window above. The simple fenestration and minimal ornamentation are characteristic of vernacular cottage construction.

The property sits on a hillside lot that slopes upward from W. Huron River Drive, elevating the house above road grade. A mature evergreen tree is positioned to the right, and deciduous trees with dense canopy provide a wooded backdrop behind the house. The hillside setting and dense vegetation give the property a secluded, rural character. A wire fence is visible along the front yard. No garage is present.

Character-defining features include the 1.5-story side-gable cottage form, steeply pitched roof, single front gabled dormer, full-width front porch with posts and railing, hillside setting, and compact residential scale.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, Omega & Florence Crenshaw and family were living at 27326 W. Huron River Drive, and Omega was employed as a maintenance man for the power plant.[1]

Newman Development Co., Inc. of Detroit, Michigan Corporation, conveyed Lot 20 to Omega Crenshaw and Florence, his wife, by Certificate Deed on May 19, 1944, recorded June 12, 1944.[2]

Omega Crenshaw and Florence, his wife, conveyed Lot 20 to Meyer Ellias and Sadie Mulias by Warranty Deed on December 10, 1945, recorded January 9, 1946.[3]

Leonard A. Clapp and Shirley S., his wife, conveyed Lot 20 to Charley O. Duff and Ella M., his wife, by Warranty Deed for $9,500 on July 31, 1979, recorded July 7, 1982.[4]

Charley O. Duff and Ella M., conveyed Lot 20 to James Earl Metty and Tressa T., his wife, by Land Contract for $30,000 on June 18, 1982, recorded July 7, 1982.[5]

Stanley J. Ellias, General Administrator of the Estate of Meyer Ellias, conveyed Lot 20 to Shirley S. Clapp by Administrator's Deed for $906.35 on November 18, 1960, recorded December 6, 1960; this deed was in pursuance of a land contract attached.[6]

Meyer Ellias, single, conveyed Lot 20 (and additional sum of $4,153.87) to Harry M. Yanke, single, by Land Contract on February 8, 1948, recorded December 6, 1960.[7]

Harry M. Yanke conveyed the Lot 20 Land Contract (dated February 8, 1948) to Shirley S. Clapp, married, by Assignment on May 20, 1948, recorded December 6, 1960.[8]

Sadie Mulias, widow, conveyed an undivided ½ interest in Lot 20 to Shirley S. Clapp by Warranty Deed on November 18, 1960, recorded December 6, 1960.[9]

Shirley S. Clapp and Leonard A. Clapp, her husband, conveyed Lot 20 to Shirley S. Clapp, tenants by entireties (not tenants in common with right of survivorship), by Quit Claim Deed on November 18, 1960, recorded December 6, 1960.[10]

Leonard A. Clapp and Shirley S., his wife, granted an Easement to the Department of Public Works, County of Wayne, on July 3, 1969, recorded August 26, 1969, for a sanitary sewer in, on, over, under, and through the southerly 17 feet (right angle measurement) adjacent to Huron River Drive of Lot 20.[11]

In 1971, Charley O. Duff was living at 27326 W. Huron River Drive.[12]

A Probate File for the Estate of Meyer Ellias, deceased, was filed June 2, 1952; the Inventory filed October 15, 1952, recites said decedent's interest in Lot 20 et al; the heirs were listed as: Stanley J. Ellias, Howard S. Ellias, Phillip G. Ellias (age 20 years, sons), Margaret F. Ellias (age 14 years), and Naomi S. Ellias (Dallen) (daughters).[13]

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[1] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 17B, dwelling 332, family ,Omega & Florence Crenshaw and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZJ?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 37 of 1034; United States. National Archives and Records Administration.

[2] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67**> Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

[3] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[11] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

[12] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[13] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1939 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1939 during the Depression era, this vernacular cottage represents the modest residential development along the outer W. Huron River Drive corridor that supported Ford's Village Industries workforce. The full-width front porch reflects traditional residential building practices carried forward into the Depression era, when porches remained an essential feature of affordable housing. The property's hillside setting along the outer corridor documents the varied topography and lot conditions that characterized residential development beyond the flatter terrain near the industrial core.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story side-gable form, steeply pitched roof, front dormer, and full-width front porch with posts and railing remain clearly legible. The porch is the building's primary architectural feature and is well preserved. Materials integrity has been diminished by aluminum siding and replacement windows, though these are reversible alterations and the concrete block foundation remains. Setting is well preserved with the hillside lot, mature trees, and wooded backdrop creating the secluded rural character of the outer corridor. Feeling and association are strong, with the vernacular cottage form, front porch, and wooded hillside setting conveying Depression-era residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1939 construction date places it within the district's period of significance. The vernacular cottage form with full-width front porch, front dormer, and 1.5-story side-gable massing retains strong design integrity. While aluminum siding and replacement windows diminish materials integrity, the original form, porch, and hillside setting are preserved.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_03_0020_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27330 W. Huron River Drive [**SITE** – Huron Valley Cemetery]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_03_0021_000 Supervisor's Brownstown Plat No. 1 (Sept. 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.107279	Long: -83.304020			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☐ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐ **Site** ☒

(Insert primary photograph below.)

Architectural Information

Construction Date	1925	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes ☒	No ☐
Number/Type:	2- 1 Office & 1 Mausoleum	

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Funerary
Period(s) of Significance	1925-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐ Date(s):

Historic Name	Bunte Cemetery
Current/Common Name	Huron Valley Cemetery
Historic/Original Owner	Henry & Anna Bunte AND George & Ellen Bunte
Historic Building Use	Local Burials
Current Building Use	Local Burials
Architect/Engineer/Designer	Henry Bunte
Builder/Contractor	Henry Bunte

Survey Date	1 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The Huron Valley Cemetery at 27330 W. Huron River Dr. was established in 1925, representing institutional infrastructure developed during the early phase of Ford's Village Industries success in Flat Rock.

The site presents a traditional rural cemetery layout with burial plots arranged in organized sections. Mature deciduous and evergreen trees create a park-like setting providing natural definition of burial areas and circulation paths. The landscape reflects nearly a century of growth since the 1925 establishment.

Memorial elements span from the cemetery's founding through subsequent decades, including traditional upright headstones, monument stones, and contemporary markers in granite, marble, and modern materials. Informal circulation paths follow natural topography, integrating with the landscape while providing access for maintenance and visitation.

Established in 1925 during the proven early phase of Ford's Village Industries, this burial ground demonstrates the institutional maturity and community permanence that Flat Rock's industrial success enabled, providing essential services that have continued to serve multiple generations.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

"Huron Valley Cemetery better known as Bunte Cemetery was started in 1929 [*sic*] by Henry J. Bunte. This area was a big sand hill covered by briar and berry bushes. Mr. Bunte leveled the hill and in doing so, found evidence of this having been an old native burial ground. There were tomahawks, arrow heads and all sort of Indian trinkets which the Indians buried with their dead. When this area was all graded and leveled then plots were laid out and landscaping was done, lots were sold and the Huron Valley Cemetery was established.

In 1929 Bunte built a marble and granite mausoleum with 100 crypts. The marble and granite came from West Rutland, Vermont. The two bronze doors on the front of the Mausoleum cost $2,200."[1]

Henry J. Bunte & Anna C. Bunte, his wife, and George W. Bunte & Ellen M. Bunte, his wife, conveyed Lots 55 & 56, to the Huron Valley Cemetery Co., a Michigan Corporation, by Warranty Deed on September 25, 1925, recorded October 25, 1925.[2]

A Probate File for the Estate of Henry J. Bunte, deceased, was filed April 6, 1954. The Inventory was filed September 25, 1954, reciting Lot 23. The heirs were listed as: Anna C. Bunte, widow; Hazel Bunte Cunliffe, Margaret Bunte Mills, and Henrietta Bunte Van Riper, daughters.[3]

Hazel Bunte Cunliffe, Margaret Bunte Mills, and Henriette Bunte Van Riper conveyed Lot 23 to Huron Valley Cemetery Company by Quit Claim Deed on August 31, 1954, recorded September 15, 1954.[4] Henry Bunte's daughter, Hazel Bunte Cunliffe, ran the Huron Valley Cemetery until her death.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This cemetery, established in 1929, is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Established in 1929 during the early success phase of Ford's Village Industries, this community burial ground represents the institutional infrastructure that emerged as Flat Rock achieved the stability and permanence necessary to support lasting community institutions. The

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[1] [Anonymous], "*Bunte Family*;" **folder**: "Bunte Family Genealogy," vertical files, item 3, page 2, held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; Bunte & Bunte to Huron Valley Cemetery Co., 25 Oct 1925, pg. 6-1-64; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[3] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67**> Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

[4] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

cemetery demonstrates how Ford's industrial success created conditions for comprehensive community development extending beyond employment to include permanent services for multiple generations.

Integrity Assessment: Location and setting are intact on the original site, with mature landscaping and natural integration preserving the rural cemetery character. Design integrity is maintained through the traditional cemetery layout with organized burial sections and landscape integration. Materials are preserved in original burial markers and memorial elements spanning from the 1929 establishment through subsequent decades, in granite, marble, and later materials. Workmanship is evident in memorial craftsmanship and cemetery planning. Feeling and association are strong, with the cemetery's continued use and dignified character conveying its role as permanent community institutional infrastructure.

This cemetery is recommended as CONTRIBUTING to the Flat Rock Historical District. The 1929 establishment date places it within the early success phase of Ford's Village Industries. As permanent institutional infrastructure serving multiple generations, it demonstrates the comprehensive community development that characterized Flat Rock's evolution from industrial experiment to established suburban-industrial center.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26579 W. Huron River Drive [Flat Rock Animal Shelter]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_093_99_0006_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098922		Long: -83.297219		
Ownership: Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☒ Flat Rock Animal Shelter	Structure ☐ Object ☐

Architectural Information

Construction Date	1983	
Architectural Style	Vernacular	
Building Form	1 Story Rectilinear	
Roof Form	Front Gabled - low	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Sliding	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible: Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District: Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐				

Area(s) of Significance	N/A
Period(s) of Significance	N/A

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☐	Moved ☐ Date(s):
Current/Common Name	Flat Rock Animal Shelter		
Historic/Original Owner	City of Flat Rock		
Historic Building Use	Animal Shelter		
Current Building Use	Animal Shelter		
Architect/Engineer/Designer	unknown		
Builder/Contractor	unknown		

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1983 utilitarian building at 26579 W. Huron River Dr. in Flat Rock serves as the City of Flat Rock Animal Shelter. The structure is located on "Ford Island" within HuRoc Park, a municipal park situated on the island formed by the Huron River adjacent to the Flat Rock Dam and the Ford Motor Company Headlamp Plant. The building falls within the boundaries of the proposed Flat Rock Historical District but postdates the period of significance.

The building is a 1-story rectangular structure with a low-pitch gable roof clad in brown asphalt shingles with dark fascia and eaves. The form is strictly utilitarian with no architectural embellishment. The exterior walls are clad in tan or beige vinyl siding. A concrete foundation is at grade. The front facade features a single metal entry door and a sign reading "Flat Rock Animal Shelter." Vinyl sliding replacement windows are positioned on the side elevation. Exterior-mounted conduit and mechanical equipment are visible on the wall surfaces.

The building is set on a gravel and asphalt lot with a City of Flat Rock Animal Control vehicle parked adjacent. A stone retaining wall or landscape border runs along the front. The Ford Headlamp Plant building is visible in the background to the right, establishing the direct spatial relationship between this parcel and the historic industrial complex. Utility poles and overhead lines are present.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Built in 1983, this building functions as the Animal Shelter for the City of Flat Rock.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1983 property is recommended as Non-Contributing to the Flat Rock Historical District because its construction date postdates the district's period of significance (1922–1975).

Non-Contributing Rationale: The c. 1983 construction date places this building eight years after the close of the district's period of significance. The building was not present during the historic period and therefore cannot contribute to the district's significance under any criterion. Its utilitarian form and municipal function bear no relationship to the residential and industrial development patterns that define the district's character.

Contextual Note: While the building itself is non-contributing, its location on Ford Island / HuRoc Park is historically significant. The island is formed by the Huron River adjacent to the Flat Rock Dam — the hydroelectric dam that Henry Ford constructed to power his Village Industries Headlamp Plant. The park's proximity to the Headlamp Plant (visible in the background) places it at the geographic heart of the district's industrial significance. The site's historical associations are with the landscape and infrastructure rather than this particular building.

This property is recommended as **NON-CONTRIBUTING** to the Flat Rock Historical District.

The c. 1983 construction date postdates the district's period of significance (1922–1975). The utilitarian municipal building has no historical association with the district's significance. Its location on Ford Island / HuRoc Park adjacent to the Flat Rock Dam and Ford Headlamp Plant is historically significant as landscape and infrastructure, but this building does not contribute to that significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_093_99_0006_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26601 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_093_99_0003_700				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.099022		Long: -83.298103		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☒ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1922	
Architectural Style	Modern Movement	
Building Form	Industrial Factory	
Roof Form	Flat/ Brick Parapet	
Roof Materials	Concrete	
Exterior Wall Materials	Steel & Concrete Frame, Buff Brick	
Foundation Materials	Concrete	
Window Materials	Steel Frame (floor to ceiling)	
Window Type	Industrial Sash Windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	7 / Industrial Utility	

Eligibility

Individually Eligible	Criterion A ☒ Village of Flat Rock	Criterion B ☒ Henry Ford	Criterion C ☒ Albert Kahn	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Architecture, Industry, and Engineering					
Period(s) of Significance	1920 – 1975 (late)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic Name	Ford Headlight Plant – Village Industry					
Current/Common Name	Flat Rock Metal					
Historic/Original Owner	Henry Ford					
Historic Building Use	Made all headlight assemblies for Ford Motor Company					
Current Building Use	Flat Rock Metal					
Architect/Engineer/Designer	Albert Kahn & W.G. Clark					
Builder/Contractor	Stone & Webster Construction Division of Stone & Webster, Inc.					

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The Ford Motor Company Lamp Factory at 26601 West Huron River Drive in Flat Rock, Michigan, is a one-story industrial building designed by Albert Kahn Associates of Detroit with consulting engineer W.G. Clark, and constructed by the Stone & Webster Construction Division during 1921 and 1922. The building is classified as Modern Movement and consists of two contiguous components: a Power House at the east end and an Assembly Plant extending to the west. The Power House rises several feet higher than the Assembly Plant and extends over a mill race branching off from the south bank of the Huron River, suspending from the mainland on the west bank to the tip of the island formed between the river and the mill race. The Assembly Plant is contiguous with the west side of the Power House and was the primary manufacturing space for headlamp production.

The building is steel and concrete frame construction encased by buff-colored brick with a flat concrete roof supported by exposed steel beams. Foundation is concrete. The long north and south walls of the Power House are divided into eleven bays defined by brick piers with brick headers above. The principal exterior and interior feature of the Power House is its floor-to-ceiling steel-frame industrial sash windows, which fill the openings between the brick piers. A concrete stringcourse runs above the window openings, and a brick parapet wall rises above the stringcourse and is capped with stone coping. In the middle five bays of the Power House, the parapet rises several inches higher than the flanking bays, creating a staggered effect that distinguishes the Power House from the Assembly Plant and gives the building its most prominent architectural gesture.

The Assembly Plant repeats the same vocabulary of buff brick piers, steel-frame windows, concrete stringcourse, and brick parapet, but is diminutive in height relative to the Power House, and its parapet coping is continuous horizontally without the staggering effect seen on the Power House. Along the north wall of the Assembly Plant, the brick piers originally framed openings that were open to ground level to accommodate a spur line from the Detroit, Toledo & Ironton Railroad, allowing direct loading and unloading from rail cars into the factory. These walls and openings were kept intact when the Moynahan Bronze Addition was constructed in 1951 on the north side, replacing the spur line; the original Assembly Plant bays now open onto the addition rather than onto railroad tracks. The 1951 Moynahan Bronze Addition quadrupled the size of the original plant. A second, smaller addition was completed around 1965, extending from the west wall of the original Assembly Plant, and the original west wall and windows remain intact behind it. A third expansion by Flat Rock Metal in 1982 extended westward from the 1965 addition with a building and attached breezeway. For the purposes of this narrative, only the original Assembly Plant and Power House are contributing; all additions are non-contributing.

The original steel-frame windows throughout both the Power House and Assembly Plant are fully intact but have been obscured on the exterior by large metal screens installed by subsequent tenants. The windows have excellent potential for restoration. Otherwise, detailing on the exterior is limited, consistent with Kahn's utilitarian industrial aesthetic in which functional requirements dictated form. The building embodies the characteristics of Kahn's transition-era industrial design, when his firm was moving from the multi-story reinforced-concrete daylight factories of the 1910s toward the single-story, steel-framed open-plan factories that would define his later work at the Rouge complex and beyond. The Flat Rock plant represents this typology at a village industry scale, where the integration of hydroelectric power generation within the building structure itself — turbines housed within the Power House directly over the mill race — distinguished it from Kahn's larger assembly plants.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The land on which the Ford Motor Company Lamp Factory stands was part of the original federal survey of Section 31, Township 4 South, Range 10 East, Brownstown Township, Wayne County, Michigan. The United States conveyed the tract to Solomon Sibley — territorial delegate, judge, and prominent Detroit landholder — by location on July 13, 1818, with formal patents issued in 1823.[1] Sibley sold all of Lots 61 through 77 to Michael Vreeland and Jacob Vreeland (spelled "Freeland" in the deed) by warranty deed for $2,800 on June 11, 1824.[2] The Vreeland brothers, whose Dutch heritage is reflected in the original village name "Vreelandt" that they platted in 1833, would define the settlement for the next century.

The Vreeland brothers divided the lots among family members during the 1830s and 1840s. Jacob Vreeland reserved to himself an undivided one-half interest in the water privilege, together with lands sufficient for mill yards, race, and dams — a reservation that would echo through 120 years of title records. Daniel C. Vreeland received the western lots (69 through 77) and in 1851 conveyed a quarter-acre parcel at the southwest corner of the bridge at Flat Rock to Henry B. Merrell for $25, the metes and bounds of which describe the precise intersection of the Huron River, the mill race, and the county road — the geographic feature that gave the village its name.[3] On Daniel C. Vreeland's death in 1855, his widow Mary received a life estate in Lots 69 through 77, and the fee passed to his son Seward Vreeland.[4] Elias Vreeland consolidated the eastern lots (61 through 68) and on his death in 1846 bequeathed them to James Vreeland, subject to the life estate of his widow Nancy.[5]

Mary Vreeland sold Lots 70, 71, and 77 — the mill-site lots containing the Huron River water power infrastructure — to Marshal H. Metler for $8,000 by warranty deed on January 1, 1872.[6] This was the transaction that separated the industrial heart of the property from the surrounding agricultural and residential lands. Metler operated a gristmill on the site, carrying mortgages through Edward P. Allis & Company and John G. Carson for milling equipment. In 1889, Metler sold Lots 70 and 71 to Herman Diekman and Joseph Scholz for $8,000, and the deed referenced the grist mill and race and water power privileges on the property.[7] Scholz sold his interest to Diekman in 1890, and Diekman operated the mill through the turn of the century, though his attempts to sell to the Nellis brothers through land contracts in 1902 and 1904 ended in foreclosure both times.[8] In 1910, Diekman sold to Dayton Parker and Philip Hasley, who in turn conveyed the lots to the Flat Rock Manufacturing Company, a domestic corporation, in 1911.[9]

Meanwhile, Mary Vreeland's remaining western lots (69, 72 through 75) passed through William S. Vreeland to Louis T. Longprey for $10,000 in 1887, then through Clinton A. Chamberlin, William B. Stone, and the Feucht family before Christine Feucht sold them to George W. Case and his wife Nettie for $7,000 in 1908.[10] In the eastern lots, the James Vreeland line passed through James H. Vreeland, who died April 20, 1918, leaving his children Sam L. Vreeland and Jessie V. Yost as sole heirs.[11] The Caroline Vreeland Campbell line held Lots 62, 63, and 65, which passed through Charles Campbell to the Bunte brothers — Henry J. and George W. Bunte of Flat Rock — by warranty deed for $750 in 1917.[12]

Henry Ford began his systematic land assembly in the spring and summer of 1921.[13] On March 18, 1921, George W. Case and Nettie, his wife, conveyed Lots 69 and 72 (excepting the half-acre cemetery) to Henry Ford and Clara J. Ford for one dollar and other consideration.[14] On June 24, 1921, the Bunte brothers conveyed Lots 63 and 65 to the Fords, and on June 30 Frank Campbell quit-claimed any remaining interest in the same lots (Liber 1514, Page 265).[15] On July 12, 1921, Virginia C. Metler conveyed Lot 86 — the grist mill parcel — to Henry Ford and Clara J. Ford, together with

[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-70.

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-70.

[4] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-71.

[5] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-71.

[6] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-71.

[7] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-71.

[8] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-71.

[9] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-71.

[10] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-71.

[11] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-71.

[12] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-73.

[13] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-73.

[14] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-73.

[15] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-73.

all flowage and water power rights running with the property and the explicit right to raise the mill pond elevation from 587.00 feet to 590.00 feet above sea level, which the grantor as part of the consideration granted the right to maintain.[16] This deed is the cornerstone of Ford's Flat Rock operations, granting the legal authority to flood additional acreage upstream — a critical prerequisite for hydroelectric power generation. On July 13, 1921, Sam L. Vreeland and Grace Y. Vreeland conveyed Lots 64, 66, and 68 to the Fords.[17] On August 6, 1921, the Flat Rock Manufacturing Company conveyed Lots 70 and 71 to Henry Ford and Clara J. Ford, together with the same water power rights and mill pond elevation language.[18] This deed secured the mill site, the mill race, and the dam infrastructure on which the factory would be built.

On December 31, 1921, Henry Ford and Clara J. Ford conveyed Lots 63, 65, 66, 68, 69, 70, 71, and 72 (excepting the half-acre Vreeland Burying Grounds out of Lots 69 and 72) to The Ford Motor Company, a Delaware corporation of Highland Park, Michigan, together with all flowage rights and the right to maintain the 590-foot mill pond elevation.[19] This single deed consolidated nearly all of Section 31's key lots under Ford Motor Company control. Ford continued acquiring parcels through 1924, including Lot 74 from George W. Case in 1922 and Lots 88 through 102 through the Virginia Metler and Mary Morey transactions, plus additional purchases from Oscar W. Smith, James Broughton, and the estate of Andrew H. Whipple for Lots 103 through 105. In total, Ford assembled approximately 568 acres within and adjacent to the village.[20]

Construction of the factory and a 385-foot dam was carried out during 1921 and 1922 by the Stone & Webster Construction Division of Stone & Webster, Inc., using plans provided by the Detroit architect Albert Kahn and consulting engineer W.G. Clark.[21] The dam served four purposes: hydroelectric power generation, water retention for the filtration plant, railroad bridge for the Detroit, Toledo & Ironton Railroad, and road for automobile passage. The factory was suspended at its eastern end over the mill race, with turbines generating approximately 700 kilowatts of electricity from the water passing below.[22] The Village of Flat Rock was chartered on October 19, 1923, and the first headlamp was produced at the plant in November of that year.[23] In April 1923, multiple mechanics' liens were filed against Lots 69 and 72 by Ford Motor Company workers — Fred Haisch ($460), L.J. Covert ($905), Alfred Dicks ($586.50), George Gates ($586.50), and William Manning ($200) — likely related to construction at the plant, all of which were subsequently discharged.[24]

Ford Motor Company subsequently conveyed portions of its holdings to governmental entities. In 1933, Ford quit-claimed 0.210 acres of Lot 71 to the State of Michigan for the widening of Telegraph Road.[25] In 1940, Ford donated 0.475 acres of Lots 71 and 72, straddling the Wayne-Monroe county line, to the Michigan State Police for a post at Flat Rock.[26] On September 16, 1949, Ford quit-claimed a large portion of Lots 71, 85, and 86 to the Village of Flat Rock for municipal purposes, with a right of reversion and subject to unrecorded easements to the Buckeye Pipe Line Company, the Board of County Road Commissioners, the Detroit Edison Company, and others.[27] On January 31, 1950, Ford conveyed 20.8 acres of Lot 71 — the island between the Huron River and the factory's tail race — to the Village of Flat Rock for park purposes.[28] On August 16, 1951, Ford conveyed over 114 acres of Lots 69, 70, 71, 72, 74, and other parcels to the Huron-Clinton Metropolitan Authority, creating the core of the Lower Huron Metropark.[29]

Production at the Flat Rock Lamp Factory ceased in 1950, and on April 6, 1951, Ford Motor Company conveyed the industrial core of the site — 22.33 acres of Lots 69 and 70, together with sewer easements over Lots 71 and 72 to the Moynahan Bronze Company, a Michigan corporation of Flat Rock, by warranty deed.[30] Moynahan Bronze, formerly of Detroit, produced furniture for Pullman cars, architectural molding, and aircraft parts from 1951 through 1972.[31] In

[16] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-73.
[17] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-73.
[18] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-73.
[19] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-73.
[20] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-74.
[21] Isaac D. Kremer, " Ford Motor Co. Lamp Factory and Water Filtration Plant," National Register of Historic Places Inventory/Nomination Form, Michigan State Historic Preservation Office, Lansing, July 24, 2007.
[22] Isaac D. Kremer, " Ford Motor Co. Lamp Factory and Water Filtration Plant," National Register of Historic Places Inventory/Nomination Form, Michigan State Historic Preservation Office, Lansing, July 24, 2007.
[23] Isaac D. Kremer, " Ford Motor Co. Lamp Factory and Water Filtration Plant," National Register of Historic Places Inventory/Nomination Form, Michigan State Historic Preservation Office, Lansing, July 24, 2007.
[24] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-74.
[25] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-75.
[26] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-76.
[27] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-76.
[28] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-77.
[29] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-77.
[30] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-77.
[31] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-78.

1951 the firm immediately mortgaged the property to the Wabeek State Bank of Detroit for $175,000, and refinanced repeatedly through the 1950s.[32] On December 5, 1951, Ford conveyed Lot 68 and part of Lot 67 to the Village of Flat Rock.[33] On October 31, 1972, Moynahan Bronze sold to Stearns Manufacturing Company, Inc. by land contract.[34] In 1974, Stearns quit-claimed to Federal Engineering Company, and in 1979 the property was reconveyed to Moynahan Bronze for $1,250,000.[35] On December 17, 1982, Flat Rock Land Company (Peter F. Shields, general partner) conveyed the property — described as Lots 69 and 70, Parcel P2, together with easements over Lots 66, 68, 70, 71, and 72 — to Flat Rock Metal, Inc. for $1,000,000.[36] In 1984, the Huron-Clinton Metropolitan Authority sold two additional parcels (Pla2 and Plc2) of Lot 69 to Flat Rock Metal for $98,118.[37] Flat Rock Metal, Inc. continues to occupy the building to the present day.[38]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Ford Motor Company Lamp Factory at Flat Rock, Michigan, is significant under Criterion B for its direct association with Henry Ford and under Criterion C as a distinctive example of Albert Kahn's early 1920s industrial architecture, embodying the design principles of the Modern Movement as applied to small-scale, decentralized manufacturing. The areas of significance are Architecture, Industry, and Engineering, with a period of significance of 1921 to 1923. The plant is also the single most important catalyst for the growth and physical development of the Village of Flat Rock, and its influence on the community's built environment, infrastructure, and institutional life forms the basis for the proposed Flat Rock Historical District.

The Flat Rock plant was among the earliest and most fully realized expressions of Henry Ford's village industries philosophy — a program to decentralize production by establishing small factories in rural communities along rivers where water power could be harnessed. Ford envisioned these plants as a way to provide farmers with stable industrial income during winter months, avoiding what he saw as the social problems of concentrated urban manufacturing. He identified over 200 potential sites, 75 of them in Michigan, targeting the Rouge, Huron, Raisin, Saline, and Clinton Rivers. Flat Rock, with its existing mill sites on the Huron River and a history of water-powered industry stretching back to the Vreeland family's gristmills of the 1830s, was a natural choice. Depending on the count, Flat Rock was either the fourth or fifth village industry to be established, following the Northville plant (1920) and the Nankin Mills plant, with another factory at Plymouth opening the same year. Ford would eventually operate approximately twenty-six village industries across Michigan and the Midwest.

Ford's land assembly at Flat Rock, documented in extraordinary detail in the Wayne County plat index for Section 31 of Brownstown Township, reveals the care and precision with which he pursued this vision. Beginning in the spring of 1921, Ford and his agents systematically acquired parcels along the Huron River from the descendants of the families who had held them for generations — the Vreelands, the Cases, the Buntes, the Campbells, and the Metlers. The most consequential acquisition was the August 6, 1921 deed from the Flat Rock Manufacturing Company (Liber 1222, Page 378), which conveyed not merely the mill-site lots (70 and 71) but all flowage and water power rights running with the property and the explicit right to raise the mill pond elevation from 587 feet to 590 feet above sea level. An identical grant of water rights was secured from Virginia C. Metler for Lot 86 on July 12, 1921 (Liber 1535, Page 588). These contractual provisions were essential prerequisites for the hydroelectric power generation that was central to Ford's village industries concept. On December 31, 1921, Ford transferred his personal holdings — Lots 63, 65, 66, 68, 69, 70, 71, and 72, excepting the half-acre cemetery — to The Ford Motor Company, consolidating approximately 568 acres under corporate control in a single instrument (Liber 1560, Page 76).

Construction of the factory and a massive 385-foot dam was carried out during 1921 and 1922 by the Stone & Webster Construction Division of Stone & Webster, Inc., the same firm that designed and installed hydroelectric power equipment for Ford's village industry plants at Saint Paul, Minnesota; Green Island, New York; and Iron Mountain, Michigan. The factory was designed by the preeminent Detroit industrial architect Albert Kahn, with consulting engineer W.G. Clark. Kahn's design for the Flat Rock plant represents a transitional moment in his practice, when his firm was moving from the multi-story reinforced-concrete daylight factories of the 1910s — exemplified by the Highland Park plant of 1909 — toward the single-story, steel-framed, open-plan factories that would define his

[32] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-78.
[33] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-79.
[34] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-79.
[35] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-80.
[36] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-81.
[37] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-82.
[38] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-82.

later work at the Rouge complex and his assembly plants of the late 1920s and 1930s. At Flat Rock, Kahn employed steel and concrete frame construction encased in buff-colored brick, with floor-to-ceiling steel-frame industrial sash windows filling the bays between brick piers — the hallmarks of his daylight factory aesthetic, in which maximizing natural illumination dictated the ratio of wall to glazing. The flat concrete roof, the concrete stringcourse, the brick parapet with stone coping, and the staggered parapet on the Power House all reflect Kahn's characteristic vocabulary of functional detailing elevated to architectural expression. The building's most distinctive engineering feature is the cantilevered Power House, which extends over the mill race from the mainland on the west bank of the Huron River to the tip of the island between the river and the race, with turbines originally housed within the building directly over the flowing water. This integration of power generation within the factory structure itself distinguishes the Flat Rock plant from Kahn's larger assembly plants and reflects the village industries program's emphasis on hydroelectric self-sufficiency.

The dam, which also constitutes a contributing structure to the district, served four purposes simultaneously: hydroelectric power generation, water retention for the filtration plant, railroad bridge for the Detroit, Toledo & Ironton Railroad (which Ford controlled from 1920 to 1929), and road for automobile passage between the factory and the village. This integration of multiple transportation, industrial, and civic functions in a single structure is an engineering achievement that embodies Ford's philosophy of maximizing efficiency at every scale.

The impact of the factory on Flat Rock was not merely economic but constitutive — the plant did not arrive in an existing city but called a city into being. The unincorporated settlement of Flat Rock had existed since the Vreeland family platted the Village of Vreelandt in 1833, and for nearly ninety years it remained a small agrarian community organized around a gristmill, a few churches, and a general store. The availability of clean water had previously inhibited growth, and the 1920 vacation of the original Flat Rock plat by the Flat Rock Company through Maurice S. Walker (Law File #78287) suggests a community whose formal legal structure had lapsed. The coming of the Ford plant reversed this trajectory almost overnight. The Village of Flat Rock was chartered on October 19, 1923 — just one month before the first headlamp was produced at the plant in November. The timing was not coincidental; incorporation was a direct response to the promise of industrial employment and the modern infrastructure that Ford's complex would bring. A 1926 newspaper announcement captured the mood: "Flat Rock Will Grow Like a Forest Fire."

Employment rose from 50 workers in 1924 to 500 by 1925 and peaked at 1,200 in 1929. Five hundred men working two shifts could produce half a million headlights a month. In wages alone, over half a million dollars were paid annually at the peak years of 1929 and 1930, and approximately one-third of the Village of Flat Rock's entire tax revenue was generated by the plant. The 1896 Smith Hotel at the intersection of Gibraltar and Telegraph Roads became a de facto workers' dormitory during the construction boom, with hotel ledger books — still preserved today — recording the names of Ford employees who signed in as they arrived to build and operate the factory. The population surge generated by the plant drove residential subdivision activity across Section 31, visible in the plat index as a wave of lot partitions, land contracts, and new construction during the 1920s. The Archdiocese of Detroit acquired property in the Lots 325–327 area to serve the community's growing Catholic population, many of whom had arrived to work at the lamp factory. The Flat Rock Community Schools expanded in direct response to the population growth the plant brought. Commercial development followed the workforce: the Standard Oil Company purchased a parcel on the DT&I Railroad right-of-way in 1925, and Abraham Weintraub entered a land contract for property at the intersection of Telegraph Road and the railroad corridor in 1924 — both transactions recorded in the plat index as evidence of the commercial activity the plant generated along the Telegraph Road and railroad corridors.

Beyond jobs and population, Ford's complex brought modern infrastructure that transformed daily life and shaped the physical form of the village. The hydroelectric generators brought electric light to Flat Rock. The water filtration plant — built alongside the factory on the east shore of the Huron River — supplied clean, treated water not only to the factory but to the communities of Flat Rock, Rockwood, and South Rockwood. For many residents, this was the first time they had access to filtered municipal water, and the availability of clean water removed one of the principal obstacles that had inhibited the growth of the unincorporated settlement for decades. Over 550 million gallons of filtered water were generated by this plant during its period of operation. Ford also laid pipes carrying fresh water to buildings throughout Flat Rock, establishing the village's first municipal water distribution system. The dam itself reshaped the geography of the Huron River corridor, creating the island between the river and the mill race that Ford would later convey to the Village of Flat Rock for park purposes — the 20.8-acre parcel that became Huroc Park, today a 27-acre centerpiece of the city's park system. Ford's 1949 and 1951 conveyances to the Village, the Huron-Clinton Metropolitan Authority, and the State of Michigan transferred over 135 acres of former Ford holdings into public ownership, creating the park and open-space network that defines Flat Rock's landscape to the present day.

The factory's products included headlight, taillight, and interior light shells, reflectors, and lamp sockets, and between 1923 and 1938 the plant produced 52 million lamp assemblies. During World War II, all twenty-six village industries were converted to war production; the Flat Rock plant produced head and tail lights for Army trucks, Jeeps, tanks, universal carriers, and armored cars, and manufactured junction boxes for the B-24 Liberator bomber. The plant sustained the village through the Great Depression, when the State Savings Bank of Flat Rock collapsed and dozens of families lost their homes to foreclosure — a catastrophe documented in granular detail across the Section 31 plat index. While the banking failure devastated private credit, the Ford plant continued to operate and to pay wages, providing an economic anchor that kept the community viable when many comparable rural villages in southeastern Michigan did not survive.

Production ceased in 1950, and operations were moved to Ford's larger Monroe factory. The water filtration plant was sold to the Village of Flat Rock for one dollar in 1951 and continued operating until 1957, when a new plant was built on the same island where the eastern end of the Lamp Factory is situated. The village's government offices were eventually moved into the old filtration building, which later became a senior citizens' center — a conversion that itself reflects the depth of the plant's integration into civic life. The factory was sold to Moynahan Bronze Company in 1951, passed to Stearns Manufacturing Company in 1972, and has been occupied by Flat Rock Metal, Inc. since 1982. The original Assembly Plant and Power House retain their Kahn-designed character, including the intact steel-frame windows (now obscured by metal screens but fully preserved beneath), the buff brick exterior, the concrete and stone detailing, and the spatial and structural relationship between the factory and the mill race. The building's continuous industrial use over more than a century testifies to the durability and adaptability of Kahn's design, and its presence at the western edge of the village — visible across the Huron River from the commercial core along Telegraph Road — continues to define the relationship between industry and community that Henry Ford set in motion in 1921.

References

List references used to research and evaluate the individual property.

Isaac D. Kremer, " Ford Motor Co. Lamp Factory and Water Filtration Plant," National Register of Historic Places Inventory/Nomination Form, Michigan State Historic Preservation Office, Lansing, July 24, 2007.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26643 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0045_000 Lot 59 Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.100584	Long: -83.295294			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ restaurant Residential ☐ Industrial ☒ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1921-22	
Architectural Style	Modern Movement	
Building Form	Institutional	
Roof Form	Flat	
Roof Materials	Asphalt	
Exterior Wall Materials	Buff Brick	
Foundation Materials	Concrete	
Window Materials	Steel (restored) 2023	
Window Type	Sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☒	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Architecture; Community Planning and Development						
Period(s) of Significance	1921 to 1957 (late period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Water Works						
Current/Common Name	26643 W. Huron River Drive						
Historic/Original Owner	Henry Ford						
Historic Building Use	Municipal Water Treatment						
Current Building Use	Restaurant (Souled Out)						
Architect/Engineer/Designer	Albert Khan						
Builder/Contractor	W.G. Clark / Bill MIller						

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The Ford Motor Company Water Filtration Plant at 26643 West Huron River Drive in Flat Rock, Michigan, is a one-story brick building designed by Albert Kahn Associates of Detroit and constructed by the Stone & Webster Construction Division during 1921 and 1922 as a component of Henry Ford's village industries complex at Flat Rock. The building is situated on the east shore of the Huron River, just north of the point where the combination dam and bridge meets Huron River Drive, on the opposite bank from the Lamp Factory it was built to serve.

The building is clad in the same buff-colored brick as the main factory across the river. The five-bay facade faces east toward Huron River Drive, with the entrance in the middle bay. Between each brick pier are windows with slightly recessed brick spandrels and art stone sills. The entrance is set within a stone enclosure surrounded by steel-frame windows to the sides and above, giving the doorway a floating effect reminiscent of other Kahn designs. Rafters in the exposed eaves are carved into a scroll shape, a decorative detail that distinguishes this building from the utilitarian treatment of the factory across the river and reflects its civic function as a public works facility serving the village. The original roof was a bell-shaped hipped roof clad in tile; the bell-shaped profile was later replaced with a simple hipped roof and the tile was replaced with asphalt shingles.

The building originally housed coagulating basins and chemical solution tanks set in the ground beneath the filtration plant, with an intake crib extending from near the center of the Huron River to the plant. A sizable water tower rose from a concrete pad adjacent to the north end of the building. The water tower was removed in the 1980s, and a wooden porch was placed on the pad. Over the decades following its conversion from filtration plant to municipal offices and then senior center, the entrance surround windows were filled in, the original steel-frame windows were removed and replaced, and the interior filtration infrastructure was covered over.

In 2022, the building was purchased by William Miller, who undertook a comprehensive restoration guided by the original Albert Kahn architectural plans, which Miller located and used as the primary reference for all restoration work. Miller and his family hand-restored the steel-frame windows throughout the building to their original configuration, reopened and reglazed the entrance surround windows to recover the floating-door effect that Kahn had designed, cleared out the filtration cisterns beneath the building, removed the wooden porch from the former water tower pad, and constructed a sympathetic extension on the tower pad foundation that matches the original building in style, materials, and methods. The extension maintains the original footprint of the building-and-tower complex while replacing a missing element with compatible new construction consistent with the Secretary of the Interior's Standards for Rehabilitation. The building is currently in use as a restaurant. The only significant remaining alterations from the original condition are the roof profile, which was changed from a bell-shaped hipped form to a simple hipped roof at an unknown date, and the roofing material, which was changed from tile to asphalt shingles. In all other respects, the building now more closely reflects its original Kahn-designed character than at any point since the mid-twentieth century alterations, owing to the documented, plan-based restoration carried out by the current owner,

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The Water Filtration Plant was constructed in 1921 and 1922 as an integral component of Henry Ford's village industries complex at Flat Rock, designed by Albert Kahn with construction by Stone & Webster, Inc. The plant was built on the east shore of the Huron River, on the opposite bank from the Lamp Factory, and drew water from the river through an intake crib extending from near the center of the channel. The plant filtered and treated water not only for the factory but for the communities of Flat Rock, Rockwood, and South Rockwood, generating over 550 million gallons of filtered water during its period of operation. For many residents, this was the first time they had access to clean municipal water, and the availability of treated water removed one of the principal obstacles that had inhibited the growth of the unincorporated settlement for decades. Ford laid pipes

carrying fresh water to buildings throughout Flat Rock, establishing the village's first municipal water distribution system.[1]

The water filtration plant was conveyed by Ford Motor Company to the Village of Flat Rock as part of the series of institutional transfers that followed the closure of the Lamp Factory in 1950. On September 16, 1949, Ford quit-claimed a large portion of Lots 71, 85, and 86 to the Village of Flat Rock for municipal purposes (Liber 10028, Page 41).[2] The filtration plant continued operating under village ownership until 1957, when a new water treatment plant was built on the island where the eastern end of the Lamp Factory is situated. The village's government offices were subsequently moved into the old filtration building. During this conversion and in subsequent years, the coagulating basins and chemical solution tanks beneath the building were covered over to create a level floor, the entrance surround windows that Kahn had designed to flank and surmount the doorway were filled in, and the original steel-frame windows were removed and replaced. The water tower adjacent to the north end of the building was demolished in the 1980s, and a wooden porch was placed on the remaining concrete pad. The original bell-shaped hipped roof clad in tile was replaced at an unknown date with a simple hipped roof and asphalt shingles. The building later served as a senior citizens' center for the City of Flat Rock.

On January 11, 2022, Bill Miller purchased the building from the City of Flat Rock.[3] Miller, who had previously restored the Masonic Lodge, the Mobil Gasoline Filling Station (Captain Nemos) and the building by the river (now known as Atwater Tacos) in the area, undertook a comprehensive restoration of the filtration plant. Miller researched the original Albert Kahn architectural plans for the building and used them as the primary reference for restoration work on the building. The scope of work included restoration of the steel-frame windows throughout the building to their original configuration; reopening and reglazing the entrance surround windows to recover the floating-door effect that Kahn had designed; clearing of the filtration cisterns beneath the building; removal of the wooden porch from the former water tower foundation pad; and construction of a sympathetic extension on the tower pad, matching the original building in style, materials, and methods, guided by the Kahn plans. The building is currently leased as a restaurant.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Ford Motor Company Water Filtration Plant is significant under Criterion B for its direct association with Henry Ford's village industries program and under Criterion C as a work of Albert Kahn that embodies the distinctive characteristics of his civic and institutional design within an industrial complex. The areas of significance are Architecture, Engineering, and Community Planning and Development, with a period of significance of 1921 to 1957.

The filtration plant is the civic counterpart to the industrial Lamp Factory across the river. While the factory was designed to produce headlamps, the filtration plant was designed to produce the infrastructure of community life itself — clean water for an entire village that had lacked it. The construction of the plant and the laying of distribution pipes throughout Flat Rock constituted the village's first municipal water system and directly enabled the population growth, residential subdivision, and institutional development that followed the arrival of the Ford complex. The incorporation of the Village of Flat Rock on October 19, 1923 was a response not only to the promise of factory employment but to the availability of modern water infrastructure that the filtration plant provided. Over 550 million gallons of filtered water were generated during the plant's period of operation, serving the communities of Flat Rock, Rockwood, and South Rockwood.

Architecturally, the building demonstrates Kahn's ability to adapt his industrial vocabulary to civic purposes. The buff brick, brick piers, and concrete detailing are drawn from the same palette as the factory, establishing

[1] Isaac D. Kremer, " Ford Motor Co. Lamp Factory and Water Filtration Plant," National Register of Historic Places Inventory/Nomination Form, Michigan State Historic Preservation Office, Lansing, July 24, 2007.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[3] City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58 093 99 0002 300; citing records held by the City of Flat Rock.

[4] City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search.

visual continuity across the complex, but the decorative elements — the art stone sills, the scroll-shaped carved rafter tails in the exposed eaves, the originally bell-shaped hipped roof with tile cladding, and the stone entrance surround with its flanking and surmounting windows creating a floating-door effect — elevate the building above the utilitarian treatment of the factory and signal its public function. The design is reminiscent of Kahn's approach to other civic and institutional buildings where industrial materials were given a more finished expression appropriate to their community role.

The plant's significance extends beyond its period of industrial operation. After the Lamp Factory closed in 1950 and Ford conveyed the building to the Village of Flat Rock, the filtration plant served successively as a municipal water works (to 1957), a village government office, and a senior citizens' center — a sequence of civic uses that reflects the depth of the building's integration into community life. Over the decades of municipal ownership, the building's historic character was progressively diminished through the filling in of the entrance surround windows, the replacement of the original steel-frame windows, the removal of the water tower, the replacement of the bell-shaped tile roof with a simple hipped roof in asphalt shingles, and the covering of the interior filtration infrastructure.

The 2022 acquisition by Bill Miller and his comprehensive, plan-based restoration have substantially reversed these losses. The steel-frame windows throughout the building were restored to their original configuration. The entrance surround windows were reopened and reglazed, recovering the floating-door effect that is one of the building's most architecturally distinctive features. The filtration cisterns were cleared, and the former water tower pad — vacant since the tower's demolition in the 1980s — was replaced with a sympathetic extension matching the original building in style, materials, and methods as documented in the Kahn plans. This work represents an exemplary application of the Secretary of the Interior's Standards for Rehabilitation, guided by primary-source architectural documentation from the original architect's office. The only significant remaining alterations from the historic condition are the roof profile and roofing material. In all other respects, the building now more closely reflects its original Kahn-designed character than at any point since the mid-twentieth century, and the current use as a restaurant maintains public access to a building that has served the Flat Rock community in one capacity or another since 1922.

Within the proposed Flat Rock Historical District, the Water Filtration Plant is a contributing resource whose significance derives both from its individual architectural and engineering merit and from its role as the physical embodiment of the civic infrastructure that Henry Ford's village industries program brought to Flat Rock.

References

List references used to research and evaluate the individual property.

Isaac D. Kremer, " Ford Motor Co. Lamp Factory and Water Filtration Plant," National Register of Historic Places Inventory/Nomination Form, Michigan State Historic Preservation Office, Lansing, July 24, 2007.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26647 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0058_000 Lots 58 & 59 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.100782		Long: -83.295757		
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☒ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	ca.1925
Architectural Style	Utilitarian
Building Form	1 Story Rectilinear
Roof Form	Flat
Roof Materials	Asphalt/Membrane
Exterior Wall Materials	Cement Block
Foundation Materials	Cement Block
Window Materials	N/A
Window Type	N/A
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐		
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1925–1975 (within district's period of significance, 1922–1975)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Doors	Moved ☐ Date(s):
Current/Common Name	City Garage		
Historic/Original Owner	Ford Motor Company Village Industries Lamp Plant		
Historic Building Use	Ford Motor Company Village Industries Lamp Plant– Support Maintenance Building		
Current Building Use	City Garage		
Architect/Engineer/Designer	unknown		
Builder/Contractor	unknown		

Survey Date	23 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1925 maintenance building at 26647 W. Huron River Dr. in Flat Rock is a 1-story concrete block structure with a flat roof, located directly in front of the entrance to the Ford Motor Company Lamp Factory (Headlamp Plant). The building likely served as a maintenance or utility facility supporting the Lamp Plant's operations, making it one of the surviving physical components of Ford's Village Industries complex in Flat Rock beyond the plant itself.

The building is a simple rectangular volume constructed of concrete masonry units painted white or light gray. The flat roof is clad in asphalt built-up or membrane roofing. The front (street-facing) elevation features two large roll-up overhead doors — steel service doors sized for vehicle or equipment access — positioned side by side, with a pedestrian entry between or adjacent to them. The overhead doors are painted gray. The concrete foundation is continuous with the masonry walls.

The building's design is purely functional with no decorative elements, fenestration on the primary elevation, or stylistic embellishments. The concrete block construction, flat roof, and oversized service doors are consistent with early 20th-century utilitarian industrial support buildings. The painted concrete block exterior has been maintained but otherwise appears unaltered from its original configuration.

The property sits directly in front of the entrance to the Ford Lamp Plant, placing it at the functional threshold between the industrial complex and the residential corridor along W. Huron River Drive. This location — at the interface between Ford's industrial operations and the community that developed around them — physically embodies the relationship that defines the district's significance. The setting is transitional between the residential streetscape to the east and the industrial/institutional character of the Lamp Plant complex. Character-defining features include the 1-story concrete block construction, flat roof, paired overhead service doors, utilitarian industrial form, location at the Ford Lamp Plant entrance, and continuous public ownership.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Ford Motor Company, a Delaware Corporation of Dearborn, Michigan, was conveyed Lot 59 by Grace Y. Vreeland by Warranty Deed, dated April 28, 1942, recorded May 29, 1942.[1]

The Estate of Oscar W. Smith, deceased, was the subject of a Probate File filed January 26, 1945. The probate noted a vendee's interest in Lot 58 and other lands; the inventory was filed March 2, 1945, and the heirs were listed as Esther Lezotte, daughter, and Walter E. Smith, son.[2]

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lot 58 to Walter Smith and Esther Lezotte, as tenants in common, by Warranty Deed on November 6, 1945, recorded November 19, 1945.[3]

Walter Smith and Helen E. Smith, his wife, and Esther Lezotte conveyed Lot 58 to the Village of Flat Rock, a Michigan Municipal Corporation, by Warranty Deed on January 30, 1952, recorded February 15, 1952.[4]

This building still belongs to the City of Flat Rock in 2026.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1942 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development / Industry: This utilitarian building is a surviving component of the Ford Motor Company's Village Industries complex in Flat Rock, located directly at the entrance to the Lamp Plant. Its construction — likely in the mid-1920s shortly after the 1922 Lamp Plant itself — documents the

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

physical footprint of Ford's industrial operations extending beyond the plant building into supporting facilities along W. Huron River Drive. The building's transition from Ford industrial use to municipal ownership in 1952 mirrors the broader community pattern of Ford's presence establishing the infrastructure and institutional framework that Flat Rock then absorbed into its civic identity. The Vreeland family's role as the underlying landowner — Grace Vreeland simultaneously selling adjacent lots to Ford (Lot 59) and private parties — illustrates the founding family's central role in enabling both industrial expansion and community development. The building's continuous public use since 1952 documents the enduring civic infrastructure that the Village Industries period created.

Integrity Assessment: The property retains excellent integrity across all seven aspects. Location is intact directly in front of the Ford Lamp Plant entrance. Design integrity is excellent — the 1-story concrete block form, flat roof, and paired overhead service doors remain as originally constructed. Materials integrity is excellent, with original concrete block walls, flat roof, and service door openings preserved; the painted exterior is a maintenance treatment, not a material alteration. Workmanship is evident in the concrete masonry construction. Setting is preserved at the threshold between the Lamp Plant and the residential corridor, maintaining the spatial relationship that defined its original function. Feeling and association are strong, with the utilitarian industrial form and proximity to the Lamp Plant conveying the building's role as a support facility within Ford's Village Industries complex.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1925 construction date places it within the earliest phase of the district's period of significance, contemporary with the 1922 Ford Lamp Plant. The utilitarian concrete block building retains excellent integrity with original materials and form intact. Its location at the Lamp Plant entrance, its origin as a Ford industrial support facility, and its transition to continuous municipal use document the intertwined relationship between Ford's industrial presence, the Vreeland family's land disposition, and Flat Rock's civic development. It is one of the oldest surviving structures in the district and a rare surviving Ford support building outside the plant itself.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0058_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26657 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0057_000 Lot 57 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.100855		Long: -83.295889		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1947	
Architectural Style	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Side Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete	
Window Materials	Vinyl/Aluminum	
Window Type	Casement Bay/Sliding	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry					
Period(s) of Significance	c. 1947–1975 (within district's period of significance, 1920–1975)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding.Windows	Moved ☐	Date(s):		
Current/Common Name	26657 W. Huron River Drive					
Historic/Original Owner	Jack E. and Flora Messinger					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	23 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1947 Minimal Traditional residence at 26657 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with a side-gable roof, representing the immediate postwar residential construction that preceded the early 1950s building boom along the corridor. Together with the adjacent Cape Cod at 26677, it documents the earliest wave of postwar housing on this section of W. Huron River Drive.

The house exhibits a moderately pitched side-gable roof clad in dark gray or charcoal asphalt shingles. The pitch is sufficient to create usable space in the upper half-story but is less steep than the Cape Cod form at 26677, placing it in the Minimal Traditional vocabulary. The roofline is simple and unadorned with no dormers, the upper half-story relying on gable-end windows for light.

The exterior walls are clad in white vinyl siding. The concrete foundation is visible at the base. The front facade features a vinyl replacement casement bay window — a projecting window with angled side panes — positioned at the left side, providing generous light to the main living area. This bay window likely replaces an original picture window or pair of double-hung windows. Additional vinyl replacement sliding windows are positioned across the facade. The front entry is at center-right of the facade.

No garage is present on the property — one of a small number of dwellings in the district without automobile storage. The absence of a garage may reflect the property's early postwar construction date, when garages were less universally expected than they would become by the mid-1950s, or a garage may have been removed at some point. A vehicle is parked in the side yard, and a children's swing set is positioned in the front yard.

The property sits on a modest lot with maintained lawn. A mature deciduous tree provides canopy to the rear. The adjacent dwellings — the Cape Cod at 26677 to the right and a building to the left — frame the residential setting. The lot is flat and open.

Character-defining features include the 1.5-story side-gable Minimal Traditional form, compact footprint, and early postwar construction date.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lot 57 to Jack E. Messinger and Flora Messinger, his wife, by Warranty Deed on October 15, 1946, recorded December 10, 1946.[1]

In 1950, Jack & Flora Messinger and daughters resided at 26657 WHRD; and Jack worked as a purchasing agent at the railroad.[2] In 1953, Jack Messinger resided at 26657 W. Huron River Drive.[3]

Jack E. Messinger and Flora Messinger, his wife, conveyed Lot 57 to Harold G. Wilkie, Sr. and Irene G. Wilkie, his wife, by Warranty Deed on June 17, 1957, recorded June 18, 1957.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1947 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1947 during the immediate postwar period, this Minimal Traditional dwelling represents the earliest wave of residential construction following World War II in Flat Rock, paired chronologically with the adjacent Cape Cod at 26677. The compact 1.5-story form without a

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 3, dwelling 26, for Jack & Flora Messinger and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-RS5?view=explore&lang=en&groupId=TH-7772-115405-97-41 : accessed 27 July 2025), FHL##108990835, image 4 of 15; United States. National Archives and Records Administration.

[3] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

garage reflects the modest scale and limited amenities of the earliest postwar housing, built to meet urgent demand from returning veterans and young families seeking affordable homeownership near the Ford Headlamp Plant. The absence of a garage documents the pre-automobile-dominant phase of residential planning, before garages became a standard feature of new construction in the early 1950s.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story side-gable Minimal Traditional form and compact footprint remain clearly legible. Materials integrity has been diminished by vinyl siding and replacement windows including the bay window, though these are reversible alterations and the concrete foundation remains. Setting is preserved along W. Huron River Drive with maintained residential character and relationship to the adjacent c. 1947 Cape Cod. Feeling and association are adequate, with the modest Minimal Traditional form conveying late 1940s residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1947 construction date places it within the district's period of significance as an early postwar dwelling. The Minimal Traditional form retains its essential design character. While vinyl siding and replacement windows diminish materials integrity, the original form and early postwar character are preserved. Together with the adjacent 26677, the property documents the first phase of postwar residential development along the corridor.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0057_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26677 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0055_300 Lot 55 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.100988		Long: -83.296022		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1947	
Architectural Style	Cape Cod	
Building Form	1.5 Rectilinear	
Roof Form	Front Gable Intersecting	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	"Shake" Siding	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Casement/Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry						
Period(s) of Significance	c. 1947–1975 (within district's period of significance, 1920–1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/WIndows	Moved ☐	Date(s):			
Current/Common Name	26677 W. Huron River Drive						
Historic/Original Owner	Harold & Irene Wilkie						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	24 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1947 Cape Cod residence at 26677 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with a steeply pitched side-gable roof and a matching detached garage, representing the immediate postwar residential construction that preceded the early 1950s building boom along the corridor. The Cape Cod form — with its steep roof creating usable upper half-story space within a compact, economical footprint — was among the most popular house types for returning veterans and young families in the late 1940s.

The house exhibits a steeply pitched side-gable roof clad in gray asphalt shingles. The steep pitch is the defining characteristic of the Cape Cod form, creating a full half-story of living space within the roof volume. A front-facing gabled dormer projects from the front roof slope, providing light and headroom to the upper level. The eaves are close-cropped, consistent with Cape Cod conventions.

The exterior walls are clad in tan or buff-toned vinyl shake siding — a textured product simulating wood shingle cladding. The shake profile is applied uniformly across the house and the matching garage, creating a cohesive visual ensemble. The concrete block foundation is visible at the base. Vinyl replacement windows include both casement and double-hung types positioned across the facade. The front entry is positioned at the first-floor level.

The matching detached garage is positioned immediately adjacent to the left of the dwelling, separated by a narrow driveway. The garage replicates the house's steep side-gable roof form, shake siding, and trim treatment, creating a unified pair that reads as a coordinated composition rather than a primary building and secondary outbuilding. This level of architectural coordination between house and garage is uncommon in the district, where garages are typically utilitarian structures with no stylistic relationship to the dwelling. A tall arborvitae or evergreen tree is positioned between the house and garage, partially screening the space between them.

The property sits on a modest lot with maintained lawn. The driveway extends between the house and garage. The residential setting is consistent with the postwar section of W. Huron River Drive, with neighboring dwellings visible on both sides.

Character-defining features include the 1.5-story Cape Cod form, steeply pitched side-gable roof, front dormer, vinyl shake siding on both house and garage, and the architecturally coordinated house-garage ensemble.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lots 55 and 56 to Harold G. Wilkie and Irene G. Wilkie, his wife, by Warranty Deed on April 11, 1947, recorded May 15, 1947.[1]

In 1950, Harold & Irene Wilkie and son resided at 26677 WHRD; and Harold worked as yard clerk at railroad.[2] In 1953, Harold G. Willkie resided at 26677 W. Huron River Drive.[3]

Harold G. Wilkie, Sr. and Irene G. Wilkie, his wife, took out a mortgage from the State Savings Bank of Flat Rock, a Michigan Banking Association, in the amount of $5,563 on March 10, 1954, recorded March 26, 1954, on Lots 55 and 56.[4]

Harold G. Wilkie, Sr. and Irene G. Wilkie, his wife, took out a mortgage from the State Savings Bank of Flat Rock in the amount of $5,500 on April 3, 1958, recorded April 10, 1958, on Lots 55 and 56.[5]

In 1971, Harold G. Wilkie Sr. resided at 26677 W. Huron River Drive.[6]

The Death Certificate of Harold George Wilkie was recorded July 14, 1972, pertaining to Lots 55, 56, and 57; the death certificate recited that the decedent died April 23, 1972.[7]

Irene G. Wilkie, survivor of herself and her deceased husband Harold G. Wilkie, Sr.conveyed Lots 55 and 56 to Irene G. Wilkie and Harold G. Wilkie, Jr., her son, as joint tenants with rights of survivorship, by Quit Claim Deed for $1.00 on February 3, 1973, recorded February 14, 1973.[8]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1947 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1947 during the immediate postwar period, this Cape Cod dwelling represents the earliest wave of residential construction following World War II in Flat Rock. The Cape Cod form was a national phenomenon in the late 1940s — its compact, economical design made it the house type of choice for returning veterans and young families seeking affordable homeownership. In Flat Rock, this construction was sustained by employment at the Ford Headlamp Plant and related industries. The matching house-and-garage ensemble demonstrates an unusual level of design coordination for a modest residential property, suggesting either a quality-conscious builder or an owner who invested in a unified composition.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story Cape Cod form with steeply pitched side-gable roof, front dormer, and matching detached garage remain clearly legible. The coordinated house-garage ensemble preserves the original design intent. Materials integrity has been diminished by vinyl shake siding and replacement windows, though the shake profile is a more sympathetic replacement material than smooth vinyl, and the concrete block foundation remains. Setting is preserved along W. Huron River Drive with maintained residential character. Feeling and association are strong, with the Cape Cod form and matched garage conveying late 1940s residential character.

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 3, dwelling 25, for Harold & Irene Wilkie and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-RS5?view=explore&lang=en&groupId=TH-7772-115405-97-41 : accessed 27 July 2025), FHL#108990835, image 4 of 15; United States. National Archives and Records Administration.

[3] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1947 construction date places it within the district's period of significance as an early postwar dwelling. The Cape Cod form with matching detached garage retains strong design integrity. While vinyl shake siding and replacement windows diminish materials integrity, the shake profile provides a more sympathetic texture than smooth vinyl, and the original form and coordinated house-garage relationship are preserved.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0055_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26697 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0053_300 Lot 53 & 54 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.10119		Long: -83.29622		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1963	
Architectural Style	Split-Level/Colonial	
Building Form	2 Story Rectilinear	
Roof Form	Side Gable – low pitch	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Brick/Concrete	
Window Materials	Aluminum	
Window Type	Casement	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrated garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development						
Period(s) of Significance	c. 1963–1975 (within district's Late Period, 1920–1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	26697 W. Huron River Drive						
Historical Owners:	Fred & Helen Berakovich						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	Berakovich (likely)						

Survey Date	23 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The split-level residence at 26697 W. Huron River Drive occupies Lot 54 of the Huron River Subdivision (Part of Section 31, T.4 S., R.10 E.); adjacent Lot 53 is vacant but shares the same address. The dwelling is a brick-veneer split-level on a concrete block foundation, with the principal façade facing south toward W. Huron River Drive. The lower left level contains an integral single-car garage with a paneled overhead door; the upper level to the right contains the main living quarters. The entry is positioned at mid-level between the two, sheltered by a small porch overhang, and accessed by a concrete walk from the street. Red-brown brick veneer clads both levels of the front façade. The hip roof is covered in asphalt shingles. A substantial brick chimney rises from the right (east) elevation. The upper story features paired or horizontal sliding windows; additional window openings are present on the garage level. Windows appear to be replacements. The double-lot setting is open, with Lot 53 maintained as yard space to the west. The property retains its original massing, brick cladding, chimney, roofline, entry configuration, and relationship to the street.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Sam L. Vreeland of Wyandotte, Michigan held Lots 53 and 54 as unimproved investment property. Brownstown Township assessment rolls for 1925, 1927, 1931, 1939, and 1942 consistently list both lots as vacant land at $230 each with no building value.[1] Sam died October 16, 1941 at age 71; his death certificate was filed by the Detroit Department of Health on October 27, 1941. Grace Y. Vreeland, as surviving spouse, conveyed both lots to Evelyn Spears (a married woman) by Warranty Deed dated April 3, 1948, though the deed was not recorded until April 21, 1955 — the same day Sam's death certificate was belatedly recorded, suggesting the title was being cleared for Spears's imminent sale. Spears conveyed both lots to Fred B. Berakovich and Helen Berakovich (husband and wife) by Warranty Deed on May 12, 1955, recorded May 20, 1955, with building restrictions noted. No occupants appear in available directory listings for this address prior to the Berakoviches.

The assessor's recorded construction date of 1939 is demonstrably incorrect — five consecutive tax rolls through 1942 show no structure. The evidence points to the Berakoviches as the builders, not the Vreelands or Spears, for the following reasons:

The Vreelands were absentee owners in Wyandotte who held multiple lots in the subdivision as investments, not homesteads. Grace sold the still-vacant lots seven years after Sam's death. No directory evidence places Evelyn Spears at this address, and the speed of her resale to the Berakoviches — less than a month between the recording of her deed and her conveyance to them — suggests she may have been a brief intermediary rather than someone who built and occupied a house.

The Berakoviches obtained two substantial mortgages from Peoples Bank on Lots 53 and 54: $28,500 on October 7, 1963, and $28,872.06 on May 6, 1964. These amounts — totaling over $57,000 on lots that had been vacant land — are consistent with new construction financing rather than refinancing of an existing modest dwelling. The sequential mortgages suggest initial construction followed by completion or finishing costs.

The house itself supports this timeline. The split-level form with integral garage, brick-veneer construction, and hip roof are characteristic of early 1960s residential design in southeastern Michigan, not the late 1930s or 1940s. The 1971 directory confirms Fred and Karl Berakovich (likely father and son) as residents, establishing the house as an owner-occupied family home rather than rental property — which also explains the substantial brick construction unusual for speculative or investment housing.[2]

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2," paginated, arranged by subdivision; vol. 2, pg. 333, entry for lots 53 & 54; original records held by Brownstown Township Historical Society.

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1963 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. The assessor's recorded construction date of 1939 is incorrect; Brownstown Township assessment rolls for 1925, 1927, 1931, 1939, and 1942 consistently list Lots 53 and 54 as unimproved land valued at $230 each, owned by Sam L. Vreeland of Wyandotte, Michigan. Sam Vreeland died October 16, 1941; his widow Grace Y. Vreeland conveyed both lots to Evelyn Spears by Warranty Deed dated April 3, 1948 (recorded April 21, 1955). Spears sold both lots to Fred B. Berakovich and Helen Berakovich on May 12, 1955. In 1963–1964, the Berakoviches obtained two mortgages from Peoples Bank totaling over $57,000, consistent with new construction financing. Fred and Karl Berakovich are confirmed residents in the 1971 directory. The Berakoviches sold both lots to Robert L. and Gene LaVonne Cronenwett by land contract in 1985 — Lot 54 (with residence) at $47,000 and vacant Lot 53 at $20,000.

Criterion A – Community Planning and Development: Constructed c. 1963 during the later phase of Flat Rock's residential growth, this split-level represents owner-occupied housing built by working families attracted by the Ford Flat Rock plant and the broader industrialization of Downriver Wayne County. The split-level form, brick-veneer construction, integral garage, and hip roof are characteristic of early 1960s residential design in southeastern Michigan. The double-lot configuration — with Lot 53 maintained as open yard — reflects the generous suburban development patterns that characterized the Huron River Subdivision. The property documents the continued residential infill that completed the community's housing fabric during the mature phase of the Village Industries era (1920–1975).

The property retains integrity of location on its original double-lot site within the Huron River Subdivision. Design integrity is strong — the split-level massing, mid-level entry, and integral garage configuration are unaltered. Materials and workmanship are preserved through the brick-veneer cladding, brick chimney, hip roof, and concrete block foundation; while windows appear to be replacements, original openings are retained. Setting is intact through the relationship to neighboring residences along W. Huron River Drive, enhanced by the double-lot configuration and open yard on Lot 53. Feeling and association remain strong, as the property conveys its character as an early 1960s owner-occupied family residence.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The c. 1963 construction date places this property within the mature phase of Flat Rock's development during the Village Industries era. The split-level form with brick-veneer cladding and integral garage exemplifies the residential building patterns of the early 1960s within the district. The double-lot setting and intact original form demonstrate the suburban development character of the period. Replacement windows have minimally diminished material integrity; this alteration is typical throughout the district and does not compromise the property's ability to convey its historical significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number58_092_02_0053_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26721 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0052_002 Lot 52Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.101454		Long: -83.296340		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1951	
Architectural Style	Vernacular Cottage	
Building Form	1.5 Story Rectilinear	
Roof Form	Front Gable w/dormer	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	[illegible]	[illegible]
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1951–1975 (within district's Late Period, 1920–1975)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	26721 W. Huron River Drive			
Historic/Original Owner	John & Blanche Kornowski			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

Survey Date	23 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1951 vernacular cottage at 26721 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with a front-gable orientation, side dormers, and an open porch dormer — a distinctive roofline composition that distinguishes it from the side-gable Minimal Traditionals that predominate along this section of the corridor. The front-gable form is a traditional folk house type carried forward into the postwar era.

The house exhibits a steeply pitched front-gable roof clad in brown asphalt shingles, with the gable end facing the street. The steep pitch creates substantial usable space in the upper half-story. The front gable face contains a vinyl replacement double-hung window at the upper level, flanked by white trim. A second gabled dormer projects from the right (east) roof slope, providing additional light and headroom to the upper floor. On the left (west) roof slope, an open porch dormer — a gabled dormer with an open-air balcony or porch rather than an enclosed room — creates a distinctive feature. The open porch dormer is supported by decorative triangular brackets or braces in a simplified Craftsman-influenced treatment, giving the roofline a layered, articulated quality.

The exterior walls are clad in dark navy blue vinyl siding with white trim at corners, windows, and eaves — a bold color choice that gives the house a strong street presence. The concrete foundation is visible at the base. The front facade features a partial-width covered entry porch at the left side with a shed roof supported by simple posts, sheltering the main entry door. Concrete steps with a railing provide access from grade. Vinyl replacement double-hung windows are positioned on the first and upper levels.

A detached single-car garage with dark-toned siding and a white overhead door is positioned to the right-rear of the house, accessed by a concrete driveway. A basketball hoop is mounted near the garage. The property sits on a modest lot with maintained lawn, foundation plantings near the entry porch, and a flag displayed from the porch. The address numbers are visible near the driveway. Utility lines cross the front of the property.

Character-defining features include the 1.5-story front-gable form, steeply pitched roof, side dormer, open porch dormer with decorative brackets, partial-width entry porch, and compact residential footprint.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Grace Y. Vreeland, survivor of Sam L. Vreeland, sold the vacant Lot 52 with building restrictions to Theodore, Donald, and Alfred Kornowski in 1950. The three brothers — who also operated Kornowski Beverages, one of the Flat Rock area's first postwar soda bottling operations — had the house built c. 1951 and transferred the improved property to John and Blanche Kornowski in March 1952. John Kornowski died in January 1963, and Blanche retained the property as survivor. In February 1968, Blanche sold her portion of Lot 52 to Frank M. Kornowski for $17,000. Meanwhile, portions of Lots 51 and 52 passed through Rial E. and Helen Simons to Fred B. and Helen Berakovich in 1956, then to Frank, William, and Cashmere Kornowski in 1966, and ultimately to Alfred M. and Hilda M. Kornowski in 1968. The property remained within the extended Kornowski family through the documented chain.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1951 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1951 during the peak prosperity years of Ford's Village Industries period, this vernacular cottage represents a traditional front-gable house form carried into the postwar era. The open porch dormer with decorative brackets is an unusual feature within the district, adding architectural interest and variety to the housing stock. The front-gable orientation — with the narrow gable end

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

facing the street — is an efficient use of the narrow lots characteristic of this denser section of W. Huron River Drive. The property documents the range of house forms builders employed during the early 1950s construction boom, extending beyond the Minimal Traditional and Ranch types that dominate the corridor.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story front-gable form, steeply pitched roof, side dormer, open porch dormer with decorative brackets, and partial-width entry porch remain clearly legible. These are distinctive features that survive in full despite the surface material changes. Materials integrity has been diminished by vinyl siding and replacement windows, though these are reversible alterations and the concrete foundation remains. Setting is preserved along W. Huron River Drive with maintained residential character and narrow-lot spacing. Feeling and association are strong, with the vernacular cottage form and porch dormer conveying mid-century residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1951 construction date places it within the district's period of significance during peak postwar prosperity. The vernacular cottage form with front gable, side dormer, and open porch dormer with decorative brackets retains strong design integrity and adds architectural variety to the district's housing stock. While vinyl siding and replacement windows diminish materials integrity, the original form and distinctive roofline are preserved.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0052_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26725 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0051_002 Lot 51 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.101604		Long: -83.296408		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1953	
Architectural Style	Minimal Traditionalist/Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Side Gable w/projection	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete Blocks	
Window Materials	Vinyl	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1953–1975 (within district's Late Period, 1920–1975)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	26725 W. Huron River Drive			
Historic/Original Owner	John & Blanche Kornowski			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

Survey Date	23 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1953 Minimal Traditional residence at 26725 W. Huron River Dr. in Flat Rock is a compact 1-story frame dwelling with a front-projecting entry gable, representing early 1950s residential construction during the peak prosperity years of the Village Industries period. The property extends the pattern of front-projecting gable Minimal Traditionals documented along this section of the corridor.

The house exhibits a side-gable roof clad in gray asphalt shingles with a front-projecting gable at the center-left of the facade. The front-projecting gable defines the entry bay, with the main door accessed by a set of wood steps with a simple railing — the raised entry reflecting the concrete block foundation height above grade. The overall profile is low and compact, consistent with the modest Minimal Traditional form.

The exterior walls are clad in tan or beige vinyl siding. The concrete block foundation is visible at the base, raised above grade on the front elevation. Vinyl replacement double-hung windows are positioned across the facade, with a window to the right of the entry projection. The fenestration is simple and functional.

The property sits on a narrow lot with a maintained lawn. The front yard is minimal, with the house positioned close to the road. A gravel or paved drive extends along the right side to a detached garage at the rear. The adjacent non-contributing dwellings at 26732 and 26735 are visible on either side. The compact lot and close-set positioning are consistent with the denser residential development of this section of W. Huron River Drive closer to the commercial core.

Character-defining features include the compact 1-story side-gable form, front-projecting entry gable, raised concrete block foundation with wood entry steps, and narrow-lot setting.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Grace Y. Vreeland, survivor of Sam L. Vreeland, conveyed Lot 51 to Theodore, Donald, and Alfred Kornowski in 1950. The Kornowski brothers transferred Lot 51 to John and Blanche Kornowski in 1953, during which time the existing house was constructed. John Kornowski died in 1963, and title vested in Blanche Kornowski as survivor. Portions of the lot were subsequently subdivided through a series of conveyances involving other Kornowski family members and Rial E. Simons. By 1969, Alfred M. and Hilda M. Kornowski conveyed the western portion to George H. Warner, Jr. and Ella Mae Warner, who sold to Joseph F. Schrettner by land contract in 1973. Following Schrettner's death, his estate conveyed to Andrew L. and Phyllis E. Vanderbush in 1977. The property was forfeited for delinquent 1978 taxes and ultimately conveyed to the State of Michigan in 1984.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1953 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A - Community Planning and Development: Built c. 1953 during the peak prosperity years of Ford's Village Industries period, this Minimal Traditional dwelling represents the affordable housing tier that accommodated the expanding workforce during Flat Rock's postwar boom. The front-projecting entry gable is consistent with the cohesive group of early 1950s dwellings documented along this section of the corridor. The compact footprint and narrow lot reflect the denser residential development closer to the commercial core and industrial facilities, where lot dimensions were more constrained than on the outer reaches of the corridor. This property serves as a contributing buffer between non-contributing infill properties, helping maintain the historic continuity of the streetscape.

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1-story side-gable form with front-projecting entry gable, raised foundation, and wood entry steps remain legible. Materials integrity has been diminished by vinyl siding and replacement windows, though these are reversible alterations and the concrete block foundation remains. Setting is preserved along W. Huron River Drive with maintained residential character and narrow-lot spacing. Feeling and association are adequate, with the compact Minimal Traditional form conveying early 1950s residential character.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1953 construction date places it within the district's period of significance during peak postwar prosperity. The Minimal Traditional form with front-projecting entry gable retains its essential design character. While vinyl siding and replacement windows diminish materials integrity, the original form, raised foundation, and narrow-lot setting are preserved.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0051_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26735 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0050_000 Lot 51 & 52 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.101654		Long: -83.296663		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1987	
Architectural Style	Contemporary	
Building Form	2 Story Rectilinear	
Roof Form	Side Gabled - Steep	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick/Concrete	
Window Materials	Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	26735 W. Huron River Drive						
Historic/Original Owner	unknown						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1987 contemporary residence at 26735 W. Huron River Dr. in Flat Rock is a 2-story brick dwelling of recent construction that falls within the boundaries of the proposed Flat Rock Historical District but postdates the period of significance.

The house exhibits a steeply pitched side-gable roof clad in dark gray or charcoal asphalt shingles. The steep pitch creates a full second story within the roof mass, with the roofline dominating the building's profile. The 2-story massing rises above the predominantly 1-story and 1.5-story historic dwellings along the corridor.

The exterior walls are clad in red-brown brick veneer. The front facade is organized with the integrated garage at the left — a wide overhead door opening directly onto the street — and the living quarters at the right. The main entry is positioned between the garage and living sections, sheltered beneath a small portico or canopy. A vinyl double-hung window with flanking elements is positioned on the right side of the facade. An American flag is displayed near the entry. The brick/concrete block foundation is at grade.

The property sits on a modest lot with professional landscaping including decorative fieldstone boulders, ornamental shrubs, and a Japanese maple or similar ornamental tree providing a red accent. A mature deciduous tree is positioned to the left. The lot is well maintained with manicured lawn.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

This residence 26735 W. Huron River Drive was built on lot 51 & 52 in 1987.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1987 property is recommended as Non-Contributing to the Flat Rock Historical District because its construction date postdates the district's period of significance (1920–1975).

Non-Contributing Rationale: The c. 1987 construction date places this building twelve years after the close of the district's period of significance. The dwelling was not present during the historic period and therefore cannot contribute to the district's significance under any criterion. Its full 2-story massing, steep roof pitch, and garage-forward facade organization are consistent with 1980s residential design and contrast with the historic district's pattern of 1-story and 1.5-story dwellings with modest or rear-placed garages. While the brick construction is a higher-quality material, the building's form, scale, and proportions distinguish it from the historic housing stock.

This property is recommended as **NON-CONTRIBUTING** to the Flat Rock Historical District.

The c. 1987 construction date postdates the district's period of significance (1920–1975) by twelve years. Only location integrity applies.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0050_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26755 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0048_000 Lots 48 & 49 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.101857		Long: -83.296781		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1989	
Architectural Style	Contemporary	
Building Form	2 Story Rectilinear	
Roof Form	Side Gable - Steep	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete Blocks	
Window Materials	Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	26755 W. Huron River Drive						
Historic/Original Owner	Roc Younglove						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	Roc Younglove						

Survey Date	23 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1989 contemporary residence at 26755 W. Huron River Dr. in Flat Rock is a 2-story frame dwelling of recent construction that falls within the boundaries of the proposed Flat Rock Historical District but postdates the period of significance.

The house exhibits a steeply pitched side-gable roof clad in dark brown asphalt shingles with a large front-facing gabled dormer projecting from the front roof slope. The steep roof pitch dominates the building's profile, with the roof mass consuming nearly as much visual volume as the wall surfaces — a proportion characteristic of late 1980s residential design influenced by neo-traditional or Cape Cod Revival trends. The dormer contains vinyl double-hung windows at the upper level.

The exterior walls are clad in light cream or pale yellow vinyl siding with white trim. The concrete block foundation is visible at the base, raised slightly above grade with a set of front stairs and metal railings leading to the main entry. A teal or blue entry door is centered on the facade beneath the dormer. Vinyl double-hung windows are positioned symmetrically on the first and second levels.

The property sits on a modest lot with a well-maintained lawn that slopes gently upward from the road. A small ornamental tree or shrub is positioned to the right of the entry. A flag or banner is displayed on the left side. A real estate-style yard sign is visible in the front lawn. No garage is present. The 2-story massing rises above the predominantly 1-story and 1.5-story historic dwellings along the corridor, creating a visual height disruption in the streetscape.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The Younglove family lived next door to an empty lot. Their son built 26755 W. Huron River Drive on lot 48 & 49 in 1987.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1989 property is recommended as Non-Contributing to the Flat Rock Historical District because its construction date postdates the district's period of significance (1920–1975).

Non-Contributing Rationale: The c. 1989 construction date places this building fourteen years after the close of the district's period of significance. The dwelling was not present during the historic period and therefore cannot contribute to the district's significance under any criterion. Its full 2-story massing and steeply pitched roof are out of scale with the predominantly 1-story Ranch houses, 1-story Minimal Traditionalist, and 1.5-story Cape Cods and cottages that define the district's historic streetscape. The neo-traditional design, while borrowing loosely from earlier building forms, employs contemporary proportions and materials that distinguish it from the historic housing stock.

This property is recommended as **NON-CONTRIBUTING** to the Flat Rock Historical District.

The c. 1989 construction date postdates the district's period of significance (1920–1975) by fourteen years. Only location integrity applies.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0048_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26765 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0047_000 Lots 47 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.102013		Long: -83.296878		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1951
Architectural Style	Minimal Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side Gable w/projection
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl "Shake" Siding
Foundation Materials	Concrete Block
Window Materials	Aluminum
Window Type	Double Hungs
Outbuildings	Yes ☒ No ☐
Number/Type:	1/Garage

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1951–1975 (within district's Late Period, 1920–1975)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☐ Workmanship ☐ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☐ Altered ☒ Siding/Windows Moved ☐ Date(s):
Historic Name	Younglove home
Current/Common Name	26765 W. Huron River Drive
Historic/Original Owner	Edward and Veronica Zajac
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	23 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1951 Minimal Traditional residence at 26765 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling with a front-projecting entry gable, clad in a distinctive vinyl shake siding that differentiates it from the smooth vinyl and aluminum siding found on most properties in the district. The property is part of the cohesive group of c. 1951 front-projecting gable dwellings documented along this section of the corridor.

The house exhibits a side-gable roof clad in brown asphalt shingles with a front-projecting gable at the left side of the facade. The front-projecting gable defines the entry bay, consistent with the Minimal Traditional vocabulary seen on the adjacent c. 1951 dwellings at 26875, 26945, and 26965 W. Huron River Drive. The roof pitch is moderate, and the overall profile is low and compact.

The exterior walls are clad in tan or buff-toned vinyl shake siding — a textured product that simulates wood shingle or shake cladding. While still a replacement material obscuring the original wall surface, the shake profile provides a more textured appearance than smooth vinyl siding and avoids the flat, uniform quality that characterizes most re-sided dwellings in the district. The concrete block foundation is visible at the base.

Aluminum replacement double-hung windows are positioned across the facade. The fenestration is simple and symmetrical, with windows flanking the front-projecting entry gable. The main entry is positioned within the projecting gable bay.

The property sits on a modest lot with a well-maintained lawn. A flowering redbud tree is positioned in the front yard to the left, providing a seasonal color accent. An asphalt or gravel driveway extends along the right side to a detached garage at the rear. Decorative lawn ornaments are visible near the front of the house. The adjacent dwelling to the left appears to be a 1.5-story vernacular or Minimal Traditional property, and the two houses together maintain the historic residential scale of the corridor.

Character-defining features include the 1-story side-gable form, front-projecting entry gable, compact Minimal Traditional footprint, and relationship to the cohesive group of c. 1951 front-gable dwellings along the corridor.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Grace Y. Vreeland conveyed Lots 46 and **47** to Stephina Zajac by Warranty Deed, dated March 20, 1944, recorded July 21, 1944.[1]

Stephina Zajac conveyed Lot 47 to Eugene Zajac, a single man, by Warranty Deed on August 18, 1947, recorded September 2, 1947.[2]

Eugene Zajac, a single man, conveyed Lot **47** to Edward Zajac, a married man, by Warranty Deed on January 18, 1951, recorded January 23, 1951. Building restrictions applied.[3]

Edward Zajac and Veronica Zajac, his wife, conveyed Lots 46 and **47** to Thomas Niemczewski and Michalina Niemczewski, his wife, by Warranty Deed on July 30, 1951, recorded August 1, 1951.[4]

Thomas Niemczewski and Michalina Niemczewski, his wife, conveyed Lots 46 and **47** to Fred Berakovich and Helen Berakovich, his wife, by Warranty Deed on June 25, 1956, recorded August 7, 1956.[5]

Fred Berakovich, also known as Frederick Engeles Berakovich, and Helen Berakovich, his wife, took out a mortgage from the State Savings Bank of Carleton in the amount of $12,500 on June 25, 1956, recorded August 7, 1956, on Lots 46, **47**, 48, and 49 and other lands.[6]

Fred Berakovich, also known as Fred Berakovich, also known as Frederick Engeles Berakovich, and Helen Berakovich, also known as Helen Berakovich, individually and as husband and wife, took out a mortgage from Wyandotte Chemicals Employees Credit Union in the amount of $12,000 on February 23, 1957 [likely to finance multiple lots], recorded February 25, 1957, on Lots 46 through 49 inclusive.[7]

Fred Berakovich and Helen Berakovich, his wife, conveyed Lots 46 and **47** to Fred Berakovich and Helen Berakovich, his wife, and Karl Berakovich, their son, with full rights of survivorship, by Warranty Deed on June 6, 1965, recorded June 15, 1965.[8]

Karl Berakovich, a single man, conveyed Lot **47** to Fred Berakovich and Helen Berakovich, his wife, with full rights of survivorship, by Quit Claim Deed for $1.00 on December 26, 1969, recorded December 29, 1969.[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1951 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1951 during the peak prosperity years of Ford's Village Industries period, this Minimal Traditional dwelling is part of a cohesive group of c. 1951 front-projecting gable houses along this section of W. Huron River Drive — including 26875, 26945, and 26965. This concentration of similar-date, similar-form dwellings documents speculative builder development that produced multiple houses of coordinated design along the corridor, a characteristic pattern of postwar suburban growth sustained by industrial prosperity. The property represents the affordable housing tier that accommodated the expanding workforce during Flat Rock's postwar boom.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1-story side-gable form with front-projecting entry gable remains clearly legible and consistent with the adjacent c. 1951 dwellings. Materials integrity has been diminished by vinyl shake siding and replacement windows, though these are reversible alterations and the concrete block foundation remains.

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-6, entry for Vreeland to Zajac, 21 July 1944; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-9.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-11.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-20.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-20.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-20.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

[9] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

Setting is preserved along W. Huron River Drive with maintained residential character and relationship to adjacent historic dwellings. Feeling and association are adequate, with the Minimal Traditional form and front-projecting gable conveying early 1950s residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1951 construction date places it within the district's period of significance during peak postwar prosperity. The Minimal Traditional form with front-projecting entry gable retains its essential design character and reinforces the cohesive group of c. 1951 dwellings along this section of the corridor. While vinyl shake siding and replacement windows diminish materials integrity, the original form and site relationship are preserved.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_092_02_0047_000; citing records held by the City of Flat Rock.

26675Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26775 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0046_000 Lots 46 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.102108		Long: -83.296055		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1963	
Architectural Style	Ranch/ Mid Century Modern	
Building Form	Single-story rectiliinear	
Roof Form	Low-pitched front gabled roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer with wood trim	
Foundation Materials	Concrete	
Window Materials	Aluminum frames	
Window Type	Sliding windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	Attached garage	

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Social History, Community Planning and Development
Period(s) of Significance	1963-1975 (Late Period of Significance - Final Suburban Development Phase)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☐	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐ Date(s):
Current/Common Name	26775 W. Huron River Drive		
Historic/Original Owner	Fred & Helen Berakovich		
Historic Building Use	Single-family residence		
Current Building Use	Single-family residence		

Survey Date	23 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1963 Ranch residence at 26775 W. Huron River Dr. in Flat Rock is a 1-story brick dwelling with a low-pitch front-gable roof and integrated garage, retaining excellent integrity with original brick construction and aluminum windows. The front-gable orientation is a less common variant within the district's Ranch housing stock, where side-gable and hip roof forms predominate.

The house exhibits a compact footprint oriented with the gable end facing the street, creating a deep plan on a narrow lot. The low-pitch front-gable roof is clad in brown asphalt shingles with moderate overhanging eaves. A brick chimney rises from the right side of the roof. A secondary brick chimney or flue is visible at the rear.

The exterior walls are clad entirely in red-brown brick veneer laid in a running bond pattern. The brick is continuous across the dwelling and garage sections, creating a unified masonry facade. The front facade is divided into two sections: the living quarters at the left and the integrated garage at the right, connected by a recessed entry bay between them. The entry is sheltered beneath a front-projecting gable extension with white-painted trim that provides a covered transition between the dwelling and garage sections.

Aluminum sliding windows — original to the building — are positioned on the front and side elevations with simple surrounds. The retention of original aluminum windows is a notable surviving element within the district. The brick/concrete foundation is continuous with the masonry walls.

The property sits on a narrow lot characteristic of the denser residential development closer to the W. Huron River Drive core. A concrete driveway extends along the left side to the integrated garage. The front yard is maintained with lawn, a concrete walkway leading to the entry, and low ornamental shrubs. A decorative wagon wheel and various personal items are visible near the entry. Mature deciduous trees provide canopy behind the house. The narrow lot and close proximity to neighboring dwellings reflect the tighter lot spacing of this section of the corridor compared to the more generous lots farther from the industrial core.

Character-defining features include the low-pitch front-gable Ranch form, red-brown brick veneer throughout, original aluminum sliding windows, brick chimneys, recessed entry bay between dwelling and garage, integrated garage, and narrow-lot setting.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Edward Zajac and Veronica Zajac, his wife, conveyed Lots **46** and 47 to Thomas Niemczewski and Michalina Niemczewski, his wife, by Warranty Deed on July 30, 1951, recorded August 1, 1951.[1]

Thomas Niemczewski and Michalina Niemczewski, his wife, conveyed Lots **46** and 47 to Fred Berakovich and Helen Berakovich, his wife, by Warranty Deed on June 25, 1956, recorded August 7, 1956.[2]

Fred Berakovich, also known as Frederick Engeles Berakovich, and Helen Berakovich, his wife, took out a mortgage from the State Savings Bank of Carleton in the amount of $12,500 on June 25, 1956, recorded August 7, 1956, on Lots **46**, 47, 48, and 49 and other lands.[3]

Fred Berakovich, also known as Fred Berakovich, also known as Frederick Engeles Berakovich, and Helen Berakovich, also known as Helen Berakovich, individually and as husband and wife, took out a mortgage from Wyandotte Chemicals Employees Credit Union in the amount of $12,000 on February 23, 1957 [likely to finance multiple lots], recorded February 25, 1957, on Lots **46** through 49 inclusive.[4]

Fred Beracovich, also known as Fred B. Berakovich, Frederick Engeles Beracovich, Fred Berakovich, and Helen Beracovich, also known as Helen Berakovich, individually and as husband and wife, took out a mortgage from Peoples Bank in the amount of $28,500 on October 7, 1963, [likely to build residence] recorded October 10, 1963, on Lots **46**, 48, and 49 and other lands.[5]

Fred Berakovich, also known as Fred B. Berakovich, also known as Frederick Engeles Berakovich, also known as Fred Berakovich, and Helen Berakovich, also known as Helen Berakovich, individually and as husband and wife, took out a second mortgage from Peoples Bank, Trenton, Michigan, in the amount of $28,872.06 on May 6, 1964, recorded May 11, 1964, on Lots **46**, 48, and 49 and other lands.[6]

Fred Berakovich and Helen Berakovich, his wife, conveyed Lots **46** and 47 to Fred Berakovich and Helen Berakovich, his wife, and Karl Berakovich, their son, with full rights of survivorship, by Warranty Deed on June 6, 1965, recorded June 15, 1965.[7]

Peoples Bank, Trenton, Michigan, assigned the mortgage to the National Bank of Detroit, a National Banking Association, by Assignment of Value on March 31, 1966, recorded April 8, 1966, covering Lots **46**, 48, and 49 and other lands; the assignment referenced the mortgage recorded in Liber 15338, Page 920.[8]

Fred Berskovich, Guardian of Karl Berakovich, a minor, conveyed an interest (described as one-third) in **Lot 46** to Charles Ballard Finley and Virginia Charlene Finley, husband and wife, by Guardian's Deed for $7,167 on July 22, 1966, recorded August 2, 1966.[9]

Fred Berakovich and Helen Berakovich, his wife, conveyed **Lot 46** to Charles Ballard Finley and Virginia Charlene Finley, husband and wife, by Warranty Deed on July 22, 1966, recorded August 2, 1966.[10]

The Probate File of the Estate of Karl Berakovich, a Minor, was filed July 21, 1966; the inventory filed recited a one-third interest in **Lot 46**.[11]

Charles Ballard Finley and Virginia Charlene Finley, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, in the amount of $13,000 on December 2, 1967, recorded December 6, 1967, on **Lot 46**.[12]

Charles Ballard Finley and Virginia Charlene Finley, his wife, conveyed the southeasterly 2 feet of **Lot 46** to Fred Berakovich and Helen Berakovich, his wife, and Karl Berakovich, their son, with rights of survivorship, by Warranty Deed for $250 on June 10, 1968, recorded July 10, 1968.[13]

Charles Ballard Finley and Virginia Charlene Finley, his wife, conveyed **Lot 46** (except the southwesterly 2 feet) to Mary E. Holmes and Margaret Gallop, as joint tenants with right of survivorship, by Warranty Deed for $28,000 on March 27, 1973, recorded April 5, 1973.[14]

Mary E. Holmes and Margaret Gallop, joint tenants with right of survivorship, conveyed **Lot 46** (except the southeasterly 2 feet) to Herbert W. Billing and Erma R. Billing, his wife, by Warranty Deed for $43,000 on June 20, 1979, recorded June 22, 1979.[15]

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-20, entry for Zajac to Niemczewski, 1 Aug 1951; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-20.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-20.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

[9] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

[10] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

[11] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

[12] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

[13] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

[14] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-22.

[15] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-22.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1963 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1963 during the later years of the Village Industries period, this brick Ranch demonstrates continued quality residential development along the W. Huron River Drive corridor. The front-gable orientation represents an efficient response to the narrower lots available in this section of the corridor, maximizing interior depth within a constrained width — a practical adaptation that documents the relationship between lot dimensions and house form in the district's residential development. The full brick construction reflects the quality of housing sustained by industrial prosperity during this period.

Integrity Assessment: The property retains excellent integrity across all seven aspects. Location is intact on the original W. Huron River Drive site. Design integrity is excellent — the low-pitch front-gable form, integrated garage, recessed entry bay, and brick chimneys remain as originally constructed. Materials integrity is excellent, with original red-brown brick veneer and original aluminum sliding windows preserved. Workmanship is evident in the quality brick masonry and chimney construction. Setting is preserved on the narrow lot with maintained residential character and proximity to neighboring dwellings. Feeling and association are strong, with the brick Ranch form conveying the quality of Flat Rock's early 1960s residential development.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1963 construction date places it within the later phase of the district's period of significance. The front-gable brick Ranch with integrated garage represents quality residential construction with excellent integrity across all seven aspects. Original brick veneer, aluminum sliding windows, and intact Ranch form make it a well-preserved representative of early 1960s residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0046_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26787 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0045_000 Lots 45 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.102200		Long: -83.297184		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1967	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick/Concrete	
Window Materials	Aluminum	
Window Type	Sliding	
Outbuildings	Yes ☐	No ☒
Number/Type:	Garage Integrated	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1967–1975 (within district's Late Period, 1920–1975)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☒ Altered ☐ Moved ☐ Date(s):
Current/Common Name	26787 W. Huron River Drive
Historic/Original Owner	Charles B. and Virginia C. Finley / Kenneth and Mary Glover
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	23 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1967 Ranch residence at 26787 W. Huron River Dr. in Flat Rock is a 1-story brick veneer dwelling with a low-pitch hip roof and integrated garage, retaining excellent integrity with original brick construction, aluminum windows, and intact Ranch form. The property represents premium residential construction during the later years of the district's period of significance and is among the highest-integrity properties documented along the corridor.

The house exhibits an extended footprint with a low-pitch hip roof clad in gray asphalt shingles with broad overhanging eaves and white aluminum fascia and gutters. The low roofline and wide eave overhangs create the strong horizontal emphasis that defines mature mid-1960s Ranch design. A brick chimney rises from the left (west) side of the roof, matching the wall material.

The exterior walls are clad entirely in light-toned brick veneer — a cream or buff-colored brick in a running bond pattern. The brick veneer is continuous across the dwelling and garage sections, creating a unified masonry facade of higher quality than the frame construction typical of the district. The brick construction represents the premium end of residential building in the community, reflecting the economic prosperity sustained by Ford's Village Industries and related enterprises.

The front facade is organized horizontally with a covered entry porch at the left side, recessed beneath the main roof overhang and supported by a decorative iron post or column. A concrete stoop with metal railings provides access. The entry porch shelters a seating area. Aluminum sliding windows — original to the building — are positioned across the facade with dark-toned frames. The original aluminum windows are a significant surviving element; most comparable properties in the district have received replacement windows. A decorative iron lamp post is positioned in the front yard near the driveway.

The integrated single-car garage is positioned at the right side of the facade with a white overhead door set within the brick veneer walls. The garage is fully integrated into the house form under the continuous hip roof, a seamless design approach characteristic of mid-1960s Ranch planning. The concrete driveway extends from the street to the garage.

The property sits on a modest lot with maintained lawn and mature hedgerow plantings along the right side foundation. A large mature shade tree provides canopy. The residential setting is consistent with the postwar section of W. Huron River Drive.

Character-defining features include the low-pitch hip roof with broad eaves, light-toned brick veneer throughout, brick chimney, original aluminum sliding windows, covered entry porch with iron detailing, integrated garage, decorative iron lamp post, and horizontal Ranch form.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

John Vojcsik and Elizabeth Vojcsik, his wife, conveyed Lot 45 to Regina Swisko by Warranty Deed on September 17, 1966, recorded September 21, 1966.[1]

Regina Swisko conveyed Lot 45 to Lloyd A. Martin and Winifred B. Martin, his wife, by Quit Claim Deed on September 20, 1966, recorded September 29, 1966.[2]

Lloyd A. Martin and Winifred B. Martin, his wife, conveyed Lot 45 to Charles B. Finley and Virginia C. Finley, his wife, by Warranty Deed on October 13, 1966, recorded October 18, 1966.[3]

Charles B. Finley and Virginia C. Finley, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, Michigan, in the amount of $8,000 on April 12, 1968, recorded April 19, 1968.[4]

Kenneth Glover and Mary Glover, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, in the amount of $14,000 on April 8, 1972, recorded May 3, 1972, on Lot 45.[5]

Charles B. Finley and Virginia C. Finley, his wife, conveyed Lot 45 to Kenneth Glover and Mary Glover, his wife, by Warranty Deed for $30,000 on April 28, 1972, recorded May 17, 1972.[6]

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1967 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1967 during the later years of the Village Industries period, this brick veneer Ranch represents the highest-quality residential construction documented along the W. Huron River Drive corridor. The full brick veneer exterior — rather than the more common aluminum or vinyl siding — reflects the premium tier of housing achieved by the community's most prosperous residents during the postwar decades. The integrated garage, low hip roof with broad eaves, and horizontal emphasis are hallmarks of mature mid-1960s Ranch design, demonstrating how residential construction in Flat Rock kept pace with national suburban design trends.

Integrity Assessment: The property retains excellent integrity across all seven aspects. Location is intact on the original W. Huron River Drive site. Design integrity is excellent — the low-pitch hip roof with broad eaves, extended horizontal form, integrated garage, covered entry porch, and brick chimney remain as originally constructed. Materials integrity is excellent, with original brick veneer, original aluminum sliding windows, brick chimney, iron porch detailing, and decorative iron lamp post all preserved. The retention of original aluminum windows is particularly notable within the district, where most properties have received replacement windows. Workmanship is evident in the quality brick masonry and chimney construction. Setting is preserved along W. Huron River Drive with maintained residential character. Feeling and association are strong, with the brick Ranch form conveying the quality of Flat Rock's mid-1960s residential development.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1967 construction date places it within the later phase of the district's period of significance. The brick veneer Ranch with integrated garage represents premium residential construction with excellent integrity across all seven aspects. Original brick veneer, aluminum sliding windows, brick chimney, iron porch detailing, and intact Ranch form make it one of the best-preserved properties documented along the W. Huron River Drive corridor.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0045_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26845 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0136_300 Lot 136 & 137 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.1028899		Long: -83.2978088		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1962	
Architectural Style	Vernacular	
Building Form	1 Story Rectilinear	
Roof Form	Hipped w/projection	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl	
Window Type	Picture Bay & Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐	e. ☐	f. ☐ g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Community Planning and Development; Industry					
Period(s) of Significance	c. 1962–1975 (within district's Late Period, 1922–1975)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	26845 W. Huron River Drive					
Historic/Original Owner	Arthur E. and Helen M. Hall					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	23 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1962 Ranch residence at 26845 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling with a hip roof and front porch, representing residential construction during the later years of the district's period of significance. The hip roof form — the second documented in the survey after the pyramidal hip at 27178 — adds to the architectural variety within the district's predominantly gable-roofed housing stock.

The house exhibits a low-to-moderate pitch hip roof clad in dark gray or charcoal asphalt shingles. The hip form creates even eave lines on all elevations, contributing to the horizontal emphasis characteristic of Ranch design. A small covered front porch projects from the right side of the facade, supported by a simple post and sheltering the main entry with metal railings at the steps. The porch roof is an extension of the main hip roof plane.

The exterior walls are clad entirely in light cream or pale yellow vinyl siding. The concrete block foundation is visible at the base. The front facade features a vinyl replacement bay window — a projecting picture window with angled side panes — positioned at the left side of the facade. The bay window serves as the primary glazing element and provides generous light to the main living area. Additional vinyl replacement double-hung windows are positioned across the facade. The fenestration is simple and functional.

The property sits on a modest lot with a well-maintained lawn. A paved driveway extends along the right side to a detached garage at the rear. Low ornamental shrubs are planted along the foundation near the entry. The residential setting is consistent with the postwar section of the corridor. The property is flanked by the large non-contributing 2004 dwelling at 26855 to the right and additional historic properties to the left, providing a return to the district's historic scale after the cluster of non-contributing infill.

Character-defining features include the 1-story hip-roofed Ranch form, low horizontal profile, front porch, bay window, and compact residential footprint.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Charles Matziuk, a single man, conveyed Lot 136 and the northwesterly 10 feet of Lot 137 and other lands to Arthur E. Hall and Helen M. Hall, his wife, by Warranty Deed on August 30, 1962, recorded September 13, 1962.[1]

Arthur E. Hall and Helen M. Hall, his wife, took out a mortgage from the National Bank of Detroit, a National Banking Association, in the amount of $3,000 [to build residence] on September 12, 1962, recorded September 13, 1962, on Lot 136 and the northwesterly 10 feet of Lot 137 and other lands; this mortgage was later discharged.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1962 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1962 during the later years of the Village Industries period, this Ranch dwelling represents continued residential development along the W. Huron River Drive corridor sustained by industrial prosperity. The hip roof form distinguishes it from the gable-roofed dwellings that predominate in the district, adding architectural diversity to the housing stock. The compact 1-story form and modest scale are consistent with the working-class residential character that defines the district. The bay window, while likely a later replacement, occupies the position of an original picture window — a standard Ranch-era feature providing generous glazing to the main living area.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1-story hip-roofed Ranch form, low horizontal profile, and front porch remain clearly legible. Materials integrity has been diminished by vinyl siding and replacement windows including the bay window, though these are reversible alterations and the concrete block foundation remains. Setting is preserved along W. Huron River Drive with

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

maintained residential character. Feeling and association are adequate, with the Ranch form and modest scale conveying early 1960s residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1962 construction date places it within the later phase of the district's period of significance. The hip-roofed Ranch form retains its essential design character despite vinyl siding and replacement windows. The property provides an important return to historic scale along the corridor after the cluster of non-contributing infill dwellings to the east.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0136_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26855 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0134_300 Lot 134 & 135 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103050		Long: -83.298023		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	2004
Architectural Style	Contemporary
Building Form	1.5 Story Rectilinear
Roof Form	Complex gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Brick/Concrete
Window Materials	Vinyl
Window Type	Picture/Sliding
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐		
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A					
Period(s) of Significance	N/A					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	N/A					
Historic/Original Owner	unknown					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	23 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 2004 contemporary residence at 26855 W. Huron River Dr. in Flat Rock is a 1.5-story brick dwelling of recent construction that falls within the boundaries of the proposed Flat Rock Historical District but postdates the period of significance. The house is substantially larger in scale and footprint than the historic dwellings along the corridor.

The house exhibits a complex roof system with multiple intersecting front-facing gables clad in dark brown or charcoal asphalt shingles. The roofline features at least three front-projecting gable planes at varying heights, creating a layered facade composition characteristic of early 2000s builder-grade residential design. A prominent double-car garage projects forward of the living quarters at the right side, with two wide overhead doors dominating the street-facing elevation.

The exterior walls are clad entirely in brown or tan brick veneer — a higher-quality material than the vinyl siding on most neighboring historic dwellings. Arched window openings with vinyl picture windows and arched transoms are positioned within the front gable faces, lending a vaguely Romanesque or Mediterranean-influenced decorative accent. Additional vinyl windows are placed across the facade. The concrete foundation is at grade.

The property occupies a generous corner or wide lot with manicured lawn, ornamental boxwood or evergreen hedge plantings along the foundation, and young ornamental trees in the front yard. A concrete driveway extends to the front-projecting garage. The scale, setback, and material quality of this dwelling distinguish it from the modest historic houses along the corridor.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The residence at 26855 W. Huron River Drive was built in 2004, thus it is outside of our period of significance.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 2004 property is recommended as Non-Contributing to the Flat Rock Historical District because its construction date postdates the district's period of significance (1920–1975).

Non-Contributing Rationale: The c. 2004 construction date places this building twenty-nine years after the close of the district's period of significance. The dwelling was not present during the historic period and therefore cannot contribute to the district's significance under any criterion. Its scale, complex roofline, arched window openings, and garage-dominant facade represent early 2000s residential design conventions that contrast sharply with the modest Minimal Traditional, Ranch, Cape Cod, and vernacular dwellings that define the district's historic character. The building's substantially larger footprint and higher material quality further distinguish it from the historic housing stock, reflecting contemporary construction standards rather than the working-class residential patterns of the Village Industries period.

This property is recommended as **NON-CONTRIBUTING** to the Flat Rock Historical District.

The c. 2004 construction date postdates the district's period of significance (1920–1975) by twenty-nine years. Only location integrity applies.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0134_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26875 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0132_302 Lot 132 & 133 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103251	Long: -83.298207			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1951
Architectural Style	Minimal Traditional/Ranch
Building Form	1 Story Rectilinear
Roof Form	Side Gable w/front proj.
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Concrete Block
Window Materials	Vinyl/Aluminum
Window Type	Picture/Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	Garage (via breezeway)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐		
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1951–1975 (within district's Late Period, 1920–1975)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	26875 W. Huron River Drive			
Historic/Original Owner	Frank & Colleen Rutkowski			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	George Van Riper (likely)			

Survey Date	23 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1951 Minimal Traditional / Early Ranch residence at 26875 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with a front-projecting entry gable and breezeway-attached garage, representing postwar residential construction during the peak prosperity years of the Village Industries period. The property is one of several c. 1951 dwellings with front-projecting gable configurations along this section of the corridor, suggesting coordinated builder development.

The house exhibits a side-gable roof clad in dark gray or charcoal asphalt shingles with a front-projecting gable at the left side of the facade. The main roof pitch is moderate, creating usable space in the upper half-story. The front-projecting gable defines the entry bay, with the main door positioned beneath its overhang. The gable face features a window at the upper level, providing light to the half-story.

The exterior walls are clad entirely in white or light cream vinyl siding. The concrete block foundation is visible at the base. The front facade to the right of the projecting gable features a vinyl replacement picture window — a large fixed pane providing generous light to the main living area. Additional vinyl replacement double-hung windows are positioned across the facade. The fenestration is simple and functional, with the picture window serving as the primary glazing element.

A breezeway extends from the right side of the dwelling to connect with an attached garage, creating a continuous roofline from house through breezeway to garage. The garage is clad in matching white vinyl siding with a single overhead door. The breezeway-garage configuration is consistent with mid-century residential improvement patterns documented on multiple properties in the district, though in this case the connection may be original to the 1951 construction.

The property sits on a well-maintained lot with a manicured lawn that slopes gently upward from the road. A flowering weeping cherry or ornamental tree is positioned in the left front yard, and mature deciduous trees frame the property. Low ornamental shrubs are planted along the foundation. The residential setting is consistent with the postwar section of W. Huron River Drive, with neighboring dwellings visible on both sides.

Character-defining features include the 1.5-story side-gable form, front-projecting entry gable with upper window, picture window on the main facade, breezeway-attached garage, and well-maintained residential setting.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lot 132 and other lands to George W. Van Riper and Mamie H. Van Riper, his wife, as tenants by the entireties, by Warranty Deed on December 28, 1951, recorded January 21, 1952.[1]

Mamie H. Van Riper conveyed Lot 132 to Frank W. Rutkowski and Colleen Rutkowski, his wife, by Warranty Deed on June 3, 1964, recorded June 11, 1964.[2]

"Colleen Rutkowski, Frank's wife was related to the Bunte family who built the Huron Valley Cemetery and he worked there."[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1951 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

Criterion A - Community Planning and Development: Built c. 1951 during the peak prosperity years of Ford's Village Industries period, this Minimal Traditional / Early Ranch dwelling represents the postwar residential construction boom along the W. Huron River Drive corridor. The front-projecting entry gable places it within the Minimal Traditional vocabulary, while the picture window and breezeway-garage connection reflect the emerging Ranch-era amenities of the early 1950s. Together with the adjacent c. 1951 dwellings at 26945 and 26965 W. Huron River Drive — all exhibiting front-projecting gable configurations — this property likely represents speculative builder development that produced a cohesive group of similar houses along the corridor, a characteristic pattern of postwar suburban growth sustained by industrial prosperity.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story side-gable form with front-projecting entry gable, picture window, and breezeway-attached garage remain clearly legible. Materials integrity has been diminished by vinyl siding and replacement windows, though these are reversible alterations and the concrete block foundation remains. Setting is well preserved with maintained residential character, ornamental landscaping, and relationship to adjacent c. 1951 dwellings. Feeling and association are strong, with the transitional Minimal Traditional / Early Ranch form and breezeway-garage configuration conveying early 1950s residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1951 construction date places it within the district's period of significance during peak postwar prosperity. The 1.5-story Minimal Traditional / Early Ranch form with front-projecting entry gable, picture window, and breezeway-attached garage retains strong design integrity. While vinyl siding and replacement windows diminish materials integrity, the original form and site relationship are preserved. The property forms part of a cohesive group of c. 1951 front-gable dwellings along this section of the corridor.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0132_302; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26891 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0131_301 Lot 131 & 132 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103401	Long: -83.298341			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	2001	
Architectural Style	COntemporary	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled w/ projection	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Picture/Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	26891 W. Huron River Drive						
Historic/Original Owner	unknown						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	223 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 2001 contemporary residence at 26891 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling of recent construction that falls within the boundaries of the proposed Flat Rock Historical District but postdates the period of significance.

The house exhibits a side-gable roof clad in dark gray asphalt shingles with a prominent front-projecting garage gable that dominates the street-facing facade. The attached two-car garage with a wide overhead door projects forward of the living quarters, making the garage the primary visual element from the road — a hallmark of late 20th- and early 21st-century subdivision-style residential design that contrasts sharply with the historic district's pattern of detached rear garages, breezeway connections, or modest integrated garage bays.

The exterior walls are clad in tan or beige vinyl siding. The concrete foundation is at grade. The living quarters are set back behind the garage projection, with a small covered entry porch accessed by concrete steps with a metal railing. A vinyl picture window flanked by double-hung sidelights is positioned on the living area facade to the left of the entry. The fenestration and entry treatment are consistent with early 2000s builder-grade residential construction.

The property sits on a modest lot with a concrete driveway leading to the front-projecting garage. The front yard is maintained with lawn. A real estate sign is visible near the road. A mature tree is positioned to the right rear of the property.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The residence at 26891 W. Huron River Drive was built in 2001, thus is outside of our period of significance.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 2001 property is recommended as Non-Contributing to the Flat Rock Historical District because its construction date postdates the district's period of significance (1920–1975).

Non-Contributing Rationale: The c. 2001 construction date places this building twenty-six years after the close of the district's period of significance. The dwelling was not present during the historic period and therefore cannot contribute to the district's significance under any criterion. The garage-dominant facade — with the two-car garage projecting forward of the living quarters — represents a fundamentally different approach to residential design than the historic dwellings in the district, where garages were typically detached, rear-placed, or modestly integrated. This design inversion, prioritizing automobile storage over the dwelling's street presence, is characteristic of late 20th-century suburban development and visually disrupts the historic streetscape pattern.

This property is recommended as **NON-CONTRIBUTING** to the Flat Rock Historical District.

The c. 2001 construction date postdates the district's period of significance (1920–1975) by twenty-six years. Only location integrity applies.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0131_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26925 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0130_000 Lot 130 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103535		Long: -83.298483		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1987	
Architectural Style	Contemporary	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gable w/projection	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete Block	
Window Materials	Vinyl	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A					
Period(s) of Significance	N/A					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	26925 W. Huron River Drive					
Historic/Original Owner	N/A					
Historic Building Use	N/A					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	24 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1987 contemporary residence at 26925 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling of recent construction that falls within the boundaries of the proposed Flat Rock Historical District but postdates the period of significance.

The house exhibits a steeply pitched side-gable roof clad in dark green or black asphalt shingles with a front-facing gabled dormer projecting from the front roof slope. The dormer contains a vinyl double-hung window. The steep pitch and dormer configuration give the house a taller, more vertical profile than the historic dwellings along the corridor. A decorative half-timbered or board-and-batten treatment is visible in the upper gable face, lending a vaguely Tudor or Craftsman-inspired accent.

The exterior walls are clad in olive or dark tan vinyl siding. A fieldstone or rubblestone wainscot extends across the lower portion of the front facade and wraps around a low retaining wall flanking the front walkway — a decorative rustic element consistent with 1980s residential construction. The concrete foundation is at grade. Vinyl double-hung windows are positioned across the facade.

A full-width front porch extends across the facade with wood posts and railings, providing a sheltered entry area. Wood steps lead up from grade. The porch treatment, while reminiscent of traditional forms, employs contemporary materials and proportions. A large mature shade tree anchors the left side of the property. The front yard slopes gently upward from the road. A detached garage is positioned to the rear. The adjacent dwelling at 26935 (also non-contributing, c. 2000) is visible to the right.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Records indicate this residence was built in 1987, outside of the period of significance.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1987 property is recommended as Non-Contributing to the Flat Rock Historical District because its construction date postdates the district's period of significance (1922–1975).

Non-Contributing Rationale: The c. 1987 construction date places this building twelve years after the close of the district's period of significance. The dwelling was not present during the historic period and therefore cannot contribute to the district's significance under any criterion. Its contemporary design — including the fieldstone wainscot, decorative gable treatment, and overall material palette — is consistent with 1980s residential construction and bears no relationship to the historic building patterns of the district. Together with the adjacent 26935 (c. 2000), this property forms a cluster of two non-contributing infill dwellings between the historic houses at 26945 (c. 1951) and properties farther west.

Recommendation: NON-CONTRIBUTING

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District.

The c. 1987 construction date postdates the district's period of significance (1922–1975) by twelve years. Only location integrity applies.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0130_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26935 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0129_000 Lot 129 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103657		Long: -83.298581		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	2000 new construction	
Architectural Style	Contemporary	
Building Form	2 Story Rectilinear	
Roof Form	Complex	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A
Period(s) of Significance	N/A

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):

Current/Common Name	26935 W. Huron River Drive
Historic/Original Owner	N/A
Historic Building Use	N/A
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	23 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 2000 contemporary residence at 26935 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling of recent construction that falls within the boundaries of the proposed Flat Rock Historical District but postdates the period of significance.

The house exhibits a side-gable roof clad in brown or taupe asphalt shingles with a front-facing shed dormer projecting from the front roof slope, providing light and headroom to the upper half-story. The dormer contains vinyl sliding windows. The exterior walls are clad in tan or taupe vinyl siding with darker brown trim at corners, windows, and fascia. A two-tone color scheme distinguishes the upper and lower wall sections. The concrete foundation is at grade.

The front facade features a slightly projecting entry bay with a covered porch supported by a simple post. A red bench or seating element is positioned on the porch. Vinyl sliding windows are placed across the facade. The fenestration, siding profiles, and trim detailing are consistent with late 1990s / early 2000s residential construction.

The property sits on a well-maintained lot with manicured lawn, professional landscaping including ornamental boxwood plantings with river stone mulch borders, and a flowering ornamental tree (Japanese maple or similar) in the front yard. A detached garage is positioned to the rear. The adjacent dwelling at 26945 (c. 1951, blue vinyl siding) is visible to the right.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The residence at 26935 was built in 2000, and is not a contributing historical resource.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 2000 property is recommended as Non-Contributing to the Flat Rock Historical District because its construction date postdates the district's period of significance (1920–1975).

Non-Contributing Rationale: The c. 2000 construction date places this building twenty-five years after the close of the district's period of significance. The dwelling was not present during the historic period and therefore cannot contribute to the district's significance under any criterion. Its contemporary design, materials, and detailing are consistent with turn-of-the-millennium residential construction and bear no relationship to the historic building patterns of the district. The property may represent infill construction on a previously vacant lot or replacement of an earlier dwelling.

This property is recommended as **NON-CONTRIBUTING** to the Flat Rock Historical District.

The c. 2000 construction date postdates the district's period of significance (1920–1975) by twenty-five years. Only location integrity applies.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0129_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26945 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0128_000 Lot 128 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103782		Long: -83.298880		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ **select sub-type below** **Commercial** ☐ **Residential** ☒ **Industrial** ☐ **Other** ☐	**Structure** ☐ **Object** ☐

Architectural Information

Construction Date	1951	
Architectural Style	Minimal Traditionalist	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gable w/projection	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete Block	
Window Materials	Vinyl	
Window Type	Sliding/Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1951–1975 (within district's Late Period, 1920–1975)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):
Current/Common Name	26945 W. Huron River Drive		
Historic/Original Owner	Ambrose and Mary Kovacek		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Architect/Engineer/Designer	unknown		
Builder/Contractor	unknown		

Survey Date	23 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1951 Minimal Traditional residence at 26945 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with a front-projecting entry gable, representing postwar residential construction during the peak prosperity years of the Village Industries period. The 1.5-story form provides more living space than the 1-story examples in the district while maintaining the compact footprint characteristic of Minimal Traditional design.

The house exhibits a steeply pitched side-gable roof clad in gray asphalt shingles with a prominent front-projecting gable at the left side of the facade. The steep pitch creates usable space in the upper half-story. A small gabled dormer or vent is visible at the ridge near the center of the roof. The front-projecting gable contains the main entry, sheltered beneath the gable overhang, and a window at the upper level within the gable face.

The exterior walls are clad entirely in dark blue vinyl siding — a distinctive color choice that sets this property apart from the predominantly white, tan, and gray dwellings along the corridor. The concrete foundation is visible at the base. Vinyl replacement windows include both sliding and double-hung types positioned across the facade. The front-projecting gable section features windows at both the first and upper levels. The main facade to the right of the projection has windows at the first-floor level.

A detached single-car garage with white vinyl or aluminum siding is positioned to the rear-right of the house, accessed by a wide asphalt driveway that extends along the right side of the property. The driveway provides ample parking area between the house and garage. The front yard is maintained with lawn and a small ornamental tree or shrub to the left. The property sits adjacent to the corner lot at 26965 W. Huron River Drive, and the two houses together form a pair of c. 1951 dwellings with similar front-projecting gable configurations — likely built by the same developer.

Character-defining features include the 1.5-story side-gable form, steeply pitched roof, front-projecting entry gable with upper window, compact Minimal Traditional footprint, and detached garage.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1953, Fred Berakovich resided at 26945 W. Huron River Drive.[1]

George J. McGowan, a single man, conveyed Lot 128 to Mary Kovacek by Warranty Deed on June 16, 1928, recorded November 29, 1955.[2]

Mary Kovacek, a married woman, conveyed Lot 128 to Jack Jackman, a single man, by Quit Claim Deed on November 22, 1955, recorded November 29, 1955.[3]

Jack Jackman, a single man, conveyed Lot 128 to Ambrose Kovacek and Mary Kovacek, husband and wife, by Quit Claim Deed on November 22, 1955, recorded November 29, 1955.[4]

Ambrose Kovacek and Mary Kovacek, his wife, conveyed Lot 128 to Frederick Engeles Berakovich and Helen Berakovich, his wife, by Warranty Deed for $1.00 on December 7, 1955, recorded December 13, 1955. Building restrictions applied.[5]

Fred Berakovich, also known as Frederick Engeles Berakovich, and Helen Berakovich, husband and wife, took out a mortgage from State Savings Bank of Carleton in the amount of $12,500 on June 25, 1956, recorded August 7, 1956, on Lots 128 and other lands.[6]

For the reconveyance of Lot 128 from Berakovich to Kovacek following the Complaint for Conveyance (Wayne County Action No. 74-004464), and the subsequent chain through Mary Kovacek to Karl L. Berakovich and ultimately to James White and Erma A. White ($45,000), see Lot 127 — Southeasterly Half above.[7]

John Sidun, Jr. and Roberta Sidun, his wife, conveyed Lot 129 to Fred Berakovich and Helen Berakovich, his wife, by Warranty Deed for $2,000 on December 6, 1968, recorded December 16, 1968. In 1971, Ambrose Kovacek resided at 26945 W. Huron River Drive.[8]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1951 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1951 during the peak prosperity years of Ford's Village Industries period, this Minimal Traditional dwelling represents the postwar residential construction that sustained Flat Rock's growth as an industrial suburb. The 1.5-story form — providing more living space than a single-story dwelling within a compact footprint — reflects the housing demands of growing families in the postwar period. Together with the adjacent 26965 W. Huron River Drive (also c. 1951 with a similar front-projecting gable), the property likely represents speculative builder construction that produced multiple houses of similar design along the corridor, a characteristic pattern of postwar residential development.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story side-gable form with front-projecting entry gable and steeply pitched roof remain clearly legible. Materials integrity has been diminished by vinyl siding and replacement windows, though these are reversible alterations. Setting is preserved along W. Huron River Drive with maintained residential character and the paired relationship with the adjacent c. 1951 dwelling. Feeling and association are adequate, with the Minimal Traditional form conveying early 1950s residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

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[1] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The c. 1951 construction date places it within the district's period of significance during peak postwar prosperity. The 1.5-story Minimal Traditional form with front-projecting entry gable retains its essential design character. While vinyl siding and replacement windows diminish materials integrity, the original form, roof profile, and site relationship are preserved. The paired relationship with the adjacent 26965 suggests coordinated builder development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0128_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26965 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0126_000 Lot 126 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103960		Long: -83.298976		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1951	
Architectural Style	Minimal Traditionalist/Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled w/projection	
Roof Materials	asphalt	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	Garage (by breezeway)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry						
Period(s) of Significance	c. 1951–1975 (within district's Late Period, 1920–1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	26965 W. Huron River Drive						
Historic/Original Owner	Arthur Gilstorf and Marguerite E. Gilstorf						
Historic Building Use	Residence						
Current Building Use	Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	23 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1951 Minimal Traditional / Early Ranch residence at 26965 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling situated on a corner lot, exhibiting the transitional characteristics between the compact Minimal Traditional form and the emerging Ranch style of the early 1950s. The front-projecting entry gable and compact footprint reflect Minimal Traditional planning, while the low profile and horizontal emphasis anticipate the Ranch houses that would dominate later in the decade.

The house exhibits a side-gable roof clad in brown asphalt shingles with a prominent front-projecting gable centered on the facade. The front gable creates a defined entry bay with the main door — a teal or dark green entry door — recessed beneath the projecting gable. A decorative circular element or vent is positioned in the gable face above the entry. The gable projection adds vertical emphasis and visual interest to an otherwise horizontal composition.

The exterior walls are clad entirely in tan or beige vinyl siding with blue or dark-toned decorative shutters flanking the front windows. The concrete foundation is visible at the base. Vinyl replacement double-hung windows are positioned symmetrically on either side of the front-projecting entry gable. The fenestration is simple and balanced, consistent with Minimal Traditional design conventions.

A breezeway extends from the rear of the dwelling to connect with an attached garage, a common early 1950s improvement that provided covered passage between house and automobile storage. The breezeway-garage configuration is visible from the side elevation along the cross street. A metal railing or fence section is positioned along the left side of the property.

The property occupies a corner lot at the intersection of W. Huron River Drive and a cross street, providing visibility on two frontages. The front yard is maintained with a well-kept lawn that slopes gently upward from the road. A large mature shade tree anchors the left front yard. A concrete walkway leads from the sidewalk to the front entry. Flower planters and decorative elements are arranged near the porch area. The corner lot provides a generous side yard along the cross street.

Character-defining features include the 1-story side-gable form, front-projecting entry gable with decorative gable element, teal entry door, symmetrical facade composition, breezeway-attached garage, and corner lot setting.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Arthur Gilstorf and Marguerite E. Gilstorf, his wife, took out a mortgage from Frank Curtis and Elsie Curtis, his wife, in the amount of $4,000 on September 7, 1951, [to build house] recorded September 8, 1951, on Lot 126. This mortgage was later discharged.[1]

Arthur Gilstorf and Marguerite E. Gilstorf, his wife, took out a mortgage from Peoples Bank of Trenton, a Michigan Corporation, in the amount of $5,157.88 on November 20, 1953, recorded November 25, 1953, on Lot 126. This mortgage was later discharged.[2]

Peoples State Bank of Trenton assigned the mortgage on Lot 126 and other lands to National Bank of Detroit by Assignment on June 29, 1954, recorded July 9, 1954. The assignment referenced the mortgage recorded in Liber 11932, Page 407.[3]

Arthur Gilstorf, also known as Arthur A. Gilstorf, conveyed Lot 126 and the northerly 25 feet of Lot 127 to Arthur A. Gilstorf and Marguerite E. Gilstorf, his wife, as tenants by the entireties, by Warranty Deed on October 10, 1958, recorded October 31, 1958.[4]

Ambrose Kovacek and Mary Kovacek, his wife, conveyed the northerly 25 feet of Lot 127 to Arthur Gilstorf and Marguerite E. Gilstorf, his wife, by Quit Claim Deed on December 8, 1958, recorded December 10, 1958.[5]

Arthur A. Gilstorf and Marguerite E. Gilstorf, individually and as husband and wife, took out a mortgage from Peoples Bank of Trenton in the amount of $6,702.96 on October 10, 1958, recorded October 31, 1958, on Lot 126 and the northerly 25 feet of Lot 127.[6]

The Probate File of the Estate of Marguerite E. Gilstorff, Deceased, was filed September 19, 1978, under Wayne County Probate File #699,134. The inventory was filed December 6, 1978, and recited Lot 127 as property of the estate; the heir was Janice E. Gilstorff, daughter.[7]

In the matter of the Estate of Marguerite E. Gilstorff, Deceased: an Order was entered July 17, 1981, recorded July 28, 1981, pertaining to Lot 126 and the northwesterly one-half of Lot 127. The Court ordered that the residue of said estate be assigned to Janice E. Gilstorff, daughter, and that the administratrix be discharged and her bond cancelled.[8] In the matter of the Estate of Marguerite E. Gilstroff, Deceased: an Inventory was filed November 21, 1980, recorded July 28, 1981, reciting Lot 126 and the northwesterly one-half of Lot 127.[9]

Janice E. Gilstroft, a single person, took out a mortgage from Peoples Bank & Trust in the amount of $10,000 on April 11, 1984, recorded April 20, 1984, on Lot 126 and the northerly 85.00 feet of Lot 127.[10]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1951 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1951 during the peak prosperity years of Ford's Village Industries period, this Minimal Traditional / Early Ranch dwelling represents the residential construction boom that accompanied postwar industrial expansion in Flat Rock. The 1951 date places it at the transitional moment between the compact Minimal Traditional form that characterized prewar and immediately postwar construction and the Ranch style that would dominate later in the decade. The front-projecting entry gable — a hallmark of Minimal Traditional design — coexists with the low profile and horizontal orientation that anticipate

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Ranch planning. The breezeway-attached garage reflects the growing importance of automobile accommodation in residential design during this period. The corner lot placement along W. Huron River Drive connects the property to the primary transportation corridor serving the Ford Headlamp Plant and related industries.

Integrity Assessment: Location is intact on the original corner lot at W. Huron River Drive. Design integrity is maintained — the 1-story side-gable form with front-projecting entry gable, symmetrical facade, and breezeway-attached garage remain clearly legible. Materials integrity has been diminished by vinyl siding and replacement windows, though these are reversible alterations. Setting is well preserved on the corner lot with maintained residential character, mature shade tree, and proximity to the W. Huron River Drive corridor. Feeling and association are strong, with the transitional Minimal Traditional / Early Ranch form and breezeway-garage configuration conveying early 1950s residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1951 construction date places it within the district's period of significance during peak postwar prosperity. The transitional Minimal Traditional / Early Ranch form with front-projecting entry gable and breezeway-attached garage retains strong design integrity. While vinyl siding and replacement windows diminish materials integrity, the original form, corner lot setting, and breezeway-garage configuration are preserved.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0126_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27005 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0125_000 Lot 125 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.104177	Long: -83.299214			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1951
Architectural Style	Ranch
Building Form	1 Story Rectilinear
Roof Form	Hipped
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Concrete Block
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Picture & Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	Integrated Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	[illegible]	[illegible]
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry						
Period(s) of Significance	c. 1951-1975 (within district's Late Period, 1920-1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):			
Current/Common Name	27005 W. Huron River Drive						
Historic/Original Owner	Mearl A. Metzger and Dorothy Metzger						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	22 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26965 W. Huron River Dr. is a single-story Ranch house constructed in 1951, representing early postwar suburban residential development during Flat Rock's late period of significance.

The structure presents a rectangular footprint with a side-gable roof and a prominent front-facing gable projection. The roof is clad in medium brown or gray asphalt shingles with moderate eaves and painted wood trim. The exterior walls are clad in horizontal lap siding painted light tan or beige, exhibiting narrow exposure typical of wood lap siding from the period. The foundation appears to be concrete or concrete block with a painted finish.

The front facade features paired or grouped double-hung sash windows with white trim. A distinctive circular or oval window element in the front-facing gable projection adds architectural interest. The main entrance is located within or adjacent to the gable projection, accessed by concrete steps or a small stoop.

The property has a maintained front lawn with generous setback from W. Huron River Drive, mature trees, and a concrete walkway connecting the entrance to street access. Accessory structures and driveway access are present, though partially obscured.

The side-gable Ranch form with front gable projection, horizontal lap siding, and decorative oval window reflect quality early 1950s residential construction.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Sam L. Vreeland and Grace Y. Vreeland, his wife, conveyed Lot 125 to Harvey Longton by Warranty Deed, dated July 18, 1939, recorded June 21, 1947. Building restrictions applied.[1]

Harvey Longton and Vera Longton, his wife, conveyed Lot 125 to Merton D. Neese and Mary Sue Neese, his wife, by Warranty Deed, dated June 16, 1937, recorded June 21, 1947.[2]

Merton D. Neese and Mary Sue Neese, his wife, conveyed Lot 125 to Mearl A. Metzger and Dorothy Metzger, his wife, by Warranty Deed on July 15, 1948, recorded December 1, 1948.[3]

Mearl A. Metzger and Dorothy Metzger, his wife, took out a mortgage from Down River Federal Savings & Loan Association in the amount of $5,059.50, dated December 2, 1950, recorded December 8, 1950, on Lot 125.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1951 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built in 1951 during the early postwar suburban expansion, this Ranch house demonstrates continued residential development sustained by Flat Rock's industrial prosperity. The design — with its front-facing gable projection and decorative oval window — reflects how residents embraced modern Ranch architecture while maintaining access to employment at Ford's Village Industries and related industrial operations. The 1951 date places it within the postwar modernization phase when Flat Rock participated in national trends toward single-story suburban housing.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is good, with the single-story massing, side-gable roof with front-facing gable projection, and horizontal emphasis preserved. Materials integrity is good, with horizontal lap siding and coordinated trim maintaining the original character. Setting is preserved through maintained landscaping and relationship to W. Huron River Drive. Feeling and

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

association are adequate, with the Ranch form and architectural refinements conveying early 1950s suburban residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District. The 1951 construction date, intact Ranch form with front-facing gable projection and oval window, and good integrity allow the property to convey its significance as part of Flat Rock's postwar residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0125_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27015 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0124_000 Lot 124 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.104299		Long: -83.299284		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1951	
Architectural Style	Minimal Traditionalist	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Block/Permastone	
Window Materials	Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry						
Period(s) of Significance	c. 1951-1975 (within district's Late Period, 1922-1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/WIndows	Moved ☐	Date(s):			
Current/Common Name	27015 W. Huron River Drive						
Historic/Original Owner	Robert L. & Mary Ann Hood						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	George Van Riper (likely)						

Survey Date	12 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1951 Minimal Traditional residence is a 1.5-story frame dwelling situated on W. Huron River Drive in Flat Rock. The building represents postwar residential development during the mature phase of the community's growth as a suburban-industrial center and exemplifies the Minimal Traditional style that dominated affordable housing construction from the late 1930s through the early 1950s. The Cape Cod-influenced massing, with its expandable half-story, was among the most popular forms for young families and first-time homebuyers during this period. The property retains its essential Minimal Traditional form despite material alterations, contributing to the residential character that defines this section of W. Huron River Drive.

The house exhibits the characteristic Minimal Traditional form with a 1.5-story mass and a side-gabled roof clad in asphalt shingles. The steeply pitched roof creates substantial usable space in the upper level, a hallmark of the Cape Cod variant that maximized square footage within an economical building envelope. Two skylights have been cut into the front roof slope, a later alteration. A small gable-roofed projection at the ridge may indicate an attic ventilator or remnant chimney housing.

The exterior walls are clad in vinyl siding in a tan or beige color, a replacement material that obscures the original wall surface. The original cladding was likely wood clapboard or asbestos shingle, common for dwellings of this period and price point. The concrete block foundation has been clad with permastone veneer, a decorative masonry product popular during the mid-twentieth century.

The primary elevation is three bays wide with a centered entry flanked by single windows on each side. The entry consists of a replacement panel door with an oval glass insert, accessed by a concrete stoop with low concrete block cheek walls. The windows are aluminum 1/1 double-hung replacement units; the originals were likely wood-sash. Non-functional decorative shutters painted blue have been applied to the first-story window openings. An American flag is mounted to the right of the entry.

A detached one-car frame garage with a side-gable roof and vinyl siding is located to the east of the dwelling, accessed by a concrete driveway along the east side of the property. Chain-link fencing encloses the side yard between house and garage. The garage appears contemporaneous with the dwelling, though it has received the same vinyl siding treatment.

The property occupies a modest residential lot with foundation plantings and landscape lighting along the front walk. A utility pole is situated near the front property line.

Character-defining features include the 1.5-story Cape Cod massing, side-gable roof profile, three-bay centered-entry primary elevation, compact rectangular footprint, concrete stoop with block cheek walls, modest residential scale, and the spatial relationship between the dwelling and its detached garage.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

George & Mamie Van Riper purchased lot 124 in the Huron River Subdivision on 15 Aug 1950, from the Grace Yost Vreeland (survivor of Samuel L. Vreeland).[1] On 9 Oct 1950, Van Riper took out a mortgage in the amount of $6,000 from the State Savings Bank of Flat Rock to build the residence on lot 122, known at 27015 W. Huron River Drive.[2]

Robert L. & Mary Ann Hood purchased lot 124 in the Huron River Subdivision on 20 Sept 1951 from George & Mamie Van Riper.[3] In 1953, Robert Hood resided at 27015 W. Huron River Drive.[4] Mildred Wise Smith & Arda E. Hoffman purchased lot 124 in the Huron River Subdivision on 7 Aug 1962 from Robert L. & Mary Ann Hood .[5] Sanford E. & Kathy Cizmar purchased lot 124 in the Huron River Subdivision on 9 Aug 1966 from Roy R. & Janet Warner .[6] Duane Mears & Sharon K. Hoyte purchased lot 124 in the Huron River Subdivision on 7 Nov 1969 from Sanford E. & Kathy Cizmar.[7] In 1971, Hoyte D. Mears resided at 27015 W. Huron River Drive.[8]

Christopher G. & Karen Hornbeck purchased lot 124 in the Huron River Subdivision on 11 Oct 1979 from Duane Mears & Sharon K. Hoyte .[9] Noel K. & Beth Smolenyak purchased lot 124 in the Huron River Subdivision on 28 Jan 1982 from Christopher G. & Karen Hornbeck.[10]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1951 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents postwar residential development during the mature phase of Flat Rock's growth as a suburban-industrial center and demonstrates the continued housing construction that served the expanding industrial workforce in the years following World War II.

Criterion A - Community Planning and Development: Constructed c. 1951, during the postwar building boom that expanded Flat Rock beyond the earlier Ford Village Industries building campaigns of the 1920s–1940s, this Minimal Traditional residence represents the infill development that completed the residential fabric of Flat Rock's historic neighborhoods. By this period the community was experiencing continued growth driven by the broader industrialization of Downriver Wayne County, including expansion of Ford operations and

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Vreeland to Van Riper, 15 Aug 1950; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **10**. Citing Wayne County Register of Deeds Office, Detroit.

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; State Saving Bank of Flat Rock to George W. Van Riper, 9 Oct 1950; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **11**. Citing Wayne County Register of Deeds Office, Detroit.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Van Riper to Hood, 20 Sept 1951; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **45**. Citing Wayne County Register of Deeds Office, Detroit.

[4] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Hood to Smith & Hoffman, 7 Aug 1962; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **46**. Citing Wayne County Register of Deeds Office, Detroit.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Warner to Cizmar [land contract], 9 Aug 1966; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **47**. Citing Wayne County Register of Deeds Office, Detroit.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Cizmar to Hoyte, 7 Nov 1969; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **47**. Citing Wayne County Register of Deeds Office, Detroit.

[8] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Hoyte to Hornbeck, 11 Oct 1979; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **47**. Citing Wayne County Register of Deeds Office, Detroit.

[10] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Hornbeck to Smolenyak, 28 Nov1982; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **48**. Citing Wayne County Register of Deeds Office, Detroit.

establishment of the Michigan Casting Center. This property illustrates the type of affordable housing that enabled returning veterans and young families to achieve homeownership with proximity to industrial employment.

The property's c. 1951 construction date places it within the mature development period of Flat Rock's growth. W. Huron River Drive, a principal thoroughfare following the course of the Huron River, saw infill residential development during this era. The Minimal Traditional type, with its economical footprint and expandable half-story, was ideally suited to young families and represents a significant component of Flat Rock's postwar residential character. Properties of this era are essential to understanding the full arc of the district's development narrative, documenting continued demand for working-class housing through the mid-twentieth century.

The Minimal Traditional style represented a transitional form between the decorative period revival styles of the 1920s–1930s and the Ranch houses that dominated by the mid-1950s. These dwellings were designed to be economical while offering the appearance of a traditional home — compact footprints, minimal ornamentation, and efficient use of interior space. The 1.5-story Cape Cod variant was especially popular because the half-story allowed future expansion within the existing roof envelope.

Integrity Assessment: The property retains integrity of location on its original site on W. Huron River Drive. Integrity of design is maintained through preservation of the Minimal Traditional form with side-gable roof, 1.5-story Cape Cod massing, three-bay centered-entry elevation, and spatial relationship to its detached garage. While skylights have been added to the front roof slope and the entry door replaced, these do not obscure the fundamental design characteristics. Integrity of materials has been diminished through vinyl siding, aluminum replacement windows, permastone foundation cladding, and a replacement entry door, though these alterations are reversible and the structural fabric remains intact. Integrity of setting is preserved through the property's relationship to neighboring residences and the W. Huron River Drive streetscape. Integrity of feeling and association remain strong, as the property continues to convey its character as a modest postwar working-class residence from the mature phase of Flat Rock's development.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1951 construction date places this property within the mature phase of Flat Rock's development as a suburban-industrial center, representing the postwar residential growth that completed the community's historic neighborhoods. The Minimal Traditional form exemplifies the popular housing type that enabled working families to achieve homeownership during this period.

The property retains its essential Minimal Traditional form, with the side-gable roof, 1.5-story Cape Cod massing, and three-bay centered-entry elevation clearly legible despite material alterations. The concrete stoop with block cheek walls provides evidence of original construction. The spatial relationship between dwelling and detached garage reinforces the mid-century residential character.

The property contributes to the residential streetscape of W. Huron River Drive, where postwar housing creates a consistent residential scale and character that conveys the continued development of the community during the Late Period of Significance. While vinyl siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Minimal Traditional form, postwar construction date, and retained setting make this property a contributor to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0124_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27023 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0123_000 Lot 123 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.104407	Long: -83.299373			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1952
Architectural Style	Minimal Traditionalist
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled w/ projection
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Aluminum
Window Type	Picture/ Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1/garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐		
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry					
Period(s) of Significance	c. 1952-1975 (within district's Late Period, 1920-1975)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Winter	Moved ☐	Date(s):		
Current/Common Name	27023 W. Huron River Drive					
Historic/Original Owner	Thomas & Doris Parker					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	George W. Van Riper/Robert James					

Survey Date	12 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1952 Minimal Traditional residence is a 1.5-story frame dwelling on W. Huron River Drive. Constructed during the post-WWII suburban expansion, the property represents the residential development that served Flat Rock's workforce during the mature Village Industries era.

The house exhibits characteristic Minimal Traditional form with a steeply pitched side-gabled roof and **front gable projection** creating visual interest on the facade. The compact, economical massing reflects the practical housing solutions that served working families during the early 1950s. The roof is covered with gray asphalt shingles. The exterior is clad in tan/beige vinyl siding.

A **small metal awning** shelters the front entry, providing weather protection. The windows are aluminum replacement units including picture and double-hung types. A concrete stoop provides entry access. The property features a **mature ornamental tree** (likely crabapple or similar) in the front yard with decorative paver edging around the trunk. A red-leaf Japanese maple is visible in the side yard. A detached garage is located on the property.

Character-defining features include the 1.5-story Minimal Traditional form, front gable projection, small entry awning, and post-WWII residential character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

George & Mamie Van Riper purchased lot 123 in the Huron River Subdivision on 16 May 1951, from the Grace Yost Vreeland (survivor of Samuel L. Vreeland).[1] Robert Jerry & Mable James purchased lot 123 in the Huron River Subdivision on 19 Dec 1951 from George & Mamie Van Riper.[2]

On 17 Mar 1952, James took out a mortgage in the amount of $8,350 from the Trenton State Savings Bank to build the residence on lot 123, known at 27023 W. Huron River Drive.[3]

Thomas E. & Doris Parker purchased lot 123 in the Huron River Subdivision on 1 Sep 1953 from Robert Jerry & Mable James.[4] In 1953, Thomas E. Parker resided at 27023 W. Huron River Drive.[5]

Othar & Savilla Billingsley purchased lot 123 in the Huron River Subdivision on 6 Aug 1957 from Thomas E. & Doris Parker.[6]

Joseph J, Mathews purchased lot 123 in the Huron River Subdivision on 18 Sept 1965 from Othar & Savilla Billingsley.[7]

John D. & Darlene Warner purchased lot 123 in the Huron River Subdivision on 19 Sep 1977 from Joseph J, Mathews.[8]

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Vreeland to Van Riper, 6 Sept 1950; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **45**. Citing Wayne County Register of Deeds Office, Detroit.

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Van Riper to James, 19 Dec 1951; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **45**. Citing Wayne County Register of Deeds Office, Detroit.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Trenton State Saving Bank of Flat Rock to James, 17 Mar 1952; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **45**. Citing Wayne County Register of Deeds Office, Detroit.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; James to Parker, 1 Sep 1953; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **46**. Citing Wayne County Register of Deeds Office, Detroit.

[5] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Parker to Billingsley, 6 Aug 1957; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **46**. Citing Wayne County Register of Deeds Office, Detroit.

[7] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Billingsley to Mathews, 18 Sep 1965; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **47**. Citing Wayne County Register of Deeds Office, Detroit.

[8] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Mathews to Warner, 19 Sep 1977; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **48**. Citing Wayne County Register of Deeds Office, Detroit.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1951 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. Constructed during the post-WWII era, this Minimal Traditional house represents the residential development that served Flat Rock's industrial workforce during the mature Village Industries period. By 1951, the community had demonstrated over two decades of sustained growth following Ford's establishment of the lamp plant.

The Minimal Traditional style was among the most common residential forms of the immediate post-war period, offering practical, affordable housing for working families. The front gable projection represents a common variation that added visual interest to the basic form while maintaining economical construction.

The property retains integrity of location, design (Minimal Traditional form with front gable projection clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows, but the essential Minimal Traditional character remains intact.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1951 construction date places this property within the post-WWII suburban development era. The Minimal Traditional form with front gable projection and small entry awning remains clearly legible despite material alterations. The property contributes to understanding post-war residential development patterns serving the Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0123_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27031 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0122_000 Lot 122 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.104522		Long: -83.299512		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1951
Architectural Style	Cape Cod/Minimal Traditionalist
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled w/ projection
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Concrete Block
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1/garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1951-1975 (within district's Late Period, 1920-1975)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):
Current/Common Name	27031 W. Huron River Drive		
Historic/Original Owner	Garnet & Lytha Campbell		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Builder/Contractor	George W. Van Riper (likely)		

Survey Date	12 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1951 Cape Cod Revival residence is a 1.5-story frame dwelling on W. Huron River Drive. Constructed during the post-WWII suburban expansion, the property represents the residential development that served Flat Rock's workforce during the mature Village Industries era.

The house exhibits characteristic Cape Cod form with a steeply pitched side-gabled roof and **prominent front gable projection** that adds visual interest. The roof is covered with brown asphalt shingles. The exterior is clad in tan/beige vinyl siding.

A **screened-in front porch** with white posts spans a portion of the facade, providing three-season living space. An **aluminum awning with scalloped edge** shelters the porch—a mid-century modification (likely 1950s-1960s) that has acquired historic character within the Period of Significance. This style of awning was a popular home improvement during the mid-20th century.

The windows are aluminum replacement units including picture and double-hung types. The property features **exceptional landscaping** including shaped topiary shrubs, evergreen plantings, **stacked stone borders** creating terraced planting beds, a birdbath, and a meticulously maintained lawn. A large mature tree provides shade. A detached garage is located on the property.

Character-defining features include the 1.5-story Cape Cod form, front gable projection, screened front porch, aluminum awning with scalloped edge, exceptional landscaping with stone borders, and post-WWII residential character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

George & Mamie Van Riper purchased lot 122 in the Huron River Subdivision on 6 Sept 1950, from the Grace Yost Vreeland (survivor of Samuel L. Vreeland).[1] On 21 Aug 1950, Van Riper took out a mortgage in the amount of $6,000 from the State Savings Bank of Flat Rock to build the residence on lot 122, known at 27031 W. Huron River Drive.[2]

Garnet H. & Lytha W. Campbell purchased lot 122 in the Huron River Subdivision on 13 Sept 1951 from George & Mamie Van Riper.[3] In 1953, Garnet Campbell resided at 27031 W. Huron River Drive.[4]

William & Alberta Lemanowicz purchased lot 122 in the Huron River Subdivision on 8 March 1965 from Garnet H. & Lytha W. Campbell.[5] In 1971, William Lemanowicz resided at 27031 W. Huron River Drive.[6]

Marianne E. Glazek took out a mortgage against the residence on lot 122 in the Huron River Subdivision on 24 Jan 1969 from Great Lakes Modernization.[7]

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Vreeland to Van Riper, 6 Sept 1950; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **10**. Citing Wayne County Register of Deeds Office, Detroit.

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; State Saving Bank of Flat Rock to George W. Van Riper, 21 Aug 1950; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **11**. Citing Wayne County Register of Deeds Office, Detroit.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Van Riper to Campbell, 13 Sept 1951; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **45**. Citing Wayne County Register of Deeds Office, Detroit.

[4] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Campbell to Lemanowicz, 8 Mar 1965; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **47**. Citing Wayne County Register of Deeds Office, Detroit.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Glazek to Great Lakes Modernization, 24 Jan 1969; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **47**. Citing Wayne County Register of Deeds Office, Detroit.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1951 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. Constructed during the post-WWII era, this Cape Cod Revival represents the residential development that served Flat Rock's industrial workforce during the mature Village Industries period. By 1951, the community had demonstrated over two decades of sustained growth following Ford's establishment of the lamp plant.

The Cape Cod Revival was among the most popular residential styles of the immediate post-war period, offering efficient, affordable housing with traditional American aesthetic appeal. This example with its front gable projection represents a common variation that added visual interest to the basic Cape Cod form.

The aluminum awning with scalloped edge represents a mid-century home improvement within the Period of Significance and has acquired historic character. Such awnings were popular additions during the 1950s-1960s, providing sun protection while adding decorative appeal.

The property retains integrity of location, design (Cape Cod form with front gable projection, screened porch, and awning clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows, but the essential Cape Cod character remains intact.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1951 construction date places this property within the post-WWII suburban development era. The Cape Cod Revival form with front gable projection, screened porch, and mid-century aluminum awning remains clearly legible despite material alterations. The exceptional landscaping with stacked stone borders demonstrates outstanding pride of ownership. The property contributes to understanding post-war residential development patterns serving the Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0122_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27051 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0120_000 Lot 120 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.104716		Long: -83.299744		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1930 (modified 1964)
Architectural Style	Vernacular Cottage/split
Building Form	Multi level Rectilinear
Roof Form	Front Gable (original) and Side Gable (Addition)
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Sided
Foundation Materials	Concrete Block
Window Materials	Aluminum
Window Type	Sliding/picture
Outbuildings	Yes ☒ No ☐
Number/Type:	1/garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry					
Period(s) of Significance	c. 1930-1975 (spanning Early Village Industries through Late Period, 1920-1975)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Addition 1964	Moved ☐	Date(s):		
Current/Common Name	27051 W. Huron River Drive					
Historic/Original Owner	August Bunte / Robert Taeckens					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Builder/Contractor	August Bunte (likely)					

Survey Date	12 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This property represents two phases of construction within the district's Late Period of Significance: an **original c. 1930 cottage** and a **1964 rear addition** that created the current multi-level/split-level configuration. Both construction phases fall within the Period of Significance (1920-1975), making the addition historically significant rather than an integrity-diminishing alteration.

The original c. 1930 section exhibits a side-gabled roof form typical of early Village Industries era cottages. An **enclosed front porch** with extensive glazing and double-hung windows spans the facade, providing three-season living space—a common Michigan climate adaptation. The 1964 rear addition rises above the original section with a front-gabled roof, creating a distinctive **split-level profile** that reflects mid-1960s residential design trends.

The entire exterior is clad in white/gray aluminum siding with dark shutters providing accent. The windows are aluminum units including picture windows, sliding windows, and double-hung windows in the enclosed porch. Concrete steps with a metal railing provide access to the elevated entry. A TV antenna on the roof reflects mid-20th century residential technology. A garage is located in the rear.

Character-defining features include the multi-level form reflecting two phases of historic construction, the enclosed front porch, the split-level configuration created by the 1964 addition, and residential character spanning both early Village Industries (1930) and late Period of Significance (1964) eras.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1931, August Bunte owned lot 120 of the Huron River Subdivision; and the residence thereon, 27051 W. Huron River Drive.[1] In 1939, Eva VanHouten was living at 27051 HRD.[2]

In 1950, Frank & May Gladen resided at 27051 WHRD; and Frank worked as a Locomotive Engineer for the railroad.[3] In 1953, F.H. Gladen resided at 27051 W. Huron River Drive.[4]

Arthur & Viola Matthes purchased lot 120 in the Huron River Subdivision on 4 Sept 1958, from the Bunte family.[5] Howard J. & Chrystal H. Hamrick purchased lot 120 in the Huron River Subdivision on 16 Nov 1964 from Viola Matthes; also Robert Roy & Joanne Taeckens purchased lot 120 in the Huron River Subdivision on 16 Nov 1964 from Howard J. & Chrystal H. Hamrick.[6] In 1971, Robert Taeckens resided at 27051 W. Huron River Drive.[7]

"Bob Taken's lived here with his wife and step children (Hortons) When his in-laws the Magri moved in the added the lower section for them to live in. Bob was known as Buffalo Bob and owned a bike repair shop in town."[8]

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 115, entry for August Bunte; original records held by Brownstown Township Historical Society.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1939**) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 1, dwelling 2, for Frank & May Gladen ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-RSN?view=explore&lang=en&groupId=TH-7772-115405-97-41 : accessed 27 July 2025), FHL#108990835, image 2 of 15; United States. National Archives and Records Administration.

[4] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Bunte to Matthes, 4 Sept 1958; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **42**. Citing Wayne County Register of Deeds Office, Detroit.

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Matthes to Hamrick to Taeckens, 16 Nov 1964; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **42**. Citing Wayne County Register of Deeds Office, Detroit. Note: Taeckens also had a number of mortgages against the property, it was likely then that the rear addition was built.

[7] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. The property represents two significant phases of residential development, both within the Late Period of Significance (1920-1975).

The original c. 1930 construction dates to the early Village Industries era, just eight years after Ford's establishment of the lamp plant. This places the original house among the first wave of residential development responding to Village Industries employment opportunities. The 1964 rear addition represents the continued residential investment that characterized Flat Rock's mature suburban development, when established homeowners expanded their properties to accommodate growing families or changing needs.

Because the 1964 addition falls within the Period of Significance, it represents historically significant development rather than an integrity-diminishing alteration. The addition demonstrates how Flat Rock's residential stock evolved through owner investment during the sustained prosperity of the Village Industries era. This pattern of residential expansion through additions was common in stable suburban-industrial communities where families remained in place and improved their properties over time.

The property retains integrity of location, design (multi-level form with enclosed porch clearly legible), setting, feeling, and association with both early Village Industries and late-period residential development. Material integrity has been diminished through aluminum siding and window replacement, but the essential residential character spanning multiple decades of the Period of Significance remains intact.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

Both phases of construction—the c. 1930 original cottage and the 1964 rear addition—fall within the Late Period of Significance (1920-1975). The property demonstrates the sustained residential investment that characterized Flat Rock's development throughout the Village Industries era. The multi-level form created by the 1964 addition represents historically significant residential expansion rather than an integrity-compromising alteration, as it occurred within the Period of Significance. The property contributes to understanding the full chronological range of residential development and the pattern of owner investment that characterized the Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0120_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27059 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0119_000 Lot 119 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.104849		Long: -83.299823		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1972	
Architectural Style	Vernacular	
Building Form	1 Story Rectilinear	
Roof Form	Front Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick/Concrete	
Window Materials	Aluminum	
Window Type	Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐		
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry						
Period(s) of Significance	c. 1972-1975 (within district's Late Period, 1920-1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	27059 W. Huron River Drive						
Historic/Original Owner	Thomas H. & Nora Drouillard						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	All State Homes Construction						

Survey Date	12 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1972 Vernacular Cottage is a single-story dwelling on W. Huron River Drive. Constructed near the end of the district's Late Period of Significance, the property represents the final phase of residential development within the Village Industries era before the 1975 cutoff.

The house exhibits a side-gabled roof with a **prominent front gable projection** featuring **decorative fish-scale/scalloped shingles** in the gable peak—a notable architectural detail that adds visual interest and demonstrates builder attention to refinement even in modest late-era construction. The roof is covered with gray asphalt shingles.

The exterior is clad in **brick veneer** that has been painted gray—the painting represents a modification to the original brick but the masonry construction remains intact beneath. A **full-width front porch** with white turned spindle railings and gray-painted deck and steps provides substantial outdoor living space. The porch shelters seating furniture and displays a decorative wreath on the front door.

The windows are aluminum units with black decorative shutters, likely replacements. The property features attractive landscaping including daffodils, hostas, a birdbath, and a religious statue. A red-leaf ornamental tree (likely maple) provides seasonal color. A garage is located in the rear.

Character-defining features include the side-gabled roof with front gable projection, decorative fish-scale shingles in the gable peak, brick veneer construction (though painted), full-width front porch with turned railings, and late Village Industries era residential character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Thomas H. & Nora Drouillard purchased lot 119 in the Huron River Subdivision on 29 Dec 1972; and All State Homes constructed the residence thereon 27059 W. Huron River Drive.[1] Warren & Cheryl Townsend purchased 27059 W. Huron River Drive on 4 Dec 1981.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1972 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. Constructed near the end of the Late Period of Significance, this vernacular cottage represents the final phase of residential development within the Village Industries era. By 1972, Flat Rock had demonstrated over four decades of sustained community growth following Ford's establishment of the lamp plant.

The decorative fish-scale shingles in the gable peak demonstrate that even modest late-era housing incorporated architectural refinements—a detail that connects this property to earlier district houses featuring similar decorative elements. The full-width front porch with turned spindle railings provides substantial character.

The property retains integrity of location, design (cottage form with front gable projection, fish-scale detailing, and full-width porch clearly legible), workmanship (brick construction intact beneath paint, decorative shingles preserved), setting, feeling, and association. Material integrity has been somewhat diminished through the painting of the brick and likely window replacement, but the essential cottage character remains intact.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1972 construction date places this property within the final years of the Late Period of Significance (1920-1975). The vernacular cottage form with front gable projection, decorative fish-scale shingles, and full-

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; All State Homes to Thomas H. & Nora Drouillard, 29 Dec 1972; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **33** > Search > image # **43**. Citing Wayne County Register of Deeds Office, Detroit.

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Nora Drouillard Wagner to Warren & Cheryl Townsend, 4 Dec 1981; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **33** > Search > image # **44**. Citing Wayne County Register of Deeds Office, Detroit.

width front porch remains clearly legible despite the painted brick and probable window replacements. The property contributes to understanding the full chronological range of residential development within the Village Industries community through the Period of Significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0119_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27067 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0118_000 Lot 118 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.104965		Long: -83.299956		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1972	
Architectural Style	Vernacular	
Building Form	1 Story Rectilinear	
Roof Form	Front Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick/Concrete	
Window Materials	Aluminum	
Window Type	Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage	

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	c. 1972-1975 (within district's Late Period, 1920-1975)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Current/Common Name	27067 W. Huron River Drive			
Historic/Original Owner	William T. & Sharon C. Farnsworth			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

Survey Date	12 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1972 Vernacular Cottage is a single-story dwelling on W. Huron River Drive. Constructed near the end of the district's Late Period of Significance, the property represents the final phase of residential development within the Village Industries era before the 1975 cutoff.

The house exhibits a compact **front-gabled form** with a steeply pitched roof covered in gray asphalt shingles. Dark teal/green trim at the eaves and gable provides color accent. The exterior is clad in **brick veneer** that has been painted tan/beige—the painting represents a modification to the original brick but the masonry construction remains intact beneath.

The windows are aluminum sliding units with teal decorative shutters, likely replacements. A decorative front door with glass panel provides entry. A **wood deck** with black railings extends across the front, likely a later addition replacing or supplementing the original entry configuration.

The property features various yard decorations including garden gnomes and statuary. A large pine tree partially screens the facade. A garage is located in the rear. The compact lot reflects the modest residential development patterns of the early 1970s.

Character-defining features include the front-gabled form, brick veneer construction (though painted), compact cottage massing, and late Village Industries era residential character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

William T. and Sharon C. Farnsworth purchased lot 118 of the Huron River Subdivision and the newly constructed residence thereon, 27067 W. Huron River Drive on 26 June 1972.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1972 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. Constructed near the end of the Late Period of Significance, this vernacular cottage represents the final phase of residential development within the Village Industries era. By 1972, Flat Rock had demonstrated over four decades of sustained community growth following Ford's establishment of the lamp plant.

The modest cottage form reflects the continued demand for affordable housing that served the community's workforce during the final years of the Period of Significance. The brick veneer construction, though now painted, demonstrates quality masonry construction characteristic of the era.

The property retains integrity of location, design (front-gabled cottage form clearly legible), workmanship (brick construction intact beneath paint), setting, feeling, and association. Material integrity has been somewhat diminished through the painting of the brick and likely window replacement, but the essential cottage character remains intact.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1972 construction date places this property within the final years of the Late Period of Significance (1920-1975). The front-gabled vernacular cottage form with brick veneer construction remains clearly legible despite the painted brick and probable window replacements. The property contributes to understanding the full chronological range of residential development within the Village Industries community through the Period of Significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0118_000; citing records held by the City of Flat Rock.

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; All State Homes to Farnsworth, 26 June 1972; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **33** > Search > image # **43**. Citing Wayne County Register of Deeds Office, Detroit. *Note: Lot 118 was purchased from the Matthes Estate by All State Homes Inc., who built the house and sold the property to the Farnsworths.*

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27075 W. Huron River Drive [443 W. Huron River Drive]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0117_000 Lot 117 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.105085	Long: -83.300084			
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1927 (heavily modified)	
Architectural Style	Craftsman Bungalow	
Building Form	2 Story Rectilinear	
Roof Form	Side Gable w/ dormer	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick/Concrete Block	
Window Materials	Wood/Aluminum	
Window Type	Double Hung/Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐		
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☒ Doors/Windows	Moved ☐	Date(s):			
Current/Common Name	27075 W. Huron River Drive						
Historic/Original Owner	Arthur & Viola (nee Meyer) Matthes						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	12 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1927 residence is a 2-story frame dwelling occupying a corner lot on W. Huron River Drive. Originally constructed as a Craftsman Bungalow two years before Ford's establishment of the Village Industries lamp plant, the property has undergone substantial modifications that have significantly diminished its historic integrity.

The house retains its basic Craftsman Bungalow form with a side-gabled roof and large front gable dormer. However, multiple alterations have compromised the building's historic character. The first floor retains **red brick veneer**, likely original, but the **dormer has been re-sided with vinyl** and fitted with blue decorative shutters that are inconsistent with Craftsman design. The roof is covered with gray asphalt shingles.

The **windows have been extensively replaced** with modern aluminum sliding units and large picture windows that do not reflect the original fenestration pattern. The dormer retains what appear to be original or early wood windows with multi-light configuration, providing the only significant surviving window material. The **entry has been modified** with modern double doors featuring arched glass panels, replacing the original single door typical of Craftsman design.

A **new wood deck** with wide steps has replaced the original porch configuration, further altering the building's historic appearance. A flagpole stands in the front yard. Adirondack chairs provide outdoor seating. A detached garage in the rear may be original construction.

Surviving original features include the brick veneer on the first floor, the basic bungalow form with dormer, some original wood windows in the dormer, and possibly the rear garage.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Arthur A. & Viola Matthes purchased lot 117 in the Huron River Subdivision on 6 Sep 1927 from the Bunte family; and the residence thereon, 443 W. Huron River Drive.[1] In 1927, Arthur Matthes owned lot 117 in the Huron River Subdivision.[2] Arthur A. Matthes and Viola Matthes, his wife, took out a mortgage from State Savings Bank, Flat Rock, Michigan, a Michigan Corporation, in the amount of $3,500 on January 28, 1928, recorded January 31, 1928, on Lot 117 [this was to BUILD the house].[3]

In 1929, Arthur & Viola Matthes and family were living at 443 W. Huron River Drive.[4] In 1930, Arthur & Viola Matthes and family were living at 443 Huron River Drive, and employed as a Truck Driver for Tile Yard.[5] In 1939, Arthur & Viola Matthes and family were living at 27075 HRD.[6] In 1939, Elmer & Helen Van Washenova were living at 27075 HRD.[7] In 1950, Arthur & Viola Matthes and children resided at 27075 W. Huron River Drive; and Arthur worked as foreman at the tile company [Flat Rock Tile Co.].[8] In 1953, Arthur Matthes resided at 27075 W. Huron River Drive.[9] Arthur Matthes died on 23 Sep 1959 and his wife Viola died on 19 June 1971; the couple are interred in the Huron Valley Cemetery.[10] Viola Matthes, the survivor of herself and Arthur A. Matthes, her deceased husband (whose Death Certificate was recorded in Liber 14163, Page 19), conveyed Lot 117 to Leonard Blombren, Jr. and Janice H. Blombren, his wife, by Warranty Deed on April 15, 1965, recorded April 20, 1965.[11]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1927 property is recommended as **Non-Contributing to the Flat Rock Historical District** due to extensive alterations that have compromised its historic integrity.

While the property dates to the pre-Village Industries era and originally represented the quality residential development that characterized early Flat Rock, cumulative modifications have significantly diminished its ability to convey historic significance. The alterations include vinyl siding on the dormer, replacement of most original windows with modern sliding and picture windows, installation of modern double entry doors, and construction of a new wood deck replacing the original porch.

The property retains integrity of location and setting within the historic residential neighborhood, but has lost integrity of design, materials, workmanship, feeling, and association through the cumulative impact of

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Bunte to Matthes, 11 Oct 1927; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **3**. Citing Wayne County Register of Deeds Office, Detroit.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and subdivision; pg. 113, entry for Arthur Matthes; original records held by Brownstown Township Historical Society.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1929) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 228 (stamped), enumeration district (ED) 82-880, sheet 12A, dwelling 249, family 273, for Arthur & Viola Matthes and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-ZN?cat=1036363&i=460&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 461 of 1148; United States. National Archives and Records Administration.

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 1, dwelling 1, for Arthur & Viola Marthes and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-RSN?view=explore&lang=en&groupId=TH-7772-115405-97-41 : accessed 27 July 2025), FHL#108990835, image 2 of 15; United States. National Archives and Records Administration.

[9] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[10] *Find a Grave*, database and images (https://www.findagrave.com/memorial/290366263/viola_a-matthes : accessed February 12, 2026), memorial page for Viola A *Meyer* Matthes (22 Nov 1903–19 Jun 1971), Find a Grave Memorial ID 290366263, citing Huron Valley Cemetery, Flat Rock, Wayne County, Michigan, USA.

[11] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026.

alterations. The surviving brick veneer on the first floor and some original dormer windows are insufficient to convey the property's original Craftsman Bungalow character.

This property is recommended as **NON-CONTRIBUTING to the Flat Rock Historical District**.

Although the c. 1927 construction date would otherwise place this property in the significant pre-Village Industries era, the extensive modifications have compromised its historic integrity beyond the threshold for contributing status. The cumulative impact of dormer re-siding, window replacements, entry modifications, and deck construction have substantially altered the building's historic appearance. The property no longer adequately conveys its association with pre-Village Industries residential development or Craftsman Bungalow architecture.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0117_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27089 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0115_000 Lot 115 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.105260	Long: -83.30025			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1972	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Picture/Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:	Garage is integrated	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐	f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development
Period(s) of Significance	c. 1972-1975 (within district's Late Period, 1920-1975)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	27089 W. Huron River Drive			
Historic/Original Owner	Harry & Bonita Hazelton			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	Flat Rock Community Schools (likely)			

Survey Date	12 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1972 Ranch residence is a single-story dwelling on W. Huron River Drive. Constructed near the end of the district's Period of Significance, the property represents the final phase of residential development within the historic period and has now achieved sufficient age under the 50-year rule for historic consideration.

The house exhibits mature Ranch characteristics with elongated single-story massing and a side-gabled roof creating strong horizontal emphasis. The **integrated 2-car garage** is seamlessly incorporated under the continuous roofline—a standard feature of 1970s Ranch design that reflects the full integration of automobile accommodation into residential planning. The roof is covered with dark gray asphalt shingles.

The exterior is clad in tan/taupe vinyl siding. A small front entry stoop provides access to the main entrance. The windows are aluminum double-hung units, likely replacements. The concrete foundation is not prominently visible.

The property features a **mature maple tree** in the front yard and decorative landscape elements including a wagon wheel, animal figurines, and brick edging around planting beds. The personalized yard decor demonstrates long-term residential occupancy and pride of ownership.

Character-defining features include the elongated Ranch massing, side-gabled roof with horizontal emphasis, integrated garage, and early 1970s suburban residential character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Lee A. & Janet Bobcean purchased lots 115 & 116 in the Huron River Subdivision on 6 September 1968 from the Michael Kossman, et al; no residence thereon.[1]

Flat Rock Community Schools purchased lots 115 & 116 in the Huron River Subdivision on 19 Sep 1972 from Lee A. & Janet Bobcean.[2]

Harry J. & Bonita Heltzel purchased lots 115 & 116 in the Huron River Subdivision on 22 February 1974 from Flat Rock Community Schools.[3]

Edward K. & Rose Marie Melton purchased lots 115 & 116 in the Huron River Subdivision on 10 March 1976 from Harry J. & Bonita Heltzel.[4] Edward K. Melton resided at 27089 W. Huron River Drive from 1978.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1972 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. Constructed in 1972, this Ranch house represents the final phase of residential development within the district's Period of Significance (1920-1975). The property has now achieved sufficient age under the 50-year rule for historic consideration, having been constructed over 50 years ago.

By 1972, Ranch house design had reached full maturity, with integrated garages as standard features reflecting the complete accommodation of automobile-oriented suburban living. While Ford had sold the Flat Rock plant in 1950, the community continued to develop as a suburban residential area serving the broader Downriver industrial region.

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Kossman, et al, to Bobcean, 6 Sep 1968; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **42**. Citing Wayne County Register of Deeds Office, Detroit.

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Bobcean to FR Community Schools, 19 Sep 1972; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **43**. Citing Wayne County Register of Deeds Office, Detroit.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; FR Community Schools to Heltzer, 22 Feb 1974; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **43**. Citing Wayne County Register of Deeds Office, Detroit.

[4] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Heltzer to Melton, 10 Mar 1976; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **43**. Citing Wayne County Register of Deeds Office, Detroit.

[5] "United States, Public Records, 1970-2009", database, *FamilySearch* (https://familysearch.org/ark:/61903/1:1:KYMR-RMT : 3 January 2020), Rose M Melton, 1992.

The elongated Ranch form with integrated garage demonstrates the standard suburban housing type of the early 1970s, representing the end point of the stylistic evolution from the compact post-war houses of the late 1940s through the increasingly expansive Ranch designs of subsequent decades.

The property retains integrity of location, design (Ranch form with integrated garage clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1972 construction date places this property within the final years of the district's Period of Significance (1920-1975). Having achieved sufficient age under the 50-year rule, the property now qualifies for historic consideration. The Ranch form with integrated garage remains clearly legible despite material alterations. The property contributes to understanding the full development arc of residential patterns in Flat Rock from the Village Industries era through the early 1970s.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0115_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27117 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0113_000 Lot 113 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.10527		Long: -83.30071		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1958	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Blocks	
Window Materials	Vinyl Replacements	
Window Type	Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	Shed	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry						
Period(s) of Significance	c. 1958-1975 (within district's Late Period, 1920-1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			

Current/Common Name	27117 W. Huron River Drive
Historic/Original Owner	Bernard Herman & Julia Niesen
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	12 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/201

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1958 Minimal Traditional residence is a single-story frame dwelling on W. Huron River Drive. Constructed during the late post-WWII suburban expansion, the property represents the continued residential development that characterized Flat Rock's growth during the mature Village Industries era.

The house exhibits characteristic Minimal Traditional form with compact, economical massing and a side-gabled roof. The simple rectangular plan and modest scale reflect the practical housing solutions that served working families during the late 1950s. The roof is covered with gray asphalt shingles. A **brick chimney** rises from the roof ridge, providing significant original material.

The exterior is clad in cream/tan vinyl siding. A small **front porch** with white metal railings provides sheltered entry access. The front door features a decorative oval glass insert. The windows are aluminum sliding units, likely replacements. The concrete block foundation is visible.

The property occupies a generous lot with a purple-leaf ornamental tree (likely plum or cherry) providing landscape interest. A gravel garden feature with decorative stones and a lighthouse yard ornament add personal character. A garage is located on an adjacent lot. A utility trailer is parked beside the house.

Character-defining features include the compact Minimal Traditional massing, side-gabled roof, brick chimney, small front porch, and post-WWII suburban residential character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Bernhard H. & Julia E. Neisen purchased lots 113 & 114 in the Huron River Subdivision from Henry & Anna Bunte on 31 Dec 1925; later a residence would be built on these lots about 1958.[1] Stanley Rama purchased lots 113 & 114 in the Huron River Subdivision, and the residence thereon, 27117 W. Huron River Drive from Julia E. Neisen (Bernhard died on 22 Sep 1966) on 19 Feb 1969.[2] Frank S. & Mary J. Vorva purchased lots 113 & 114 in the Huron River Subdivision, and the residence thereon, 27117 W. Huron River Drive from Stanley Rama on 29 November 1977.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1958 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. Constructed during the late post-WWII era, this Minimal Traditional house represents the continued residential development that served Flat Rock's industrial workforce during the mature Village Industries period. By 1958, the community had demonstrated three decades of sustained growth following Ford's establishment of the lamp plant.

The compact Minimal Traditional form reflects the practical, affordable housing that enabled working families to achieve homeownership during the late 1950s. While modest in scale, such houses provided the essential residential infrastructure that supported the community's industrial workforce. The brick chimney provides original material evidence.

The property retains integrity of location, design (Minimal Traditional form with side-gabled roof and small porch clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows, though the brick chimney survives.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Bunte to Neisen, 31 Dec 1925; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **3**. Citing Wayne County Register of Deeds Office, Detroit; **ALSO**; City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0113_000; citing records held by the City of Flat Rock.

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Neisen to Rama, 19 February 1969; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **42**. Citing Wayne County Register of Deeds Office, Detroit.

[3] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Rama to Vorva, 29 Nov 1977; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # 4**3**. Citing Wayne County Register of Deeds Office, Detroit.

The c. 1958 construction date places this property within the late post-WWII suburban development era, within the district's Period of Significance ending in 1975. The Minimal Traditional form with side-gabled roof, brick chimney, and small front porch remains clearly legible despite material alterations. The property contributes to understanding late-era residential development patterns serving the Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0113_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27127 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0112_000 Lot 112 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.10544		Long: -83.30081		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1952	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Low pitch w/ front projection	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry					
Period(s) of Significance	c. 1953-1975 (within district's Late Period, 1920-1975)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	27127 W. Huron River Drive					
Historic/Original Owner	Ervin & Mary Doede Jr.					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	12 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/20

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1953 Ranch residence is a single-story dwelling on W. Huron River Drive. Constructed during the post-WWII suburban expansion, the property represents the continued residential development that characterized Flat Rock's growth during the mature Village Industries era.

The house exhibits characteristic Ranch form with single-story massing and a side-gabled roof with **front gable projection** creating visual interest. The horizontal emphasis reflects Prairie influence common in mid-century Ranch design. The roof is covered with dark gray asphalt shingles. A **brick chimney** rises from the main roof mass.

The exterior features **red brick veneer**—significant original masonry material that demonstrates quality construction typical of early 1950s suburban development. The gable end is clad in gray vinyl siding, likely a later modification. The brick extends to decorative edging in the front landscape beds, creating unified design.

A **covered porch/carport area** with white metal supports extends from the main house, providing sheltered parking and entry access. This feature reflects the automobile-oriented design characteristic of 1950s suburban housing. The windows are aluminum units, likely replacements, including a picture window on the front facade. The property features a flowering redbud tree and mulched planting beds.

Character-defining features include the brick veneer construction, Ranch massing with horizontal emphasis, front gable projection, brick chimney, covered porch/carport, and post-WWII suburban residential character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Ervin & Mary Doede Jr. purchased lot 112 in the Huron River Subdivision on 14 Nov 1952 from James S. & Henrietta Van Riper; and the Doedes constructed the residence thereon 27127 W. Huron River Drive about 1953.[1] Ervin Doede Jr. resided at 27127 W. Huron River Drive from through 1971.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1953 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. Constructed during the post-WWII era, this brick Ranch represents the continued residential development that served Flat Rock's industrial workforce during the mature Village Industries period. By 1953, the community had demonstrated over two decades of success following Ford's establishment of the lamp plant.

The brick veneer construction demonstrates the quality residential development that characterized Flat Rock's post-war growth. Brick Ranch houses represented a step up from basic frame construction, reflecting the prosperity that Village Industries employment had enabled. The covered porch/carport demonstrates automobile-oriented suburban planning typical of 1950s residential design.

The property retains integrity of location, design (Ranch form with brick veneer, front gable projection, and covered porch clearly legible), materials (original brick veneer intact), workmanship (visible in brick construction and chimney), setting, feeling, and association. The gable end siding and replacement windows represent minor alterations that do not significantly diminish overall integrity.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1953 construction date places this property within the post-WWII suburban development era. The brick Ranch form with front gable projection, brick chimney, and covered porch/carport remains clearly legible. The original brick veneer provides important material integrity demonstrating quality 1950s construction. The property contributes to understanding post-war residential development patterns serving the Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0112_000; citing records held by the City of Flat Rock.

[1] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Vreeland to Doede, 14 November 1952; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **33** > Search > image # **42**. Citing Wayne County Register of Deeds Office, Detroit.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27147 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0110_000 Lot 110 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.105488		Long: -83.301132		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1925	
Architectural Style	Craftsman Bungalow	
Building Form	1.5 Story Rectilinear	
Roof Form	Multi-gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Wood Frame	
Foundation Materials	Concrete Block	
Window Materials	Wood with aluminum storm	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development
Period(s) of Significance	1924-1975 (Late Period of Significance)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒	Materials ☐ Workmanship ☒ Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐ Altered ☒ Siding/Windows Moved ☐ Date(s):
Current/Common Name	27147 W. Huron River Drive
Historic/Original Owner	Hiram & Matilda (nee Bodary) Dugan
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Builder/Contractor	Built by Hiram J. Dugan

Survey Date	1 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1924 Craftsman Bungalow is a substantial 2-story frame dwelling occupying a corner lot on W. Huron River Drive. Constructed four years before Ford's establishment of the Village Industries lamp plant, the property represents the pre-existing residential community and demonstrates the quality housing that characterized early Flat Rock development.

The house exhibits classic Craftsman Bungalow characteristics with a side-gabled roof and a **prominent front gable dormer** featuring paired windows. The roof displays **exposed rafter tails**—a signature Craftsman detail—visible along the eaves and at the dormer. **Decorative knee braces/brackets** support the gable overhangs, providing additional Craftsman character. The roof is covered with distinctive reddish-brown/terra cotta asphalt shingles that complement the brick elements.

The **full-width front porch** with **red brick piers and base** provides substantial masonry character and sheltered outdoor living space. The brick porch treatment demonstrates quality construction exceeding basic frame houses. The exterior above the brick base is clad in white vinyl siding.

A **brick chimney** rises from the main roof mass. The windows include **some original wood units** with multi-light upper sash alongside aluminum replacement windows—the retention of original wood windows is notable. The concrete block foundation includes basement windows. The property features **mature flowering trees** (likely crabapple) and well-maintained hedges providing formal landscape character. A **detached garage** in the rear appears to be original or early construction.

Character-defining features include the exposed rafter tails, decorative brackets, front gable dormer, red brick porch piers and base, brick chimney, some original wood windows, and pre-Village Industries Craftsman residential character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, Hiram J. Dugan owned lot 110 in the Huron River Subdivision in the Village of Flat Rock; and the residence thereon.[1] In 1939, Hiram & Matilda (nee Bodary) Dugan and family were living at 27147 HRD.[2] In 1930, Hiriam & Matilda Dugan and family were living at 515 James Ave. [original address was on James Ave. as the house is located on a corner], Hiram was employed as a Carpenter.[3] In 1950, Hiram & Matilda Dugan resided at 27147 W. Huron River Drive and Hiram was working as a repair carpenter.[4] Hiram passed in 1955, and Matilda in 1980; the couple are interred in Michigan Memorial Park Cemetery.[5]

On 31 October 1983, Bartelo Robert & Claudia Zichichi became the new owners of lot 110 of the Huron River Subdivision; and the residence thereon, 27147 W. Huron River Drive.[6]

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 112, entry for Hiram Dugan; original records held by Brownstown Township Historical Society.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-880, sheet 12A, dwelling 247, for Dugan family ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-ZN?cat=1036363&i=22&lang=en&cc=1810731 //www.familysearch.org/ark:/61903/3:1:33S7-9RHN-F4?cat=1036363&i=443&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 23 of 26; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 1, dwelling 1, for Hiram & Matilda Dugan and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-RSN?view=explore&lang=en&groupId=TH-7772-115405-97-41 : accessed 27 July 2025), FHL#108990835, image 2 of 15; United States. National Archives and Records Administration.

[5] "Michigan, Obituaries, 1820-2006", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QGPY-1VGW : accessed 12 Feb 2026), entry for Mr Hiram J Dugan and Daniel Dugan, 1955.; **ALSO**; https://www.findagrave.com/memorial/112705176/hiram_joseph-dugan

[6] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Dugan Estate to Zichichi, recorded 31 Oct 1983; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **33** > Search > image # 40 - 41. Citing Wayne County Register of Deeds Office, Detroit.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1924 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. Constructed four years before Ford's acquisition of property in Flat Rock, this Craftsman Bungalow represents the pre-existing residential community that provided the foundation for Village Industries development. The substantial 2-story form with quality Craftsman details demonstrates the architectural sophistication present in Flat Rock before Ford's industrial investment.

The property retains significant Craftsman character through its exposed rafter tails, decorative brackets, brick porch piers, and brick chimney—features that survive despite the vinyl siding application. The retention of some original wood windows provides additional material evidence of 1920s construction. The corner lot setting with mature flowering trees and formal hedges reinforces the property's historic residential character.

The property retains integrity of location, design (Craftsman Bungalow form with exposed rafter tails, brackets, dormer, and brick porch clearly legible), workmanship (visible in brick porch and chimney, decorative brackets, surviving wood windows), setting, feeling, and association. Material integrity has been partially diminished through vinyl siding and some replacement windows, though significant Craftsman details survive.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1924 construction date places this property in the pre-Village Industries era. The substantial Craftsman Bungalow form with exposed rafter tails, decorative brackets, front gable dormer, and red brick porch remains clearly legible despite vinyl siding. The retention of original Craftsman details including rafter tails, brackets, and brick elements—along with some original wood windows—provides important character-defining features. The corner lot setting enhances the property's prominence within the district.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0110_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27199 Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_02_0004_000 Lot 4 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.105507		Long: -83.30173		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1941	
Architectural Style	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Fieldstone	
Foundation Materials	Stone/Brick Veneer	
Window Materials	Aluminum	
Window Type	Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/Garage	

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development					
Period(s) of Significance	1941-1975					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	27199 W. Huron River Drive					
Historic/Original Owner	William & Marian Sell					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Builder/Contractor	unknown					

Survey Date	1 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1941 Early Ranch residence with Prairie influence is a single-story dwelling on W. Huron River Drive. Constructed during the mature pre-WWII Village Industries era, the property represents quality residential development with exceptional original materials that distinguish it as one of the most architecturally significant properties documented in the district.

The house is constructed entirely of **reddish-brown fieldstone** laid in an ashlar pattern, creating a warm, substantial appearance. This solid masonry construction demonstrates exceptional quality and craftsmanship, reflecting regional building traditions while providing permanent, durable housing. The fieldstone extends to raised planting beds at the entrance, creating a unified design.

The building exhibits characteristic **early Ranch form** with single-story massing and a **hipped roof** creating strong horizontal emphasis. The broad, low-pitched roof with generous overhanging eaves reinforces the horizontal Prairie-influenced aesthetic. A central chimney rises from the roof mass. The roof is covered with brown asphalt shingles.

A small **covered entry porch** with decorative metal supports provides sheltered access to the front door, which features a decorative glass panel. The windows are aluminum sliding units, likely replacements. The property occupies a generous lot with mature deciduous trees and open lawn creating a parklike setting. A small garage is located on the edge of the lot.

Character-defining features include the fieldstone construction, hipped roof with horizontal emphasis, single-story Ranch massing, central chimney, raised stone planting beds, and pre-WWII residential character with exceptional material integrity.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Henry J. Bunte and Anna C. Bunte, his wife, and George W. Bunte and Ellen M. Bunte, his wife, conveyed Lot 4 in the Huron River Subdivision to Harvey L. Ferstle and Dora M. Ferstle, his wife, by Warranty Deed on July 9, 1925, recorded July 20, 1925. Building restrictions applied.[1]

Harvey L. Ferstle and Dora M. Ferstle, his wife, conveyed Lot 4 to Marian D. Sell by Warranty Deed, dated April 29, 1940, recorded May 2, 1940. Building restrictions applied. The deed noted the conveyance was subject to easements over the rear 6 feet of the lot.[2] In 1942, Mrs. Marian Sell owned lot 4 in the Huron River Subdivision in the Village of Flat Rock; and the residence thereon, 27199 W. Huron River Drive.[3] In 1950, William & Marian Sell and son resided at 27199 WHRD; and William worked as conductor at railroad.[4]

Joseph M. Feistamel and Marian D. (formerly Sell) Feistamel, his wife, conveyed Lot 4 to Elmer H. Brandt and Marcella S. Brandt, his wife, by Warranty Deed on March 21, 1961, recorded March 22, 1961.[5] Elmer H. Brandt and Marcella S. Brandt, his wife, took out a mortgage from Archie T. & Martha Beebe, his wife, as joint tenants and not as tenants in common, with full rights of survivorship, recorded October 8, 1962, on Lot 4 and other lands. This mortgage was later discharged. E.H. & Marcella S. Brandt resided at 27199 W. Huron River Drive from 1965 through 1971.[6]

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[1] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Bunte to Ferstel, 20 July 1925; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **3**. Citing Wayne County Register of Deeds Office, Detroit.

[2] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Bunte to Ferstel, 20 July 1925; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **3**. Citing Wayne County Register of Deeds Office, Detroit.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2," paginated, arranged by subdivision; vol. 2, pg. 329, entry for Mrs. Marian Sell; original records held by Brownstown Township Historical Society.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 2, dwelling 16, for William & Marian Sell and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-R39?view=explore&lang=en&groupId=TH-7772-115405-97-41 : accessed 27 July 2025), FHL#108990835, image 3 of 15; United States. National Archives and Records Administration.

[5] Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Feistamel to Brandt, 22 March1961; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **12**. Citing Wayne County Register of Deeds Office, Detroit.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1941 property is recommended as Contributing to the Flat Rock Historical District with potential Individual Eligibility under Criterion A for Community Planning and Development and Criterion C for Architecture. Constructed in 1941, this Ranch house represents pre-war residential development during the mature Village Industries era. By 1941, Ford's lamp plant had operated for over a decade, and Flat Rock had established itself as a stable suburban-industrial community. The property is significant as an early example of Ranch house design—a style that would dominate post-war suburban construction but was still emerging in the early 1940s. The distinctive fieldstone exterior demonstrates quality construction reflecting regional building traditions, providing exceptional material integrity and honest expression of craftsmanship rarely found in the district. The single-story massing, hip roof configuration, and horizontal emphasis represent the emerging Ranch aesthetic before it became ubiquitous after WWII, demonstrating Flat Rock residents' participation in contemporary architectural trends.

The property retains excellent integrity in all seven aspects. The original fieldstone construction, early Ranch form, and suburban setting remain intact, clearly conveying the property's significance as pre-war residential development. The c. 1941 construction date and fieldstone Ranch design make this property a valuable contributor demonstrating both architectural innovation and quality construction during the mature pre-war Village Industries era.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District** with **potential Individual Eligibility** for the National Register under Criteria A and C.

The c. 1941 construction date places this property within the mature pre-WWII Village Industries era. The early Ranch form with fieldstone construction represents both architectural innovation and exceptional material quality. The property's outstanding integrity—with original fieldstone walls, raised stone planting beds, and characteristic Ranch massing intact—makes it one of the best-preserved and most architecturally significant properties documented in the district. The early adoption of Ranch design combined with quality fieldstone construction distinguishes this property and supports potential individual National Register eligibility.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_02_0004_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27397 Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_99_0011_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.105683			Long: -83.30184	
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1998	
Architectural Style	Colonial Revival	
Building Form	1.5 Story Rectilinear	
Roof Form	Multi-gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Concrete	
Window Materials	Vinyl Windows	
Window Type	Casement	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	n/a						
Period(s) of Significance	n/a						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	27397 W. Huron River Drive						
Historic/Original Owner	Hazel Bunte Cunliffe						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						

Survey Date	1 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence presents as a one-and-one-half story neo-traditional house that exemplifies the late 20th-century residential architecture characterized by the revival of historical design elements and materials. The building exhibits a complex massing with multiple gabled roof forms that create visual interest while reflecting the neo-eclectic design principles that influenced residential construction during the 1990s. The structure demonstrates substantial construction using a combination of brick and wood shingle materials that reflect contemporary preferences for traditional materials and textures. A prominent covered front porch extends across a significant portion of the facade, creating outdoor living space while establishing a welcoming residential character that connects to historical porch traditions.

The building features a complex roof system with multiple gabled forms constructed with asphalt shingles in a medium gray color that provides visual cohesion across the varied roof planes. The roof configuration includes a prominent front-facing gable with shed dormers that provide natural light and usable space for the upper level while creating architectural interest through the interplay of different roof forms. The roof exhibits substantial eaves with coordinated trim elements that reflect contemporary construction standards while referencing traditional residential design principles.

The exterior walls demonstrate a sophisticated combination of materials that reflects late 20th-century preferences for textural variety and traditional construction references. The lower portion features red brick construction that provides substantial appearance and durability while referencing historical building traditions. The upper portions are clad in wood shingles that create textural interest and reflect the Colonial Revival influences that characterized neo-traditional residential design during the 1990s. This material combination creates visual hierarchy and demonstrates the construction approaches that characterized quality residential development during the late 20th century.

The window arrangement demonstrates contemporary interpretations of traditional window styling, with double-hung sash units and decorative glazing patterns that reference historical precedents while incorporating modern materials and construction techniques. The windows appear to include transom lights and sidelights at the main entrance that create architectural sophistication while maximizing natural light. The window placement and proportions reflect contemporary planning principles adapted to serve modern family living requirements while maintaining traditional aesthetic references.

The main entrance is enhanced by a substantial covered front porch supported by columns that creates a prominent architectural feature while providing outdoor living space and weather protection. The porch structure includes decorative railings and trim elements that reflect traditional residential design while serving contemporary lifestyle preferences. The entrance configuration includes decorative glazing and trim elements that demonstrate the attention to architectural detail that characterized quality residential construction during the late 20th century.

The property occupies a distinctive riverfront lot that provides direct access to the Huron River, reflecting the premium residential sites that became available for development as Flat Rock evolved. The front yard includes maintained lawn areas and foundation plantings that integrate the building with its natural setting while reflecting contemporary landscape preferences. The riverfront location provides unique setting characteristics that distinguish this property from typical suburban residential development.

The property appears to include residential infrastructure appropriate to late 20th-century suburban living, though the riverfront setting may limit certain types of accessory development. The site organization reflects contemporary planning principles that emphasize the relationship between house and natural setting while accommodating modern residential function requirements.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Built by Hazel Bunte Cunliffe – daughter of Henry Bunte who built the Huron Valley Cemetery and was owned by Hazel for many years. Hazel built the home across the street from the cemetery and on the shore of the Huron River. She was the former Clerk for Brownstown Township. Her family also owned a tractor business and when Hazel died her casket was pulled on a flat bed trailer by a tractor from the church to the cemetery.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 27397 W. Huron River Drive is not recommended as a contributing resource to the Flat Rock Historic District due to its 1998 construction date falling twenty-six years outside the Late Period of Significance (1920-1975) and its failure to demonstrate connection to the historical development patterns that define the district's significance.

This 1998 neo-traditional house represents residential development that occurred well after the conclusion of Flat Rock's Late Period of Significance, which ended with the construction of the Michigan Casting Center in 1972. The property reflects contemporary residential construction that occurred during a period when Flat Rock had evolved beyond its historically significant phases of development as a suburban-industrial community shaped by Henry Ford's Village Industries program. **The dwelling's construction twenty-six years after the end of the Late Period of Significance places it outside the chronological boundaries that define the district's historical importance and removes it from association with the community development patterns that justify district designation.**

While the riverfront location connects the property to the Huron River that served as the geographic foundation for both the Early Period (1834-1922) and Late Period (1920-1975) of Significance, the 1998 construction date represents development that occurred during Flat Rock's contemporary period rather than during the historically significant phases that transformed the community from rural agricultural settlement to suburban-industrial center.

Evaluation Under National Register Criteria

The property fails to meet National Register eligibility requirements under any of the four evaluation criteria due to its construction occurring outside the periods of significance that define the Flat Rock Historic District. Under Criterion A, while the building represents continued residential development along the Huron River, **it lacks association with the events that made significant contributions to Flat Rock's historical development, specifically the agricultural community establishment during the Early Period or the industrial transformation during the Late Period that Henry Ford's Village Industries program initiated.**

Under Criterion B, no evidence suggests association with persons significant to Flat Rock's development during either historically significant period. Under Criterion C, while the building demonstrates quality construction and neo-traditional architectural design, **it represents late 20th-century residential architecture that occurred after the conclusion of the historically significant development periods and lacks the architectural importance that would justify individual recognition.**

Under Criterion D, the property demonstrates minimal potential for yielding information important to understanding the historical development patterns that defined Flat Rock's transformation during the Early and Late Periods of Significance.

Evaluation of Integrity

While the property appears to retain physical integrity as a late 20th-century residential building, **the integrity assessment is not applicable for National Register evaluation due to the property's construction occurring outside the periods of significance that define the historic district.** The building's integrity relates to contemporary residential development rather than to the historically significant agricultural or industrial development patterns that characterize the district's importance.

[1] Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

Historic District Considerations and Temporal Boundaries

Within the proposed Flat Rock Historic District, this property would be classified as non-contributing due to its construction occurring twenty-six years after the conclusion of the Late Period of Significance. The district's significance centers on the transformation from rural agricultural community established during the Early Period through the suburban-industrial development that Henry Ford's Village Industries program initiated and that concluded with the Michigan Casting Center construction in 1972. **This 1998 property represents contemporary development that occurred after the completion of the historically significant community transformation and lacks association with the periods that justify district designation.**

The Late Period of Significance encompasses the fifty-year community evolution from Henry Ford's Village Industries establishment in 1922 through the industrial maturation represented by the Michigan Casting Center completion in 1972. Properties constructed after 1972 fall outside this period of significance and cannot contribute to the historical narrative that justifies district recognition, regardless of their individual architectural merit or site characteristics.

This property should be documented as non-contributing to the proposed Flat Rock Historic District due to its construction occurring outside the established Periods of Significance and its lack of association with the historical development patterns that justify district designation. The building's 1998 construction date places it well beyond both the Early Period (1834-1922) and Late Period (1922-1972) that define Flat Rock's historical importance.

The property's location on the Huron River, while geographically significant to the district's development, cannot overcome the temporal separation from the periods of significance that define the district's historical importance. Standard SHPO evaluation procedures would result in a determination of "not eligible" due to the building's construction occurring outside the chronological boundaries that justify historic district designation.

Historic district planning should focus on properties constructed during the Early and Late Periods of Significance that demonstrate connection to Michael Vreeland's agricultural community establishment or Henry Ford's industrial transformation, and preservation resources should be directed toward properties that contribute to understanding Flat Rock's historically significant development phases rather than contemporary construction that postdates the periods that define the district's significance. This property, despite its riverfront location and quality construction, cannot contribute to the historical narrative that justifies district recognition due to its construction occurring after the conclusion of Flat Rock's historically significant community transformation.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by parcel number 58_092_99_0011_000; citing records held by the City of Flat Rock.

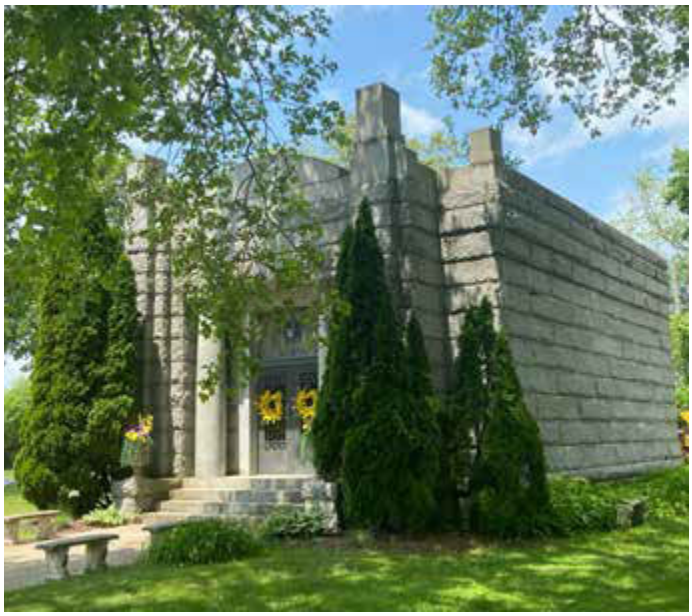
Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	NVA # 1A– Inkster [**STRUCTURE** – Huron Valley Cemetery Mausoleum]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_03_0021_000 Lot 23 Supervisor's Brownstown Plat No. 1 (Sept. 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.108185	Long: -83.303077			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☒ Object ☐



Architectural Information

Construction Date	1929
Architectural Style	Classical Revival
Building Form	Rectilinear Monument
Roof Form	Flat
Roof Materials	Stone/Granite Cap
Exterior Wall Materials	Ashlar Cut granite (West Rutland, Vermont)
Foundation Materials	Graanite
Window Materials	n/a
Window Type	n/a
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture; Art; Archaeology (Native American)
Period(s) of Significance	1929-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐ Date(s):
Historic Name	Huron Valley Mausoleum Vault		
Historic/Original Owner	Henry & Anna C. Bunte and George & Ellen Mae Bunte		
Historic Building Use	Funerals and vault burials		
Current Building Use	Funerals and vault burials		
Architect/Engineer/Designer	Henry Bunte		
Builder/Contractor	Henry Bunte		

Survey Date	1 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/201

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The Huron Valley Cemetery Mausoleum is a Classical Revival funerary structure commissioned in 1929, located within the Huron Valley Cemetery at 27330 W. Huron River Dr. in Flat Rock. The mausoleum contains 100 crypts and is constructed entirely of marble and granite quarried in West Rutland, Vermont. It is the only community mausoleum in the immediate area and represents a significant civic investment during the early success phase of Ford's Village Industries.

The structure presents a compact rectangular plan with monumental proportions achieved through heavy ashlar-cut granite construction. The walls are composed of large, precisely dressed blocks of gray granite laid in regular coursed ashlar, exhibiting the cool blue-gray coloration characteristic of Vermont granite. The stone surfaces are bush-hammered or thermal-finished, creating a uniform matte texture across all elevations.

The principal facade features a recessed entrance portico framed by square granite piers or pilasters supporting a heavy entablature and stepped parapet above. Two bronze doors provide access to the interior crypt chamber — these original doors represent significant decorative metalwork and are a primary character-defining feature. The entrance composition follows Classical proportions with the heavy stone surround creating a monumental frame appropriate to the funerary function.

The roofline terminates in a stepped parapet or cornice treatment that rises above the wall plane, creating a strong geometric silhouette. The parapet detailing reinforces the Classical character and provides visual weight to the composition. The flat roof is capped with granite.

The mausoleum is situated within the cemetery grounds surrounded by mature arborvitae flanking the entrance and mature deciduous trees providing canopy shade. Memorial benches are positioned in front of the structure. The cemetery setting with its organized burial plots and mature landscape provides an appropriate commemorative context.

At a construction cost of $2,200 in 1929 (approximately $40,000 in 2025 dollars), the mausoleum represented a substantial community investment in permanent funerary infrastructure. The decision to commission a 100-crypt mausoleum using premium Vermont marble and granite with bronze doors demonstrates both civic ambition and the economic confidence that Ford's Village Industries had generated in Flat Rock by the late 1920s.

According to Bunte family records, during site preparation for the mausoleum, the family discovered Native American burials in the area. The family notes document that these artifacts were carefully and respectfully gathered and re-interred beneath the mausoleum. This account indicates the site was used for burial purposes by indigenous peoples prior to Euro-American settlement, consistent with known patterns of Native American habitation along the Huron River corridor. The presence of re-interred Native American remains beneath the structure adds significant archaeological sensitivity to the property and connects the site to pre-contact occupation of the Huron River valley.

Character-defining features include the ashlar-cut Vermont granite and marble construction, Classical Revival entrance portico with square piers and entablature, two original bronze entrance doors, stepped parapet/cornice, flat granite-capped roof, 100-crypt interior, monumental proportions, and cemetery setting within the Huron Valley Cemetery.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

The vault holds 100 caskets. The top rows are mostly empty and can only be used for cremations. New caskets are bigger and will not fit in the smaller spaces. The doors are solid brass.

"Huron Valley Cemetery better known as Bunte Cemetery was started in 1929 [*sic*] by Henry J. Bunte. This area was a big sand hill covered by briar and berry bushes. Mr. Bunte leveled the hill and in doing so, found evidence of this having been an old native burial ground. There were tomahawks, arrow heads and all sort of Indian trinkets which the Indians buried with their dead. When this area was all graded and leveled then plots were laid out and landscaping was done, lots were sold and the Huron Valley Cemetery was established.

In 1929 Bunte built a marble and granite mausoleum with 100 crypts. The marble and granite came from West Rutland, Vermont. The two bronze doors on the front of the Mausoleum cost $2,200."[1]

Family lore states that Henry Bunte buried the unearthed Huron/Wyandot artifacts under the mausoleum so they would not be disturbed.

Henry J. Bunte & Anna C. Bunte, his wife, and George W. Bunte & Ellen M. Bunte, his wife, conveyed Lots 55 & 56, to the Huron Valley Cemetery Co., a Michigan Corporation, by Warranty Deed on September 25, 1925, recorded October 25, 1925.[2]

A Probate File for the Estate of Henry J. Bunte, deceased, was filed April 6, 1954. The Inventory was filed September 25, 1954, reciting Lot 23. The heirs were listed as: Anna C. Bunte, widow; Hazel Bunte Cunliffe, Margaret Bunte Mills, and Henrietta Bunte Van Riper, daughters.[3]

Hazel Bunte Cunliffe, Margaret Bunte Mills, and Henriette Bunte Van Riper conveyed Lot 23 to Huron Valley Cemetery Company by Quit Claim Deed on August 31, 1954, recorded September 15, 1954.[4] Henry Bunte's daughter, Hazel Bunte Cunliffe, ran the Huron Valley Cemetery until her death.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Huron Valley Cemetery Mausoleum is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture, with Criteria Consideration D acknowledged for cemetery properties.

Criterion A - Community Planning and Development: Commissioned in 1929, this mausoleum represents a significant investment in permanent civic infrastructure during the early success phase of Ford's Village Industries in Flat Rock. The decision to construct a 100-crypt community mausoleum using premium Vermont marble and granite demonstrates the economic confidence and institutional maturity that Ford's industrial transformation had generated by the late 1920s. As the only community mausoleum in the local area, it reflects Flat Rock's aspiration to provide civic amenities comparable to larger communities — an ambition enabled by Village Industries prosperity.

Criterion C - Architecture: The mausoleum is a distinctive example of Classical Revival funerary architecture executed in premium materials. The ashlar-cut Vermont granite construction, columned entrance portico, original bronze doors, and monumental proportions demonstrate skilled design and craftsmanship that exceed the typical building standards of a small Michigan community during the late 1920s. The use of marble and granite specifically sourced from West Rutland, Vermont — a nationally recognized center for dimensional stone — reflects both the quality of materials specified and the economic resources available to Flat Rock at this period.

Criteria Consideration D - Cemeteries: While cemetery properties ordinarily require special justification for National Register eligibility, this mausoleum derives its significance from its architectural distinction (Criterion C), its role as civic institutional infrastructure (Criterion A), and the archaeological sensitivity of the site (Criterion D), rather than from its association with individual burials. It qualifies under Criteria Consideration D as a property that derives its primary significance from architectural distinction, historical importance, and information potential.

Criterion D - Information Potential (Archaeology): According to Bunte family records, construction of the mausoleum in 1929 revealed Native American burials at the site. The remains and associated artifacts were

[1] [Anonymous], "*Bunte Family*;" **folder**: "Bunte Family Genealogy," vertical files, item 3, page 2, held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; Bunte & Bunte to Huron Valley Cemetery Co., 25 Oct 1925, pg. 6-1-64; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[3] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67**> Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

[4] Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

carefully and respectfully gathered and re-interred beneath the mausoleum. The documented presence of pre-contact indigenous burials along the Huron River corridor is consistent with known patterns of Native American habitation in the region and indicates the site has significant archaeological sensitivity. The re-interred remains beneath the mausoleum represent a potentially important archaeological resource that may yield information about pre-contact occupation of the Huron River valley. Any future ground disturbance at or near this site should involve consultation with the Michigan SHPO, the relevant tribal historic preservation offices, and compliance with the Michigan Indian Burial and Antiquities Act (MCL 324.76101–76118).

Integrity Assessment: The mausoleum retains excellent integrity across all seven aspects. Location is intact within the Huron Valley Cemetery. Design integrity is outstanding — the Classical Revival form, columned entrance, stepped parapet, and monumental proportions are completely preserved. Materials integrity is excellent, with original Vermont marble and granite construction and original bronze entrance doors intact; stone construction of this quality is inherently durable and resistant to deterioration. Workmanship is evident in the precisely dressed ashlar granite, Classical detailing, and bronze door craftsmanship. Setting is preserved within the mature cemetery landscape. Feeling and association are strong, with the monumental Classical form and premium materials conveying the civic ambition and prosperity of Flat Rock's early Village Industries period.

This mausoleum is recommended as CONTRIBUTING to the Flat Rock Historical District and may also merit consideration for individual eligibility under Criteria A, C, and D.

The 1929 commission date, Vermont marble and granite construction, original bronze doors, Classical Revival design, and 100-crypt capacity make this a unique civic resource within the district. As the only community mausoleum in the local area, it represents an exceptional level of civic investment and architectural ambition for a small Michigan community — directly attributable to the prosperity generated by Ford's Village Industries. The documented presence of re-interred Native American remains beneath the structure adds significant archaeological sensitivity and connects the site to pre-contact indigenous occupation of the Huron River corridor. Excellent integrity across all seven aspects with no alterations makes this one of the most intact and historically significant resources in the district.

Note: Any future ground disturbance at or near this site should involve consultation with the Michigan SHPO, relevant tribal historic preservation offices, and compliance with the Michigan Indian Burial and Antiquities Act (MCL 324.76101–76118).

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	NVA# 1B W. Huron River Drive [SITE – Oak Forest Cemetery]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0062_000 Lot 62 Supervisor's Brownstown Plat No. 1 (Sept. 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.104323		Long: -83.298628		
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☐ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐ Site ☒

(Insert primary photograph below.)

Architectural Information

Construction Date	1830	
Architectural Style	Cemetery	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes ☐	No ☒
Number/Type:	none	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Military Hist; Exploration/Settlement; Funerary						
Period(s) of Significance	1810-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☐	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Oak Forest Cemetery						
Current/Common Name	Oak Forest Cemetery						
Historic/Original Owner	Brownstown Township/Village of Flat Rock						
Historic Building Use	Funerary						
Current Building Use	Funerary						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

Oak Forest Cemetery occupies a parcel on W. Huron River Drive in Flat Rock, established c. 1818 on land donated by Nancy Stoeflet Vreeland, widow of Elias Vreeland, son of community founder Michael Vreeland. The cemetery predates the formal platting of Flat Rock by two decades, making it among the oldest cultural resources in the community and a direct physical link to the Vreeland family's founding settlement along the Huron River.

The cemetery contains marked burials spanning from the early nineteenth century through the present, with grave markers ranging from early hand-carved stone tablets through Victorian-era monuments to modern granite headstones. Military markers are present for veterans of five conflicts: the War of 1812, the Civil War, the Spanish-American War, World War I, and World War II. The cemetery grounds are characterized by mature tree canopy consistent with the "Oak Forest" name, maintained turf, and a traditional grid layout of burial plots accessed by internal pathways. A gateway marker bearing the name "Oak Forest Cemetery" and the establishment date identifies the entrance from W. Huron River Drive.

The cemetery's location on W. Huron River Drive places it within the historic corridor that formed the spine of Michael Vreeland's original settlement, oriented to the Huron River that drew the earliest settlers to the area. The surrounding context includes residential development from the district's 1920–1975 period of significance, establishing the cemetery as a fixed landmark around which the community grew.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Land deeded from Elias & Nancy Vreeland to the Brownstown School District No. 1 [!] donating the land for the Oak Forest Cemetery formally through Wayne County, Michigan, on 14 May 1844.[1]

"Land was donated to the city as a burial ground at no cost to be buried there. There are many Vreelands buried here and over 20 Veterans from the war of 1812, Civil War, Spanish American Was and into World War II. Most significant Walter Wallace whose body was brought back from Gettysburg and buried here. Also Dr. Near and Turner, Mr. Munger from the museums Munger General Store."[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Oak Forest Cemetery is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development, Military History, and Exploration/Settlement, with Criteria Consideration D applied for cemeteries that derive their primary significance from association with historic events or broad patterns of history rather than from their association with the deaths of specific individuals.

The cemetery's c. 1818 establishment by the Vreeland family makes it one of the earliest cultural resources in Flat Rock, predating both the formal platting of the community in 1838 by the Gibraltar & Flat Rock Land Company and the 1823 date traditionally associated with Michael Vreeland's founding. Nancy Stoeflet Vreeland's donation of the land directly ties the cemetery to the founding family and documents the establishment of communal institutions that transformed a frontier homestead into a permanent settlement. The presence of Elias D. Vreeland (1791–1846), a War of 1812 veteran and son of Michael Vreeland, among the interments reinforces this founding-era connection.

The cemetery's military burials document Flat Rock's participation in American conflicts across more than a century. War of 1812 veterans Jonathan Metcalf and Elias D. Vreeland represent the earliest settlement

[1] Wayne County (Michigan), Deeds, vol. 75, 1858-1859; Vreeland to Brownstown School District No. 1, vol. 75, pg. 141, recorded, 1 May 1844; **imaged**, FamilySearch.org https://www.familysearch.org/ark:/61903/3:1:3Q9M-C37N-SSNV-4?cat=koha%3A244568&i=75&lang=en : accessed 26 Feb 2026; FHL # 008581342, image 76 of 741; Registrar's Office, Detroit.

[2] Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

generation. Civil War interments are extensive, including members of the 24th Michigan Infantry — the famed "Iron Brigade" regiment that suffered catastrophic casualties at Gettysburg — such as William A. Armstrong, who lost his right arm there; Lieutenant Walter H. Wallace, killed by shell fragment on the first day of battle and recovered from Pennsylvania by his father; Edwin S. Delong, killed at the Wilderness; and Benjamin W. Pierson, who served as Wagoneer. Other Civil War veterans served in Michigan cavalry, infantry, and Pennsylvania units, reflecting the community's broad contribution to the Union cause. Spanish-American War veteran George B. Mettler participated in the assault on San Juan Hill before dying of disease at Camp Wikoff. World War I and World War II veterans including Arthur E. Tann and John S. Vreeland — the latter a Purple Heart recipient who served in the South Pacific — extend the military narrative into the twentieth century.

Beyond military significance, the cemetery contains interments of individuals central to Flat Rock's civic development: Dr. John L. Near, who served as physician to the community for twenty-five years on horseback and held consular appointments under Presidents Lincoln and Grant; Cornelius G. Munger, founder of Munger General Store in 1875; and Wesley B. Littlefield, who served as Postmaster and Justice of the Peace. These burials document the professional and commercial leadership that sustained the community from its agricultural origins through the industrial transformation of the twentieth century.

The cemetery retains excellent integrity across all seven aspects. Location is unchanged since c. 1818. Design integrity is strong, with the traditional cemetery layout, burial plot organization, and internal circulation preserved. Materials and workmanship are evident in the range of grave markers spanning two centuries of funerary art and craft, from early stone carving through Victorian monument work to twentieth-century granite fabrication. Setting is intact within the W. Huron River Drive corridor, where the cemetery maintains its historic relationship to the surrounding community. Feeling and association are exceptionally strong — the cemetery immediately conveys its function and historic character, and its continuous use since the founding era creates an unbroken associative link to every phase of Flat Rock's development.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. Oak Forest Cemetery is among the oldest cultural resources in Flat Rock, established c. 1818 by the Vreeland founding family on W. Huron River Drive. The cemetery documents the full arc of the community's development from frontier settlement through the Village Industries era, with interments spanning the War of 1812 through World War II and including civic leaders, veterans, and members of the founding Vreeland family. Excellent integrity across all seven aspects and the direct association with Flat Rock's founding and sustained community development make this a significant Contributing resource under Criterion A with Criteria Consideration D.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_01_0062_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	**NVA# 1C**– W. Huron River Drive [**STRUCTURE** – Huron Dam] **AT-RISK!**				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_99_0012_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.099900		Long: -83.295659		
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☒ **AT-RISK!** Object ☐

Architectural Information

Construction Date	1922
Architectural Style	Modern Movement
Building Form	
Roof Form	N/A
Roof Materials	N/A
Exterior Wall Materials	N/A
Foundation Materials	N/A
Window Materials	N/A
Window Type	N/A
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☒	Criterion C ☒	Criterion D ☐			
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District			
Not Eligible ☐							

Area(s) of Significance	1922						
Period(s) of Significance	Architecture, Engineering, & Industry						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Ford Village Industries Lamp Plant - Huron River Dam						
Current/Common Name	Huron River Dam						
Historic/Original Owner	Henry Ford						
Historic Building Use	Hydroelectric power generation for the Lamp Factory						
Current Building Use	Rail road bridge for CN Rail						
Architect/Engineer/Designer	Albert Kahn & W. G. Clark						
Builder/Contractor	Stone & Webster Construction Division						

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The Flat Rock Dam is a reinforced-concrete gravity dam spanning the Huron River at the point where West Huron River Drive crosses the river in the City of Flat Rock, Wayne County, Michigan. The dam was constructed during 1921 and 1922 by the Stone & Webster Construction Division of Stone & Webster, Inc. as an integral component of Henry Ford's village industries complex at Flat Rock, designed by Albert Kahn Associates with consulting engineer W.G. Clark.

The structure is approximately 385 feet in length and spans the full width of the Huron River from the west bank — where the Ford Motor Company Lamp Factory's Power House stands — to the east bank at Huron River Drive, where the Water Filtration Plant is situated. The dam is largely a submerged spillway, with the crest controlling the water level of an approximately 250-acre impoundment upstream. The structure served four simultaneous purposes at the time of its construction: hydroelectric power generation for the Lamp Factory, water retention for the filtration plant, railroad bridge for the Detroit, Toledo & Ironton Railroad, and roadway for automobile passage between the factory on the west bank and the village on the east bank. This integration of industrial, transportation, and civic infrastructure in a single structure is the dam's most distinctive engineering characteristic.

The dam incorporates a head race on its upstream side and a tail race on its downstream side. The tail race runs along the western edge of the island (now Huroc Park), carrying water from the dam through the Power House of the Lamp Factory, where turbines originally generated approximately 700 kilowatts of electricity. The construction of the dam and tail race created the island in its present form by channeling the river's flow through two parallel courses — the natural channel on the east and the engineered race on the west.

A vehicular and railroad bridge is carried atop the dam structure. The railroad portion originally served the Detroit, Toledo & Ironton Railroad, which Henry Ford controlled from 1920 to 1929. The bridge is currently owned by CN Rail. A fish ladder was added at the dam in the late 1990s. The bridge is in deteriorated condition, with concrete spalling and cracking, exposed rebar, and concrete deterioration throughout, as documented in the 2023–2025 feasibility study conducted by the Huron-Clinton Metropolitan Authority.

A second, smaller structure known as the Huroc Dam — a low-head dam — is located just downstream of the Flat Rock Dam. Together, the two dams restrict fish passage on the Huron River.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

A dam existed on the Huron River at or near this location from at least the 1830s, when the Vreeland family established water-powered milling operations on Lot 86. The 1836 sale of the mill privileges by Michael and Jacob Vreeland to Joshua Howard and Phineas Davies for $17,000 included the mill, dam, and race way.[1] By 1849, deeds describe the dam, race way, and fractional water power rights as distinct features of the property, and for the next seventy years the dam and its associated water rights were divided, traded, mortgaged, litigated, and foreclosed upon across dozens of transactions involving the Children, Worth, Metler, Diekman, and Nellis families.[2]

Henry Ford acquired the dam and all associated water power rights through a series of deeds in 1921.[3] The July 12, 1921 deed from Virginia C. Metler and the August 6, 1921 deed from the Flat Rock Manufacturing Company both conveyed all flowage and water power rights running with the property and the explicit right to raise the mill pond elevation from 587 feet to 590 feet above sea level.[4] Ford demolished the existing mill dam and constructed the present structure during 1921 and 1922.[5] The Stone & Webster Construction Division, the same firm that designed and installed hydroelectric equipment at Ford's village industry plants in Saint Paul, Minnesota; Green Island, New York; and Iron Mountain, Michigan, carried out the work.[6]

The dam served as the power source for the Lamp Factory from its completion in 1922 until production ceased in 1950.[7] On January 31, 1950, Ford conveyed the 20.8-acre island created by the dam and tail race to the Village of Flat Rock for park purposes.[8] On August 16, 1951, Ford conveyed over 114 acres of surrounding land, including the dam itself, to the Huron-

[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[4] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[5] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985..

[6] Isaac D. Kremer, " Ford Motor Co. Lamp Factory and Water Filtration Plant," National Register of Historic Places Inventory/Nomination Form, Michigan State Historic Preservation Office, Lansing, July 24, 2007.

[7] Isaac D. Kremer, " Ford Motor Co. Lamp Factory and Water Filtration Plant," July 24, 2007.

[8] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

Clinton Metropolitan Authority.[9] The dam has remained in HCMA ownership since 1951, maintained primarily to preserve the approximately 250-acre impoundment upstream for recreational use.[10] The vehicular/railroad bridge atop the dam passed through the succession of railroad companies that operated the DT&I line and is currently owned by CN Rail.

The Michigan Department of Environment, Great Lakes, and Energy has classified the Flat Rock Dam as a "high hazard potential" dam, indicating a structure located in an area where failure may cause serious damage to critical infrastructure, critically harm the environment, or cause potential loss of life.[11] In 2022, the Huron-Clinton Metropolitan Authority, in partnership with the Michigan Department of Natural Resources, the Great Lakes Fishery Commission, the Huron River Watershed Council, and the City of Flat Rock, secured a National Oceanic and Atmospheric Administration grant to conduct a feasibility study for alternative options for the dam.[12] The draft study, released in February 2025, considered four alternatives ranging from no action to full removal.[13] On August 14, 2025, the HCMA executive team recommended partial removal and replacement with rock arch rapids.[14] The proposal generated significant community opposition, including a "Save the Flat Rock Dam" Facebook group with over 2,500 members and a petition drive. On September 11, 2025, the HCMA Board of Commissioners authorized its attorneys to enter negotiations to sell the dam to the City of Flat Rock for $5, with $4.5 million in additional funds for maintenance. On November 17, 2025, the Flat Rock City Council approved a letter of intent to purchase the dam, with a proposed purchase agreement and 60-day due diligence period to follow.[15]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Flat Rock Dam is significant under Criterion A for its association with the broad patterns of industrial development and community planning in Flat Rock, under Criterion B for its direct association with Henry Ford's village industries program, and under Criterion C as a distinctive example of early twentieth-century multi-purpose dam engineering. The areas of significance are Engineering, Industry, Transportation, and Community Planning and Development, with a period of significance of 1921 to 1951.

The Flat Rock Dam is the keystone structure of the Ford village industries complex at Flat Rock. The factory, the filtration plant, the island park, the mill race, and the hydroelectric power system all depend upon and derive from the dam. Without it, none of the other resources in the proposed Flat Rock Historical District would exist in their present form. The dam raised the water level of the Huron River to create the head necessary for hydroelectric power generation, retained the impoundment that supplied raw water to the filtration plant, carried the DT&I Railroad across the river to connect Ford's industrial operations to the national rail network, and provided a roadway linking the factory on the west bank to the village on the east bank. No other structure in the complex served as many simultaneous functions, and no other structure so completely determined the physical geography of the district.

The dam's engineering significance lies in its integration of four distinct infrastructure systems — hydroelectric power, municipal water supply, railroad transportation, and automobile transportation — in a single reinforced-concrete structure. This multi-purpose design reflects Ford's philosophy of maximizing the efficiency of every component in his industrial system, and it is characteristic of the village industries program's emphasis on extracting the greatest possible benefit from water power sites. Stone & Webster, Inc., which designed and built the dam, was one of the nation's leading engineering firms for hydroelectric power development, and its involvement at Flat Rock places the dam within a broader program of Ford hydroelectric installations across the Midwest and Northeast.

The dam's significance under Community Planning and Development is inseparable from its engineering function. The impoundment created by the dam supplied raw water to the filtration plant that provided Flat Rock's first municipal water system. The dam's roadway was the primary vehicular connection between the factory and the village. The tail race created the 27-acre island that Ford later conveyed to the Village for park purposes. The 250-acre impoundment upstream of the dam has served as the recreational and ecological heart of the community since 1922, and the dam's role in maintaining that impoundment has been the principal reason for its preservation over the seven decades since hydroelectric generation ceased.

The dam is now at a critical juncture. The Huron-Clinton Metropolitan Authority, which has owned the structure since 1951, **recommended partial removal** in August 2025. Community opposition to removal has been substantial, and the City of Flat Rock entered a letter of intent to purchase the dam in November 2025. The structure's classification as a "high hazard

[9] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.
[10] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.
[11] *Huron-Clinton Metroparks.com (*https://www.metroparks.com/wp-content/uploads/2023/08/Flat-Rock-Huroc-Dam-Disposition-FINAL-Feasibility-Study_07.21.25_Report-Only.pdf : accessed 26 Feb 2026), Brighton, Michigan.
[12] Huron-Clinton Metroparks.com, Brighton Michigan, 2022.
[13] Huron-Clinton Metroparks.com, Brighton Michigan, 2022.
[14] Huron-Clinton Metroparks.com, Brighton Michigan, 2022.
[15] City of Flat Rock, "Minutes, 17 November 2025,"; imaged, https://www.flatrockmi.org/Document/Government/Council%20Minutes%20&%20Agendas/2025/City%20Council/11.17.2025%20Draft_Council_Meeting_Minutes.pdf?t=202512041301320 : accessed 26 Feb 2026).

potential" dam by the Michigan Department of Environment, Great Lakes, and Energy underscores both the engineering challenges of its continued maintenance and the consequences that its loss would entail for the district's physical integrity. The dam is the single resource in the proposed Flat Rock Historical District whose removal would most fundamentally alter the character of the district as a whole — affecting the water level of the river, the form of the island, the setting of the factory and filtration plant, and the landscape that Henry Ford's village industries program created.

Within the proposed Flat Rock Historical District, the Flat Rock Dam is a contributing structure whose significance derives from its role as the engineering foundation upon which the entire complex was built and the community around it grew.

References

List references used to research and evaluate the individual property.

Isaac D. Kremer, " Ford Motor Co. Lamp Factory and Water Filtration Plant," National Register of Historic Places Inventory/Nomination Form, Michigan State Historic Preservation Office, Lansing, July 24, 2007.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	NVA #1D– W. Huron River Drive [STRUCTURE – Fish Ladder]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_99_0012_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.099638		Long: -83.296629		
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☒ Object ☐

Architectural Information

Construction Date	1998 (under Criteria G)	
Architectural Style	Fish Ladder (Denil)	
Building Form	N/A	
Roof Form	N/A	
Roof Materials	N/A	
Exterior Wall Materials	N/A	
Foundation Materials	N/A	
Window Materials	N/A	
Window Type	N/A	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐ CRITERIA G
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Conservation; Community Planning and Development
Period(s) of Significance	1998 - Present
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):

Historic Name	Fish Ladder
Current/Common Name	Fish Ladder
Historic/Original Owner	Flat Rock/ Huron Sportsman Club
Historic Building Use	Agriculture/Subsistence — Fish Hatchery/Fishery (fish passage)
Current Building Use	Agriculture/Subsistence — Fish Hatchery/Fishery (fish passage)
Architect/Engineer/Designer	Denil
Builder/Contractor	Huron Sportsmens Club

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resouces.

The Flat Rock Dam Fish Ladder is a Denil-type fishway attached to the Flat Rock Dam on the Huron River in the City of Flat Rock, Wayne County, Michigan. The structure is 103 feet in total length and consists of two baffled chutes separated by a nine-foot by fifteen-foot holding pond that serves as a resting pool between stages. The lower chute is 40 feet long and the upper chute is 35 feet long. The baffled chutes slow the flow of water and provide a sloped incline that allows fish to complete an eight-foot ascent from the base of the dam to the top of the spillway. The holding pond between the two chutes provides a resting area at the midpoint of the climb. The structure underwent repairs and improvements in 2007. The fishway was constructed by the Huron Sportsmen, an all-volunteer organization, and is located on the downstream face of the dam near the east bank of the Huron River.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The fish ladder was constructed in 1998 by the Huron Sportsmen, an all-volunteer organization, at a total cost of approximately $150,000, funded through grants and donations. The Huron-Clinton Metropolitan Authority contributed $5,000 in limestone for the project. It was originally designed to allow steelhead trout to pass upstream of the dam for spawning, but the design was expanded to accommodate other species. The ladder underwent improvements in 2007 to address deterioration.

The fish ladder represents a community-driven response to the ecological consequences of the Flat Rock Dam. The Michigan Department of Natural Resources had encouraged the removal of the dam to restore fish passage as early as November 1984, but the community's attachment to the impoundment and its recreational value made removal politically unacceptable. The fish ladder was the compromise — a structure that attempted to restore fish passage while preserving the dam and its impoundment. Despite the ladder's construction, the Michigan DNR has continued to find that the Flat Rock Dam and the smaller Huroc Dam downstream restrict fish passage and limit reproduction for lake sturgeon, walleye, white bass, and other species of concern.

The fish ladder's history is inseparable from the broader history of the Flat Rock Dam and the village industries complex. The dam was built by Henry Ford in 1921–1922 to generate hydroelectric power for the Lamp Factory, creating the approximately 250-acre impoundment that has defined the community's relationship with the Huron River for over a century. When hydroelectric generation ceased in 1950 and the dam was sold to the Huron-Clinton Metropolitan Authority in 1951, the impoundment's primary function shifted from industrial to recreational. The fish ladder's construction in 1998 represents a third phase in the dam's functional history — an attempt to balance the recreational and community values that the impoundment provides with the ecological obligations that the dam's existence imposes on the Huron River watershed.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Flat Rock Dam Fish Ladder is significant under Criteria Consideration G as a structure of exceptional importance within the proposed Flat Rock Historical District, notwithstanding its construction date of 1998. The areas of significance are Conservation and Community Planning and Development.

The fish ladder's exceptional significance derives from its role as the sole mechanism enabling fish passage past the Flat Rock Dam, and therefore as the structure that has sustained the dam's viability against repeated calls for its removal on ecological and conservation grounds. The Michigan Department of Natural Resources first encouraged the removal of the dam in November 1984, citing its obstruction of fish migration on the Huron River — the last major dam on the 130-mile river before it empties into Lake Erie. Without the fish ladder, the dam would present a complete barrier to spawning fish traveling upstream from Lake Erie, including lake sturgeon, walleye, white bass, and other species of concern identified by the Lake Erie Committee and the Great Lakes Fishery Commission. The conservation case for removing the dam would be substantially stronger — and potentially irresistible — absent the fishway's partial mitigation of this ecological harm.

The fish ladder was constructed in 1998 by the Huron Sportsmen, an all-volunteer organization, at a cost of approximately $150,000, funded through grants and donations, as a direct community response to the tension between the dam's historic and recreational value and its ecological consequences. The Denil fishway design — a 103-foot, two-stage baffled chute structure allowing fish to complete an eight-foot ascent — represented the community's compromise: preserve the dam and the 250-acre impoundment that Henry Ford's village industries complex created, while restoring at least partial fish passage on the Huron River. The structure was the product of grassroots effort, not state or federal mandate, and its construction reflected the depth of the community's attachment to the dam and the landscape it sustains.

The fish ladder's exceptional significance is most clearly demonstrated by the events of 2023 through 2025. When the Huron-Clinton Metropolitan Authority initiated a feasibility study for the dam's future, the alternatives considered ranged from continued maintenance with fish passage improvements to full removal. The existence of the fish ladder — and the possibility of upgrading or replacing it — was central to every alternative that preserved the dam. The HCMA's August 2025 recommendation for partial removal and replacement with rock arch rapids was, in effect, a proposal to replace the fish ladder's function with a different fish passage technology. The community opposition that followed, including over 2,500 members of the "Save the Flat Rock Dam" movement, was premised in part on the argument that the existing fish ladder already provides fish passage and that the dam's removal is therefore unnecessary. In November 2025, the Metroparks offered to sell the dam to the City of Flat Rock for $5 and provide $4.5 million for maintenance, plus assistance in securing a $900,000 to $1 million NOAA grant specifically for a new fish passage ladder.

The fish ladder thus occupies a unique position within the district: it is the structure whose function — enabling fish to bypass the dam — is the single most important factor in the dam's continued survival. The Flat Rock Dam is the keystone structure of the proposed historical district, and the fish ladder is the structure that keeps the keystone in place. Its removal or failure would substantially increase the probability that the dam itself would be removed, which would in turn fundamentally alter the water level of the river, the form of the 27-acre island, the setting of the Lamp Factory and Water Filtration Plant, and the landscape that the entire district documents. A structure whose continued operation is essential to the preservation of a contributing resource of this magnitude meets the threshold of exceptional significance under Criteria Consideration G.

Within the proposed Flat Rock Historical District, the Fish Ladder is a contributing structure whose significance derives from its role as the ecological mitigation that has sustained the Flat Rock Dam against removal and thereby preserved the physical integrity of the district as a whole.

References

List references used to research and evaluate the individual property.

Great Lakes Fishery Commission; https://www.glfc.org/rhp-flat-rock.php : accessed 26 Feb 2026), Ann Arbor, Michigan 48105.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	NVA #1E – W. Huron River Drive [STRUCTURE –Village of Flat Rock Water Treatment Plant]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_093_99_0006_000 (located **ON** the Huroc Park Island) Lot 71 Section 31, T4S R10E				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098782	Long: -83.296378			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☐ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☒ Water Filtration Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1957	
Architectural Style	International Style	
Building Form	2 Story Rectilinear	
Roof Form	Flat	
Roof Materials	Built up	
Exterior Wall Materials	Buff Brick (banding/lintels)	
Foundation Materials	Concrete	
Window Materials	Glass Block	
Window Type	Glass Block	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning & Development						
Period(s) of Significance	1957-1983						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Village of Flat Rock Water Treatment Plant						
Current/Common Name	Village of Flat Rock Water Treatment Plant						
Historic/Original Owner	Village of Flat Rock (1957-1983)						
Historic Building Use	Government- Public Works (water treatment)						
Current Building Use	Vacant/Not in use						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	1 Mar 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The Village of Flat Rock Water Treatment Plant is a two-story buff brick structure located on the island between the Huron River and the mill race within Huroc Park in the City of Flat Rock, Wayne County, Michigan. The structure was completed on July 7, 1957, as a replacement for the original Ford Motor Company Water Filtration Plant on the east bank of the Huron River at 26643 West Huron River Drive, which had served as Flat Rock's water supply since 1922.

The structure is composed of two volumes: a taller upper section that housed the water treatment process equipment, and a lower service wing. The massing is stepped, with the taller mechanical volume rising above the lower wing to provide the vertical clearance required for settling tanks, chemical treatment equipment, and associated piping. The exterior is clad in buff-colored brick that is consistent with the material palette of the Ford village industries complex across the river, suggesting a deliberate effort to harmonize the new structure with its setting. Horizontal concrete banding articulates the facade at the floor line and parapet, and horizontal window bands punctuate the upper volume. The roof is flat.

A water tower originally stood adjacent to the structure. The Flat Rock City Council authorized demolition of the water tower in August 1983, with bids due by September 19, 1983.

The structure has been non-operational since 1983 and is in deteriorated condition. Windows have been broken out by vandals and have not been repaired or boarded. No active maintenance is being performed. Following the plant's closure in 1983, city engineer Russell Wittman recommended that only the lower floor be kept in use for water meter storage, a repair shop, and a testing shop, and that the upper floors be sealed off to reduce heating costs. It is not known how long the lower floor remained in active use for these purposes. The structure remains in the ownership of the City of Flat Rock.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The original water supply for the Village of Flat Rock was provided by the Ford Motor Company Water Filtration Plant, constructed in 1921–1922 on the east bank of the Huron River as part of Henry Ford's village industries complex. That plant drew water from the Huron River through an intake crib and filtered it for distribution to the communities of Flat Rock, Rockwood, and South Rockwood — the first municipal water system in the area. In 1951, Ford Motor Company conveyed the filtration plant to the Village of Flat Rock, and the village continued to operate it as its primary water supply.[1]

By the mid-1950s, the original Ford-era filtration plant — then over thirty years old — was no longer adequate to serve the growing community. In October 1954, the Michigan State Health Department recommended construction of a new water treatment plant. The Village of Flat Rock Council approved the work in May 1955. The project was budgeted at $900,000, with a significant factor in the village's decision being the willingness of the neighboring villages of Rockwood and South Rockwood to commit to purchasing water from the new facility. Construction took place on the island between the Huron River and the mill race — the same island that Ford Motor Company had conveyed to the village for park purposes in January 1950 (Liber 10223, Page 487). The plant was completed on July 7, 1957.

By 1960, the plant was serving Flat Rock, South Rockwood, Rockwood, the Detroit, Toledo & Ironton Railroad, the Moynahan Bronze Company (which then occupied the former Ford Lamp Factory), Maple Grove District, and Huron River Park. An open house was held on July 21, 1960, with representatives of industry and government officials inspecting the facilities from 1 to 3 p.m. and the public invited after 3 p.m. The Monroe Evening News reported that since the plant's completion, water use had not been restricted — a notable contrast to the water shortages that had prompted the State Health Department's 1954 recommendation.

[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

The plant operated for twenty-six years until 1983, when the Flat Rock City Council voted to switch the city's water supply to City of Detroit water. The decision followed eighteen months of debate over the cost of major repairs that would have been necessary to keep the treatment plant operational. On August 15, 1983, the City Council took steps to close the water treatment system. The council authorized advertising for bids for demolition of the Flat Rock water tower, established the plant's location as a water meter repair shop, and combined the water department with the public works department. Four water department employees received layoff notices, with only two meter reader service positions remaining. City engineer Russell Wittman recommended that the lower floor of the plant be retained for water meter storage, repair, and testing, and that the upper floors be sealed off. He estimated necessary building modifications at $2,500 to $3,000.

Since its closure in 1983, the structure has sat vacant and unmaintained within Huroc Park. The City of Flat Rock retains ownership but has made no investment in the structure's preservation or adaptive reuse. Vandalism, including the breaking of windows, has accelerated deterioration over the past four decades.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Village of Flat Rock Water Treatment Plant is significant under Criterion A for its association with the community planning and development of Flat Rock, as the second-generation water treatment facility that succeeded the original Ford Motor Company Water Filtration Plant and served the community through its period of postwar growth. The area of significance is Community Planning and Development, with a period of significance of 1957 to 1983.

The structure's significance is derived from its place in the sequence of water infrastructure that has served Flat Rock since Henry Ford's village industries program brought the first municipal water system to the community in 1922. The original Ford-era filtration plant on the east bank of the Huron River was the first facility. This replacement plant on the island was the second. Together, they document a continuous thread of civic investment in water infrastructure that began with Ford's private industrial initiative and was carried forward by the village as a public responsibility after Ford's departure. The decision to build the replacement plant on the island — land that Ford had conveyed to the village for park purposes just five years earlier — reflects the depth of the connection between Ford's industrial landscape and the village's civic life.

The Michigan State Health Department's October 1954 recommendation for a new plant, and the village's response in committing $900,000 to construction, demonstrate the seriousness of the water supply challenge that Flat Rock faced and the scale of the community's investment in resolving it. The willingness of Rockwood and South Rockwood to commit to purchasing water from the new facility extended the regional water supply partnership that Ford had originally established when his filtration plant served all three communities beginning in 1922. The 1960 open house, at which the plant was shown to industry representatives, government officials, and the public, reflected the community's pride in a facility that had resolved a serious water shortage and eliminated the need for water use restrictions.

The plant's customer list in 1960 is itself a document of the district's mid-century condition: the Detroit, Toledo & Ironton Railroad, which crossed the Huron River on the dam/bridge that Henry Ford had built in 1921–1922; the Moynahan Bronze Company, which then occupied the former Ford Lamp Factory; and the surrounding communities and parks that had grown up around Ford's industrial complex. The water treatment plant was, in effect, serving the same constellation of users that the original Ford filtration plant had served — but now under public ownership and with modern equipment.

The structure's closure in 1983, following the city's switchover to Detroit water, marks the end of Flat Rock's era as a self-sufficient water provider — a capacity that Henry Ford had created in 1922 and that the village had maintained for sixty-one years. The demolition of the water tower and the layoff of water department employees were tangible consequences of the decision to abandon local water treatment in favor of a regional supply. The structure's subsequent four decades of vacancy and neglect represent a significant loss of a community asset and a threat to the integrity of the Huroc Park site within the proposed district.

Architecturally, the structure is a competent example of mid-century municipal design adapted for a public works function. The buff brick cladding, which matches the material palette of the Ford complex across the river, suggests that the designer was conscious of the structure's setting within the village industries landscape. The

stepped massing, horizontal concrete banding, and horizontal window bands reflect the influence of the International Style on postwar institutional architecture in southeastern Michigan.

The structure's current condition — vacant, unmaintained, and subject to vandalism for approximately 42 years — represents a significant threat to its survival. If the structure is not stabilized and either restored or adaptively reused, it will be lost. Its location within Huroc Park, on an island that is itself a contributing site within the proposed Flat Rock Historical District, makes its deterioration a matter of concern for the integrity of the district as a whole.

Within the proposed Flat Rock Historical District, the Water Treatment Plant is a contributing structure whose significance derives from its role in the continuity of water infrastructure that has served the Flat Rock community since 1922 and from its physical presence within the landscape that Henry Ford's village industries program created.

References

List references used to research and evaluate the individual property.

"*Flat Rock set to mark end of water treatment system*," The Monroe Evening News (Michigan), 16 Aug 1983, pg. 3; **imaged**, Newspapers.com (https://www.newspapers.com/image/1281894343/ : accessed 1 Mar 2026).

"*Village to Show Its Water Plant*," The Monroe Evening News (Michigan), 21 Jul 1960, pg. 1; **imaged**, Newspapers.com (https://www.newspapers.com/image/1280701534/ : accessed 1 Mar 2026).

"*Flat Rock water plan*," The Monroe Evening News (Michigan), 6 Jan 1956, pg. 4; **imaged**, Newspapers.com (https://www.newspapers.com/image/1280831151/ : accessed 1 Mar 2026).

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	NVA# 1F W. Huron River Drive [**Site** – Vreeland Family Burial Ground]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_093_99_0009_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096586		Long: -83.298223		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐ SITE. ☒

Architectural Information

Construction Date	1834	
Architectural Style	Cemetery	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Exploration/Settlement; Military History; Community Planning and Development
Period(s) of Significance	c. 1834–c. 1870s (founding era)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☐ Workmanship ☐ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☐ Altered ☒ Monument repairs Moved ☐ Date(s):
Historic Name	Vreeland Burial Grounds
Current/Common Name	Vreeland Burial Grounds
Historic/Original Owner	Vreeland Family
Historic Building Use	Funerary
Current Building Use	Funerary
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The Vreeland Family Burying Ground is a small family cemetery established c. 1834 on W. Huron River Drive at the western edge of Huroc Park, identified by a site marker reading "Vreeland Family Burying Ground Circa 1834." The cemetery was established by Michael Vreeland (1761–1841), a Revolutionary War veteran and founder of Flat Rock, as a private family burial ground for the Vreeland family and their descendants. Michael Vreeland was originally interred here upon his death in 1841, though his remains were subsequently relocated to Oakwood Cemetery by a family member. His sons and their families remain buried at the site.

The burial ground is a compact parcel containing at least nine documented interments, with the actual number of burials likely higher. Surviving grave markers include marble headstones of varying forms: an obelisk for Elias Vreeland (d. 1846, age 55) and a tablet headstone for Eliza Vreeland (d. 1851, age 26) are among the identifiable monuments. The markers represent early-to-mid-nineteenth-century funerary stone carving traditions brought to Michigan from eastern states by the founding generation of settlers. A fence encloses the burial ground.

The site has experienced significant disturbance over time. By 1981, topsoil had been bulldozed from the site, exposing coffin fragments, bone material, and coffin brass hardware; a new fence was installed at that time and gravestone inscriptions were copied. By 2006, further deterioration had left only one stone standing. A comprehensive restoration was undertaken in 2014 with financial support from the City of Flat Rock. In May 2016, vandals destroyed fourteen headstones, including markers that had been meticulously repaired during the 2014 restoration. Professional stone conservation was completed before winter 2016.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

"Michael Vreeland, Revolutionary Patriot, was first buried here along with early members of his family. Located behind a Vreeland home, the property around the cemetery was sold to Henry Ford for his Village Industry. Later sold to the Metro Parks, it is now owned and maintained by the City of Flat Rock. It has been vandalized several times and is going to be restored when security is worked out."[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. <u>This is required for all properties</u>.

The Vreeland Family Burying Ground is recommended as Contributing to the Flat Rock Historical District under Criterion A for Exploration/Settlement, Military History, and Community Planning and Development, with Criteria Consideration D applied for cemeteries deriving primary significance from association with historic events rather than individual deaths.

This is the most significant founding-era site in Flat Rock. The cemetery was established by Michael Vreeland, the Revolutionary War veteran from Essex County, New Jersey, who founded the community that bears his family name — first known as "Vreelandt" when he settled along the Huron River, later renamed Smooth Rock, and platted as Flat Rock in 1838 by the Gibraltar & Flat Rock Land Company. The burial ground predates the formal platting by four years and represents the Vreeland family's establishment of permanent communal institutions on the Michigan frontier. No other resource in Flat Rock provides a more direct physical link to the community's founding.

The interments include veterans of both the Revolutionary War (Michael Vreeland himself, originally buried here) and the War of 1812 (sons who served in the conflict and Indian campaigns), establishing a military service tradition that extended through multiple generations. The cemetery documents the founding family's transition from eastern origins — Michael Vreeland's New Jersey roots — to permanent settlement in the Huron River valley during the territorial and early statehood periods.

The site's integrity has been compromised by multiple episodes of disturbance: the bulldozing of topsoil documented in 1981, repeated vandalism culminating in the 2016 destruction of fourteen headstones, and the encroachment of cell tower infrastructure on the eastern boundary. However, the burial ground retains integrity of location on its original site, and setting remains partially intact through the relationship to W. Huron River Drive and the adjacent Huroc Park. Feeling and association are strong — the site is clearly identifiable as a historic burial ground, marked and fenced, and its connection to the Vreeland founding family is well-documented and publicly interpreted. The 2014 restoration and 2016 professional stone conservation demonstrate the community's sustained commitment to preserving this irreplaceable resource. Materials and workmanship have been diminished by the cumulative damage and repeated repair of the marble headstones, and the original spatial design of the burial ground has been disrupted by topsoil removal and ground disturbance.

[1] Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

Despite these integrity challenges, the site's exceptional significance as the founding family burial ground — the single most direct physical link to Michael Vreeland's settlement of Flat Rock — warrants Contributing status. The loss of integrity is well-documented and the restoration efforts themselves constitute part of the site's ongoing history of community stewardship.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The Vreeland Family Burying Ground is the most significant founding-era site in Flat Rock, established c. 1834 by Revolutionary War veteran and community founder Michael Vreeland. Despite integrity compromised by ground disturbance, vandalism, the site retains location, setting, feeling, and association sufficient to convey its exceptional significance as the founding family's burial ground. Professional restoration in 2014 and 2016 demonstrates ongoing community commitment to preservation. The direct connection to Michael Vreeland's founding of Flat Rock, the presence of Revolutionary War and War of 1812-era interments, and the site's role in documenting the community's earliest settlement make this an irreplaceable Contributing resource under Criterion A with Criteria Consideration D.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_093_99_0009_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	NVA 1G **SITE** – HUROC PARK				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	City of Flat Rock				
Latitude/Longitude (to the 6th decimal point)	Lat:		Long:		
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐ SITE ☒

Architectural Information

Construction Date	1921	
Architectural Style	Landscape Park	
Building Form	N/A	
Roof Form	N/A	
Roof Materials	N/A	
Exterior Wall Materials	N/A	
Foundation Materials	N/A	
Window Materials	N/A	
Window Type	N/A	
Outbuildings	Yes ☒	No ☐
Number/Type:	Public Restroooms	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐	f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development						
Period(s) of Significance	1921–1922 (construction of dam and tail race creating the island in its present form)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Ford Mill Race						
Current/Common Name	Huroc Park						
Historic/Original Owner	Henry Ford						
Historic Building Use	Mill Race						
Current Building Use	Public Park						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

Huroc Park is a 27-acre island situated between the main channel of the Huron River on the east and the tail race from the Ford Motor Company Lamp Factory on the west, within the City of Flat Rock, Wayne County, Michigan. The island occupies part of Private Lot 71 of the Private Plat of Section 31, Township 4 South, Range 10 East, Brownstown Township. Its name combines "Huron" and "Rockwood," reflecting the two communities the Ford complex served.

The island is bounded on the east by the center line of the Huron River, on the west by the east high bank of the tail race from the Ford Motor Plant, and on the north by the southerly line of the Detroit, Toledo & Ironton Railroad's 100-foot right-of-way. The site is generally flat with a gentle decrease in elevation toward the southeast, consistent with the surrounding topography that allowed the dam and power plant to function. A mill race branching off from the south bank of the Huron River runs along the western edge of the island, with the Ford Lamp Factory's Power House cantilevered over this race at the island's northern tip. The combination dam and bridge — a 385-foot reinforced-concrete structure carrying both a roadway and a pair of railroad tracks — crosses the Huron River at the northern boundary of the island, connecting the factory on the west bank with Huron River Drive and the village center on the east bank.

The island is currently developed as a municipal park with picnic facilities, open lawn, and river access for fishing. The landscape retains its essential character as an artifact of Ford's hydroelectric engineering — the island's form, size, and orientation are defined entirely by the dam, the tail race, and the natural river channel, all of which were constructed or substantially modified during 1921 and 1922 as part of the Ford village industries complex.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

A mill race existed along the Huron River at this location as early as the 1830s, when the Vreeland family established water-powered gristmill and sawmill operations on Lot 86. The 1834 conveyance by Michael and Jacob Vreeland to Daniel C. Vreeland explicitly reserved the water privilege, including the mill race, dams, and mill yards. The 1836 sale of the mill privileges to Joshua Howard and Phineas Davies for $17,000 — an enormous sum for the era — reflected the immense value of water power on the Huron River. By 1849, deeds reference the mill race, the dam, the grist mill, and the sawmill as distinct physical features of Lot 86, and fractional water power rights were being divided into halves, thirds, and quarters and traded independently of the physical structures. An 1851 deed from Daniel C. Vreeland to Henry B. Merrell describes a quarter-acre parcel at the bridge at Flat Rock by reference to the Huron River, the mill race, and the county road — confirming that the race was a well-established feature of the landscape at mid-century. The mill operations passed through the Metler and Diekman families and into the Flat Rock Manufacturing Company by 1911.

Henry Ford's acquisition of the mill district in 1921 transformed the scale and character of the water management infrastructure. Ford acquired not only the mill-site lots (70 and 71) and the mill district lot (86) but the explicit right to raise the mill pond elevation from 587 feet to 590 feet above sea level, flooding additional acreage upstream for hydroelectric power generation. The construction of a massive 385-foot dam and the rebuilding of the tail race during 1921 and 1922 by Stone & Webster, Inc. created the island in its present form — a landmass of approximately 20.8 acres bounded by the natural river channel on the east and the engineered tail race on the west. The tail race carried water from the dam through the Power House, where turbines generated approximately 700 kilowatts of electricity, and discharged it downstream. The island thus owes its shape and dimensions to the specific engineering requirements of Ford's hydroelectric system.

During the period of the Lamp Factory's operation (1923–1950), the island served as an accessory landscape to the industrial complex. A spur line from the Detroit, Toledo & Ironton Railroad ran along the northern boundary, and the island's proximity to the Power House made it integral to the management of water flow through the tail race.

On January 31, 1950, Ford Motor Company conveyed 20.8 acres of Lot 71 — described as the land bounded on the east by the center line of the Huron River, on the west by the east high bank of the tail race from the Ford Motor Plant, and on the north by the southerly line of the DT&I Railroad 100-foot right-of-way — to the Village of Flat Rock for one dollar and other consideration (Liber 10223, Page 487). The deed specified "Park on Land" and included a 10-year reversion clause tied to Ford's continued operations in Flat Rock. Ford reserved rights of ingress and egress for tail race maintenance and dredging. The village developed the island as Huroc Park, which today serves as a 27-acre centerpiece of Flat Rock's park system, popular for picnics and fishing.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Huroc Park is significant under Criterion A for its association with the broad pattern of community planning and development in Flat Rock, and under Criterion B for its direct association with Henry Ford's village industries program. The areas of significance are Community Planning and Development and Engineering, with a period of significance of 1921 to 1950.

The island is a physical artifact of the engineering system that Henry Ford and Stone & Webster constructed during 1921 and 1922 to power the Flat Rock Lamp Factory. Its form, size, and orientation are defined by the 385-foot dam, the tail race, and the natural river channel — infrastructure that was designed and built to generate hydroelectric power for the factory. The island cannot be understood apart from this engineering context; it exists because Ford's engineers rebuilt the water management system of the Huron River at a scale that transformed the river's geography. In this sense, the island is not merely a park but an artifact of early twentieth-century industrial hydrology, comparable in character to the mill ponds, raceways, and engineered landscapes associated with water-powered industry throughout the northeastern United States, but created here at the scale of Ford's ambition and resources.

The significance of the site extends beyond its engineering origins to its role in the physical development of the Flat Rock community. The 1950 conveyance from Ford Motor Company to the Village of Flat Rock for park purposes was one of the largest single transfers of Ford land to public ownership, and it established the core of Flat Rock's park and open-space network. Together with Ford's 1949 quit-claim of additional Lot 71 acreage for municipal purposes (Liber 10028, Page 41) and the 1951 conveyance of over 114 acres to the Huron-Clinton Metropolitan Authority for the Lower Huron Metropark (Liber 11128, Page 614), the Huroc Park deed was part of a series of institutional transfers that converted Ford's private industrial holdings into the public landscape that defines Flat Rock today. Approximately one-third of the village's current park acreage traces directly to these Ford conveyances. The "Park on Land" designation in the 1950 deed and the 10-year reversion clause reflect both Ford's intent that the land serve a public purpose and the company's awareness that the tail race and its associated infrastructure required ongoing maintenance — a reminder that the park's landscape is inseparable from the industrial system that created it.

Within the proposed Flat Rock Historical District, Huroc Park is a contributing site whose significance derives from its dual identity as an artifact of Ford's hydroelectric engineering and as the largest single component of the public landscape that Ford's village industries program bequeathed to the community.

References

List references used to research and evaluate the individual property.

Isaac D. Kremer, " Ford Motor Co. Lamp Factory and Water Filtration Plant," National Register of Historic Places Inventory/Nomination Form, Michigan State Historic Preservation Office, Lansing, July 24, 2007.

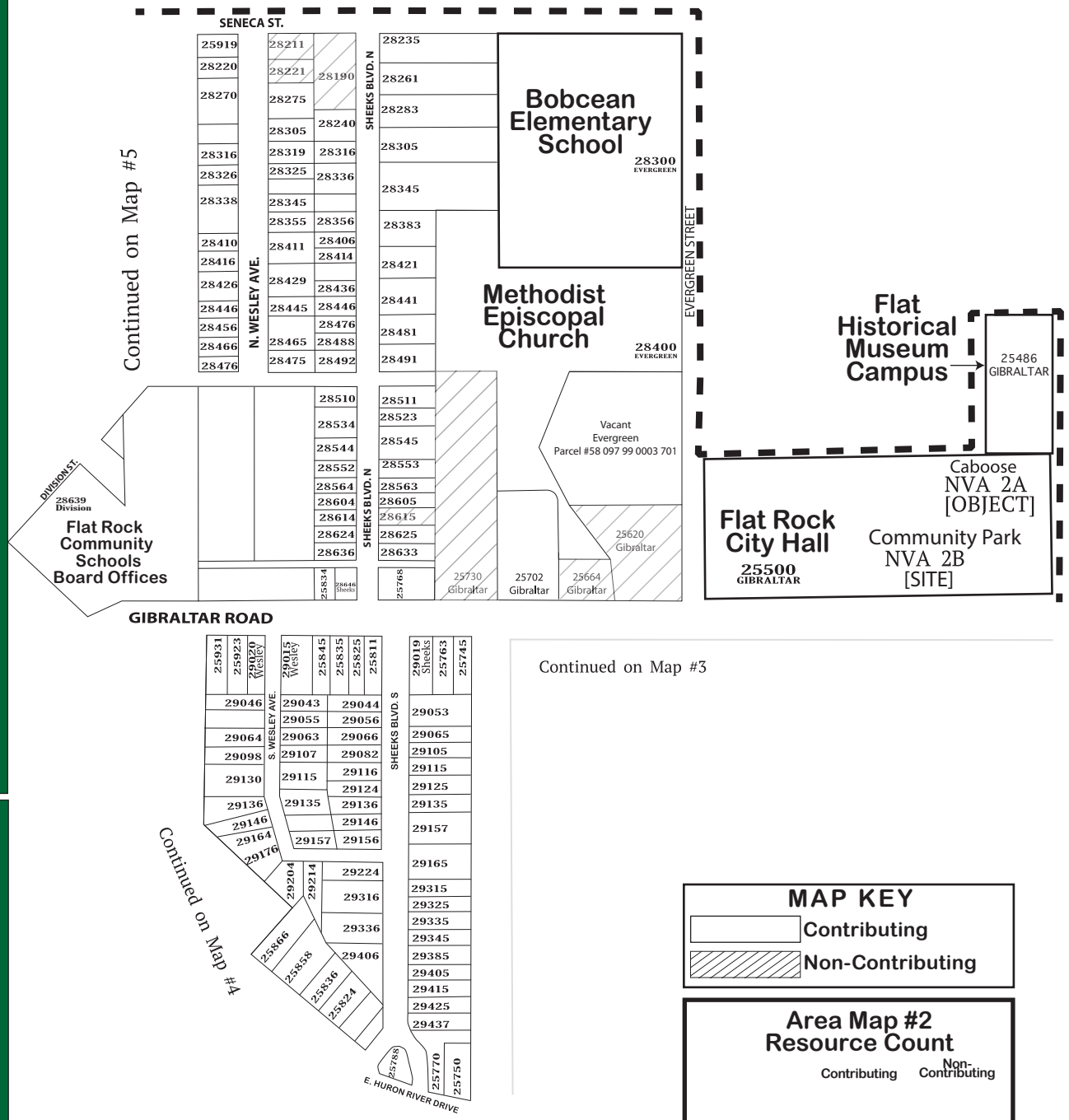
City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number search; citing records held by the City of Flat Rock.

Flat Rock Historical District (Proposed July 2025)

City of Flat Rock
Wayne County, Michigan

Publication Date: 25 June 2025
Map prepared by the Flat Rock Historical Commission

0 225 900 feet



MAP KEY

- Contributing
- Non-Contributing

Area Map #2 Resource Count

	Contributing	Non-Contributing
Buildings	136	5
Sites	2	0
Structures	0	0
Objects	1	0
TOTALS	139	5

Partial Historic District Boundary - AREA MAP #2

Based on Historic Plats:
Gordon-Dale Sub. (June 1926)
Henry Sheeks Sub. (June 1922)

Geographical data provides a spatial representation only. The City of Flat Rock does not assume any damages or liabilities due to the accuracy, availability, use or misuse of the information provided.

List of Area #2

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
2 1	28639		Division St.	East	58	094	03	0215	301	1924	CONTRIBUTOR	BUILDING	High School (Old)
2 2	25750		E. Huron River Drive	North	58	138	03	0026	000	1920	CONTRIBUTOR	BUILDING	
2 3	25770		E. Huron River Drive	North	58	138	03	0025	000	1954	CONTRIBUTOR	BUILDING	
2 4	25788		E. Huron River Drive	North	58	138	03	0028	001	1940	CONTRIBUTOR	BUILDING	Church of God
2 5	25824		E. Huron River Drive	North	58	138	03	0031	000	1928	CONTRIBUTOR	BUILDING	
2 6	25836		E. Huron River Drive	North	58	138	03	0032	005	1928	CONTRIBUTOR	BUILDING	
2 7	25858		E. Huron River Drive	North	58	138	03	0032	306	1915	CONTRIBUTOR	BUILDING	
2 8	25866		E. Huron River Drive	North	58	138	03	0032	004	1967	CONTRIBUTOR	BUILDING	
2 9	28300		Evergreen St.	West	58	097	99	0001	000	1962	CONTRIBUTOR	BUILDING	Bobcean Elementary
2 10	28400		Evergreen St.	West	58	097	99	0002	701	1965	CONTRIBUTOR	BUILDING	Methodist Church
2 11	25500		Gibraltar Rd.	North	58	097	99	0004	001	1974	CONTRIBUTOR	BUILDING	City Hall
2 12	25620		Gibraltar Rd.	North	58	097	99	0003	702	1998	NON-CONTRIBUTOR	BUILDING	Dr. Patterson
2 13	25664		Gibraltar Rd.	North	58	097	99	0005	000	2000	NON-CONTRIBUTOR	BUILDING	BP
2 14	25702		Gibraltar Rd.	North	58	097	99	0006	002	1974	CONTRIBUTOR	BUILDING	Dollar General
2 15	25730		Gibraltar Rd.	North	58	094	99	0023	000	1986	NON-CONTRIBUTOR	BUILDING	Masonic Lodge
2 16	25768		Gibraltar Rd.	North	58	094	04	0010	000	1950	CONTRIBUTOR	BUILDING	
2 17	25834		Gibraltar Rd.	North	58	094	04	0007	002	1939	CONTRIBUTOR	BUILDING	
2 18	25745		Gibraltar Rd.	South	58	138	03	0001	001	1951	CONTRIBUTOR	BUILDING	
2 19	25763		Gibraltar Rd.	South	58	138	03	0002	003	1924	CONTRIBUTOR	BUILDING	
2 20	25811		Gibraltar Rd.	South	58	138	03	0048	001	1927	CONTRIBUTOR	BUILDING	
2 21	25825		Gibraltar Rd.	South	58	138	03	0049	001	1938	CONTRIBUTOR	BUILDING	
2 22	25835		Gibraltar Rd.	South	58	138	03	0050	001	1940	CONTRIBUTOR	BUILDING	
2 23	25845		Gibraltar Rd.	South	58	138	03	0051	001	1946	CONTRIBUTOR	BUILDING	
2 24	25923		Gibraltar Rd.	South	58	138	03	0076	001	1928	CONTRIBUTOR	BUILDING	
2 25	25931		Gibraltar Rd.	South	58	138	03	0077	001	1924	CONTRIBUTOR	BUILDING	
2 26	25919		Seneca St.	East	58	094	99	0013	000	1956	CONTRIBUTOR	BUILDING	
2 27	28190		Sheeks Blvd. N	West	58	094	99	0018	004	1989	NON-CONTRIBUTOR	BUILDING	
2 28	28240		Sheeks Blvd. N	West	58	094	99	0018	005	1961	CONTRIBUTOR	BUILDING	
2 29	28316		Sheeks Blvd. N	West	58	094	99	0022	000	1953	CONTRIBUTOR	BUILDING	
2 30	28336		Sheeks Blvd. N	West	58	094	04	0083	000	1955	CONTRIBUTOR	BUILDING	
2 31	28356		Sheeks Blvd. N	West	58	094	04	0086	000	1927	CONTRIBUTOR	BUILDING	
2 32	28406		Sheeks Blvd. N	West	58	094	04	0087	000	1974	CONTRIBUTOR	BUILDING	
2 33	28414		Sheeks Blvd. N	West	58	094	04	0088	000	1927	CONTRIBUTOR	BUILDING	
2 34	28436		Sheeks Blvd. N	West	58	094	04	0090	000	1954	CONTRIBUTOR	BUILDING	
2 35	28446		Sheeks Blvd. N	West	58	094	04	0091	000	1949	CONTRIBUTOR	BUILDING	
2 36	28476		Sheeks Blvd. N	West	54	094	04	0092	000	1940	CONTRIBUTOR	BUILDING	
2 37	28488		Sheeks Blvd. N	West	58	094	04	0093	000	1941	CONTRIBUTOR	BUILDING	
2 38	28492		Sheeks Blvd. N	West	58	094	04	0094	000	1960	CONTRIBUTOR	BUILDING	

List of Area #2

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
2 39	28510		Sheeks Blvd. N	West	58	094	04	0095	000	1939	CONTRIBUTOR	BUILDING	
2 40	28534		Sheeks Blvd. N	West	58	094	04	0096	002	1927	CONTRIBUTOR	BUILDING	
2 41	28544		Sheeks Blvd. N	West	58	094	04	0098	000	1918	CONTRIBUTOR	BUILDING	
2 42	28552		Sheeks Blvd. N	West	58	094	04	0099	000	1926	CONTRIBUTOR	BUILDING	
2 43	28564		Sheeks Blvd. N	West	58	094	04	0100	000	1949	CONTRIBUTOR	BUILDING	
2 44	28604		Sheeks Blvd. N	West	58	094	04	0101	000	1967	CONTRIBUTOR	BUILDING	
2 45	28614		Sheeks Blvd. N	West	58	094	04	0102	000	1940	CONTRIBUTOR	BUILDING	
2 46	28624		Sheeks Blvd. N	West	58	094	04	0103	000	1926	CONTRIBUTOR	BUILDING	
2 47	28636		Sheeks Blvd. N	West	58	094	04	0104	000	1938	CONTRIBUTOR	BUILDING	
2 48	28646		Sheeks Blvd. N	West	58	094	04	0009	000	1936	CONTRIBUTOR	BUILDING	
2 49	28235		Sheeks Blvd. N	East	58	094	99	0009	000	1975	CONTRIBUTOR	BUILDING	
2 50	28261		Sheeks Blvd. N	East	58	094	99	0010	000	1970	CONTRIBUTOR	BUILDING	
2 51	28283		Sheeks Blvd. N	East	58	094	99	0011	000	1970	CONTRIBUTOR	BUILDING	
2 52	28305		Sheeks Blvd. N	East	58	094	99	0012	000	1974	CONTRIBUTOR	BUILDING	
2 53	28345		Sheeks Blvd. N	East	58	094	04	0032	000	1956	CONTRIBUTOR	BUILDING	
2 54	28383		Sheeks Blvd. N	East	58	094	04	0030	000	1954	CONTRIBUTOR	BUILDING	
2 55	28421		Sheeks Blvd. N	East	58	094	04	0028	000	1956	CONTRIBUTOR	BUILDING	
2 56	28441	x	Sheeks Blvd. N	East	58	094	04	0026	000	1951	CONTRIBUTOR	BUILDING	
2 57	28481	x	Sheeks Blvd. N	East	58	094	04	0024	002	1953	CONTRIBUTOR	BUILDING	
2 58	28491	x	Sheeks Blvd. N	East	58	094	04	0023	301	1940	CONTRIBUTOR	BUILDING	
2 59	28511	x	Sheeks Blvd. N	East	58	094	04	0022	000	1941	CONTRIBUTOR	BUILDING	
2 60	28523	x	Sheeks Blvd. N	East	58	094	04	0021	000	1929	CONTRIBUTOR	BUILDING	
2 61	28545	x	Sheeks Blvd. N	East	58	094	04	0019	000	1953	CONTRIBUTOR	BUILDING	
2 62	28553	x	Sheeks Blvd. N	East	58	094	04	0018	000	1973	CONTRIBUTOR	BUILDING	
2 63	28563	x	Sheeks Blvd. N	East	58	094	04	0017	000	1926	CONTRIBUTOR	BUILDING	
2 64	28605	x	Sheeks Blvd. N	East	58	094	04	0016	000	1930	CONTRIBUTOR	BUILDING	
2 65	28615	x	Sheeks Blvd. N	East	58	094	04	0015	000	1987	CONTRIBUTOR	BUILDING	
2 66	28625	x	Sheeks Blvd. N	East	58	094	04	0014	000	1926	CONTRIBUTOR	BUILDING	
2 67	28633	x	Sheeks Blvd. N	East	58	094	04	0013	000	1928	CONTRIBUTOR	BUILDING	
2 68	29044		Sheeks Blvd. S.	West	58	138	03	0047	000	1973	CONTRIBUTOR	BUILDING	
2 69	29056		Sheeks Blvd. S.	West	58	138	03	0046	000	1928	CONTRIBUTOR	BUILDING	
2 70	29066		Sheeks Blvd. S.	West	58	138	03	0045	000	1959	CONTRIBUTOR	BUILDING	
2 71	29082		Sheeks Blvd. S.	West	58	138	03	0044	000	1941	CONTRIBUTOR	BUILDING	
2 72	29116		Sheeks Blvd. S.	West	58	138	03	0043	000	1928	CONTRIBUTOR	BUILDING	
2 73	29124		Sheeks Blvd. S.	West	58	138	03	0042	000	1941	CONTRIBUTOR	BUILDING	
2 74	29136		Sheeks Blvd. S.	West	58	138	03	0041	000	1941	CONTRIBUTOR	BUILDING	
2 75	29146		Sheeks Blvd. S.	West	58	138	03	0040	000	1948	CONTRIBUTOR	BUILDING	
2 76	29156		Sheeks Blvd. S.	West	58	138	03	0039	000	1947	CONTRIBUTOR	BUILDING	

List of Area #2

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
2 77	29316		Sheeks Blvd. S.	West	58	138	03	0036	000	1951	CONTRIBUTOR	BUILDING	
2 78	29336		Sheeks Blvd. S.	West	58	138	03	0034	301	1955	CONTRIBUTOR	BUILDING	
2 79	29406		Sheeks Blvd. S.	West	58	138	03	0033	000	1955	CONTRIBUTOR	BUILDING	
2 80	29019		Sheeks Blvd. S.	East	58	138	03	0003	002	1880	CONTRIBUTOR	BUILDING	Part of Upham House?
2 81	29053		Sheeks Blvd. S.	East	58	138	03	0005	002	1926	CONTRIBUTOR	BUILDING	
2 82	29065		Sheeks Blvd. S.	East	58	138	03	0007	000	1946	CONTRIBUTOR	BUILDING	
2 83	29105		Sheeks Blvd. S.	East	58	138	03	0008	000	1954	CONTRIBUTOR	BUILDING	
2 84	29115		Sheeks Blvd. S.	East	58	138	03	0009	000	1937	CONTRIBUTOR	BUILDING	
2 85	29125		Sheeks Blvd. S.	East	58	138	03	0010	000	1956	CONTRIBUTOR	BUILDING	
2 86	29135		Sheeks Blvd. S.	East	58	138	03	0011	000	1942	CONTRIBUTOR	BUILDING	
2 87	29157		Sheeks Blvd. S.	East	58	138	03	0012	000	1926	CONTRIBUTOR	BUILDING	
2 88	29165		Sheeks Blvd. S.	East	58	138	03	0014	000	1947	CONTRIBUTOR	BUILDING	
2 89	29315		Sheeks Blvd. S.	East	58	138	03	0015	002	1925	CONTRIBUTOR	BUILDING	
2 90	29325		Sheeks Blvd. S.	East	58	138	03	0017	000	1969	CONTRIBUTOR	BUILDING	
2 91	29335		Sheeks Blvd. S.	East	58	138	03	0018	000	1947	CONTRIBUTOR	BUILDING	
2 92	29345		Sheeks Blvd. S.	East	58	138	03	0019	000	1973	CONTRIBUTOR	BUILDING	
2 93	29385		Sheeks Blvd. S.	East	58	138	03	0020	000	1949	CONTRIBUTOR	BUILDING	
2 94	29405		Sheeks Blvd. S.	East	58	138	03	0021	000	1947	CONTRIBUTOR	BUILDING	
2 95	29415		Sheeks Blvd. S.	East	58	138	03	0022	000	1925	CONTRIBUTOR	BUILDING	
2 96	29425		Sheeks Blvd. S.	East	58	138	03	0023	000	1948	CONTRIBUTOR	BUILDING	
2 97	29437		Sheeks Blvd. S.	East	58	138	03	0024	000	1935	CONTRIBUTOR	BUILDING	
2 98	28220		N. Wesley Ave.	West	58	094	99	0014	000	1954	CONTRIBUTOR	BUILDING	
2 99	28270		N. Wesley Ave.	West	58	094	99	0015	000	1955	CONTRIBUTOR	BUILDING	
2 100	28316		N. Wesley Ave.	West	58	094	99	0017	000	1964	CONTRIBUTOR	BUILDING	
2 101	28326		N. Wesley Ave.	West	58	094	04	0175	000	1950	CONTRIBUTOR	BUILDING	
2 102	28338		N. Wesley Ave.	West	58	094	04	0176	300	1950	CONTRIBUTOR	BUILDING	
2 103	28410		N. Wesley Ave.	West	58	094	04	0177	300	1955	CONTRIBUTOR	BUILDING	
2 104	28416		N. Wesley Ave.	West	58	094	04	0178	000	1950	CONTRIBUTOR	BUILDING	
2 105	28426		N. Wesley Ave.	West	58	094	04	0179	000	1956	CONTRIBUTOR	BUILDING	
2 106	28446		N. Wesley Ave.	West	58	094	04	0181	000	1951	CONTRIBUTOR	BUILDING	
2 107	28456		N. Wesley Ave.	West	58	094	04	0182	000	1929	CONTRIBUTOR	BUILDING	
2 108	28466		N. Wesley Ave.	West	58	094	04	0183	000	1929	CONTRIBUTOR	BUILDING	
2 109	28476		N. Wesley Ave.	West	58	094	04	0184	000	1949	CONTRIBUTOR	BUILDING	
2 110	28211		N. Wesley Ave.	East	58	094	99	0018	001	1977	CONTRIBUTOR	BUILDING	
2 111	28221		N. Wesley Ave.	East	58	094	99	0018	002	1976	CONTRIBUTOR	BUILDING	
2 112	28275	x	N. Wesley Ave.	East	58	094	99	0019	000	1956	CONTRIBUTOR	BUILDING	
2 113	28305	x	N. Wesley Ave.	East	58	094	99	0020	000	1953	NON-CONTRIBUTOR	BUILDING	
2 114	28319	x	N. Wesley Ave.	East	58	094	99	0021	000	1953	CONTRIBUTOR	BUILDING	

List of Area #2

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
2 115	28325	x	N. Wesley Ave.	East	58	094	04	0126	000	1982	CONTRIBUTOR	BUILDING	
2 116	28345	x	N. Wesley Ave.	East	58	094	04	0124	000	1951	CONTRIBUTOR	BUILDING	
2 117	28355	x	N. Wesley Ave.	East	58	094	04	0123	000	1971	CONTRIBUTOR	BUILDING	
2 118	28411	x	N. Wesley Ave.	East	58	094	04	0121	000	1951	CONTRIBUTOR	BUILDING	
2 119	28429	x	N. Wesley Ave.	East	58	094	04	0119	000	1957	CONTRIBUTOR	BUILDING	
2 120	28445	x	N. Wesley Ave.	East	58	094	04	0118	000	1961	CONTRIBUTOR	BUILDING	
2 121	28465	x	N. Wesley Ave.	East	58	094	04	0116	000	1964	CONTRIBUTOR	BUILDING	
2 122	29020		S. Wesley Ave.	West	58	138	03	0075	001	1969	CONTRIBUTOR	BUILDING	
2 123	29046		S. Wesley Ave.	West	58	138	03	0073	000	1920	CONTRIBUTOR	BUILDING	
2 124	29064		S. Wesley Ave.	West	58	138	03	0072	000	1928	CONTRIBUTOR	BUILDING	
2 125	29098		S. Wesley Ave.	West	58	138	03	0071	000	1934	CONTRIBUTOR	BUILDING	
2 126	29130		S. Wesley Ave.	West	58	138	03	0069	000	1934	CONTRIBUTOR	BUILDING	
2 127	29136		S. Wesley Ave.	West	58	138	03	0068	000	1956	CONTRIBUTOR	BUILDING	
2 128	29146		S. Wesley Ave.	West	58	138	03	0067	000	1934	CONTRIBUTOR	BUILDING	
2 129	29164		S. Wesley Ave.	West	58	138	03	0065	002	1940	CONTRIBUTOR	BUILDING	
2 130	29176		S. Wesley Ave.	West	58	138	03	0065	001	1930	CONTRIBUTOR	BUILDING	
2 131	29204		S. Wesley Ave.	West	58	138	03	0064	001	1930	CONTRIBUTOR	BUILDING	
2 132	29214		S. Wesley Ave.	West	58	138	03	0063	000	1953	CONTRIBUTOR	BUILDING	
2 133	29224		S. Wesley Ave.	West	58	138	03	0038	000	1941	CONTRIBUTOR	BUILDING	
2 134	29015		S. Wesley Ave.	East	58	138	03	0052	001	1971	CONTRIBUTOR	BUILDING	
2 135	29043		S. Wesley Ave.	East	58	138	03	0054	000	1929	CONTRIBUTOR	BUILDING	
2 136	29055		S. Wesley Ave.	East	58	138	03	0055	000	1928	CONTRIBUTOR	BUILDING	
2 137	29063		S. Wesley Ave.	East	58	138	03	0056	000	1925	CONTRIBUTOR	BUILDING	
2 138	29107		S. Wesley Ave.	East	58	138	03	0057	000	1965	CONTRIBUTOR	BUILDING	
2 139	29115		S. Wesley Ave.	East	58	138	03	0058	000	1941	CONTRIBUTOR	BUILDING	
2 140	29135		S. Wesley Ave.	East	58	138	03	0059	302	1948	CONTRIBUTOR	BUILDING	
2 141	29157		S. Wesley Ave.	East	58	138	03	0062	000	1960	CONTRIBUTOR	BUILDING	
2 142	NVA	2A	Gibraltar Rd.	North						1925	CONTRIBUTOR	OBJECT	CABOOSE
2 144	NVA	2B	Gibraltar Rd.	North						1925	CONTRIBUTOR	SITE	Community Park
2 143	NVA	2C	Gibraltar Rd.	North						1974	CONTRIBUTOR	SITE	Museum Campus

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28639 Division Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0215_301				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0955585		Long: -83.2888483		
Ownership: Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☒ Public High School	Structure ☐ Object ☐

Architectural Information

Construction Date	1926
Architectural Style	Colonial Revival/Institutional Classical
Building Form	Two-story rectilinear building
Roof Form	Flat roof with parapet
Roof Materials	Built-up roofing
Exterior Wall Materials	Brick masonry construction
Foundation Materials	Concrete/masonry
Window Materials	Wood (original) and aluminum (replacement)
Window Type	Multi-pane double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	None visible

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Education; Community Planning and Development; Social History; Architecture
Period(s) of Significance	1926-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Windows filled in	Moved ☐	Date(s):

Historic Name	Flat Rock High School
Current/Common Name	28639 Division Street East
Historic Building Use	Public high school
Current Building Use	Community/institutional use
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The former Flat Rock High School at 28639 Division Street East presents as a substantial two-story institutional building constructed in 1926 that exemplifies the public educational architecture of the early Village Industries period, representing the community's immediate commitment to developing comprehensive educational infrastructure that would serve the expanding population attracted to Flat Rock's industrial transformation following Henry Ford's establishment of the Headlamp Plant in December 1922. The building exhibits characteristic institutional Colonial Revival massing with symmetrical facade composition and substantial brick construction that demonstrates the architectural dignity and community planning principles that characterized public building development when Flat Rock was establishing its foundational institutional infrastructure to support the demographic transformation from rural mill town to suburban-industrial center serving southeastern Michigan's emerging automotive manufacturing complex.

This building represents the substantial institutional construction that accompanied Flat Rock's rapid community development during the foundational years of the Village Industries expansion, when educational facilities were essential to accommodate the children of the expanding workforce families who had been attracted to the community by the employment opportunities created through Ford's industrial establishment and the concurrent development of supporting infrastructure including the Detroit, Toledo and Ironton Railroad. The institutional Colonial Revival form with its emphasis on substantial brick construction, symmetrical composition, and dignified architectural treatment demonstrates the community's commitment to providing quality educational facilities that would establish Flat Rock's identity as a comprehensive suburban-industrial community offering complete community services and institutional infrastructure appropriate to the foundational transformation period.

The building features a characteristic two-story institutional massing with flat roof and parapet that creates the substantial architectural presence fundamental to public educational buildings while providing efficient multi-level classroom arrangements and administrative spaces that served the educational needs of the rapidly expanding community during the foundational Village Industries period. The roof system with built-up roofing provides practical weather protection for the institutional use while maintaining the simplified institutional appearance valued in public educational architecture. The two-story configuration with flat roof demonstrates the institutional design approaches that characterized substantial public building construction, providing comprehensive educational space while maintaining the architectural dignity that distinguished quality institutional development during the foundational Village Industries community establishment.

The exterior walls demonstrate substantial brick masonry construction that reflects the material quality and construction permanence appropriate to public educational facilities during the early 1920s and the institutional preference for durable, dignified exterior treatments that provided traditional institutional character with long-term structural integrity and minimal maintenance requirements. The brick construction provides authentic institutional masonry character while demonstrating the construction approaches that characterized substantial public building development during the foundational phase of Flat Rock's evolution into a comprehensive suburban-industrial community when educational infrastructure was essential to community establishment and the accommodation of expanding workforce families seeking permanent community residence and quality educational opportunities for their children.

The window arrangement demonstrates the systematic approach to institutional fenestration that characterized efficient educational building design, with regularly spaced multi-pane double-hung windows arranged in orderly patterns that provide adequate natural light for classroom functions while maintaining the dignified composition and traditional institutional appearance valued in public educational architecture during the early 1920s. The systematic fenestration creates functional educational environments while reflecting the institutional design efficiency that guided substantial public building construction during the foundational Village Industries period. The regular window placement with traditional multi-pane configurations provides essential classroom illumination while maintaining the architectural dignity that distinguished quality institutional construction during the foundational community development phase.

The central entrance with its prominent placement and institutional architectural treatment represents the formal approach to public building access that characterized educational architecture, providing dignified entry arrangements appropriate to the community's investment in quality educational facilities while maintaining the institutional character that distinguished public buildings from residential construction during the foundational period. The entrance treatment demonstrates the emphasis on institutional dignity and community pride that characterized both quality educational building design and successful Village Industries community planning, providing formal public access while maintaining the architectural quality that reflected the community's commitment to comprehensive institutional development and educational excellence during the foundational transformation period.

The symmetrical facade composition with its balanced fenestration and central entrance demonstrates the institutional design principles that characterized quality educational architecture, providing architectural dignity and institutional presence that enhanced the building's role as a community landmark while maintaining the construction efficiency that enabled substantial public building development. The symmetrical composition reflects the institutional design approaches

that characterized quality public building construction when communities were establishing their institutional character through educational facilities that represented community values, educational commitment, and architectural quality appropriate to successful suburban-industrial community development during the foundational Village Industries expansion.

The substantial two-story institutional configuration provides comprehensive educational space including multiple classrooms, administrative areas, and community gathering facilities while maintaining the architectural dignity and institutional character appropriate to public educational buildings, demonstrating the institutional solutions that enabled successful community development and educational service provision during the foundational years of the Late Period of Significance when Flat Rock was establishing its identity as a comprehensive suburban-industrial community offering complete community services including quality educational opportunities. The building represents the substantial institutional architecture that served the expanding community while providing the educational infrastructure essential to successful family-oriented community development and the accommodation of workforce families seeking permanent community residence with comprehensive institutional services.

The property exhibits institutional landscape characteristics with substantial lawn areas, mature street trees providing community character, and concrete walkway systems that integrate the building with the Division Street corridor while reflecting the development of institutional infrastructure that characterized Flat Rock's foundational community establishment during the early Village Industries period. The landscape design demonstrates the institutional community character that characterized substantial public building development during the foundational period of Flat Rock's transformation into a comprehensive suburban-industrial community.

This two-story, public high school constructed in 1925 of fireproof materials with a brick exterior is situated on block 1, of the T.D. Cooke addition in the Village of Flat Rock, and in 1929, the address was 618 Division St.[1]

This two-story, public high school constructed in 1925 of fireproof materials with a brick exterior is situated on block 1, of the T.D. Cooke addition in the Village of Flat Rock, and in 1941, the address was 28639 Division St.[2]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

A school bond was approved by voters in January 1926, to pay $175,000 to erect a new Flat Rock high school behind the current school building. This new building would contain nine classrooms, a large auditorium, a gymnasium, and administrative rooms. This new school is needed as enrollment in Flat Rock Schools has increased 53% over the 1925 school year. There were five Flat Rock High School graduates in 1925, and there are seventeen students expected to graduate in 1926, the largest graduating class in the village history. Additionally, it should be noted that the Flat Rock Public School will be on the state of Michigan's accredited list for the first time in 1926.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28639 Division Street East is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the foundational educational infrastructure development that demonstrated the immediate community establishment priorities following Henry Ford's Village Industries implementation, and under Criterion C: Architecture for its significance as representative institutional Colonial Revival architecture that provided substantial educational facilities with dignified public building character for Flat Rock's expanding community during the foundational years of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This 1926 institutional building represents the foundational educational infrastructure development that demonstrated the immediate community establishment priorities and comprehensive planning approach that characterized Flat Rock's rapid transformation following Henry Ford's Village Industries establishment in December 1922, when the community recognized that providing quality educational facilities was essential to attracting and retaining the workforce families who would form the foundation of the suburban-industrial community. The property embodies the substantial institutional construction that served the expanding community's educational needs while demonstrating the community's commitment to comprehensive infrastructure development that would establish Flat Rock's identity as a complete suburban-industrial center offering full community services including quality educational opportunities for the children of the Village Industries workforce and supporting population.

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," October 1929, image 3 of 3, for Division St.; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081929 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for Division St.; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[3] "School Bond Issue Increase is Voted," Detroit Free Press (Michigan), 15 January 1926, page 14, col. 2; imaged, Newspapers.com (https://www.newspapers.com/image/97731651/ : accessed Sep 8, 2025).

The significance of this property as foundational Village Industries institutional architecture demonstrates the role of educational infrastructure development in enabling comprehensive community establishment that supported continued industrial growth during the foundational years of the early-to-mid 1920s while maintaining community planning principles that prioritized family-oriented development and institutional completeness. The substantial institutional design with its emphasis on educational functionality and community dignity represents the institutional solutions that were central to successful Village Industries community planning, creating educational facilities that fostered community identity and educational excellence among expanding workforce families seeking comprehensive community residence within the developing suburban-industrial center during the foundational phase of comprehensive community development.

Educational and Social Significance Under Criterion A: Event

The former Flat Rock High School represents the community's immediate recognition that educational infrastructure was essential to successful community development and the retention of workforce families who required comprehensive community services including quality educational opportunities for their children. The 1926 construction date, just two years after the Headlamp Plant establishment, demonstrates the community's rapid response to demographic expansion and the understanding that educational facilities were fundamental to community establishment and long-term sustainability. The building served multiple generations of Flat Rock students and represents the educational foundation that supported the community's continued development throughout the Late Period of Significance.

Architectural Significance Under Criterion C: Architecture

This institutional building demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of early 1920s educational architecture that represents the application of institutional Colonial Revival design principles to public building construction during the foundational Village Industries period. The two-story brick masonry construction with symmetrical facade composition, regular fenestration patterns, central entrance treatment, and substantial institutional massing illustrate the architectural approaches that made institutional Colonial Revival design appropriate to community educational facilities while providing the dignified public building character that reflected community values and educational commitment during the foundational transformation period.

The building represents an excellent example of the institutional community-oriented architecture that characterized substantial educational building development during the early 1920s, when institutional design principles were being successfully applied to the educational infrastructure needs of rapidly expanding communities that required comprehensive institutional facilities to support successful suburban-industrial development. The institutional Colonial Revival form with its emphasis on substantial brick construction, symmetrical composition, and dignified architectural treatment demonstrates the architectural standards that made quality educational building design attractive to communities while supporting the development of comprehensive institutional infrastructure that fostered educational excellence and community identity during the foundational Village Industries period.

This property represents one of the most significant institutional buildings from Flat Rock's foundational development period, demonstrating the community's immediate commitment to comprehensive infrastructure development that would support long-term community establishment and family-oriented suburban-industrial growth. The substantial educational architecture reflects the community planning approaches that prioritized institutional completeness and educational quality as essential elements of successful Village Industries community development. The building's continued institutional use demonstrates the enduring value of the substantial construction and thoughtful institutional design that characterized foundational community planning during the early Village Industries expansion.

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical and architectural significance as substantial institutional architecture that served Flat Rock's foundational educational development during the early years of the Village Industries transformation.

The building retains its original location on Division Street East within the institutional corridor that developed to provide comprehensive community services during the foundational Village Industries expansion. The institutional setting preserves the community planning patterns that characterized the foundational suburban-industrial development while maintaining the public building context that supported substantial educational construction during the early 1920s foundational period.

The property exhibits excellent design integrity in its institutional Colonial Revival characteristics, including the two-story brick masonry massing with symmetrical facade composition, regular fenestration patterns, central entrance treatment, and substantial institutional architectural details that distinguished quality educational building construction during the early 1920s. The building maintains the essential design characteristics that made it representative of the substantial institutional solutions that provided educational infrastructure while enabling foundational community development in Flat Rock.

The building maintains its substantial brick masonry construction, institutional window arrangements, and essential architectural elements that demonstrate the quality construction approaches that characterized educational building development during the early 1920s. The materials preserve the institutional character and architectural integrity that reflected the construction standards appropriate to substantial educational facilities that served Flat Rock's expanding

community while maintaining institutional dignity and educational functionality appropriate to foundational community development.

The construction demonstrates the building techniques and institutional craftsmanship that characterized substantial educational building development, reflecting the construction approaches that enabled quality institutional architecture while maintaining the educational functionality appropriate to comprehensive community planning and institutional development during the foundational Village Industries community establishment.

The property conveys the early 1920s institutional character that characterized Flat Rock's foundational community development, maintaining associative connections to the substantial educational infrastructure and institutional planning that enabled comprehensive community establishment while preserving its connection to the educational values and community commitment that served the expanding population during the foundational Village Industries transformation and comprehensive institutional development during the foundational period of suburban-industrial community establishment.

The property at 28639 Division Street East is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the foundational educational infrastructure development that demonstrated comprehensive community planning following Henry Ford's Village Industries establishment and its significance as substantial institutional Colonial Revival architecture that provided quality educational facilities with dignified public building character during the foundational years of the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's comprehensive institutional development and the substantial educational architecture that enabled successful community establishment during the foundational Village Industries expansion and comprehensive suburban-industrial community development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_03_0215_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25750 E. Huron River Drive [1025 E. Huron River Drive]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0026_000 Lots 26 & 27 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090837		Long: -83.284896		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1922
Architectural Style	Craftsman Bungalow
Building Form	1.5 story rectilinear
Roof Form	Side-facing gable with catslide
Roof Materials	Asphalt shingles
Exterior Wall Materials	Stucco Plaster
Foundation Materials	Brick
Window Materials	Wood/Aluminum
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	One detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1920-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	25750 E. Huron River Drive						
Historic/Original Owner	Fred & Ella Reith						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Fred Reith						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1922 Craftsman Bungalow at 25750 East Huron River Drive represents early 20th-century residential development in Flat Rock that predates the formal establishment of Ford's Village Industries program. The property is a substantial 1.5-story dwelling with a distinctive catslide roof form, exemplifying the Craftsman architectural style and construction quality of the early 1920s residential development period.

The building's most prominent architectural feature is the gable roof with a dramatic catslide extension—a characteristic roof form where one slope extends down much lower than the other, often covering a porch or creating additional covered space. This catslide configuration creates the distinctive asymmetrical profile that adds visual interest and demonstrates the functional design principles of Craftsman architecture. The roof features wide overhanging eaves with exposed rafter tails that create decorative shadow lines and demonstrate the honest expression of structure characteristic of the Craftsman style. The deep eaves provide both aesthetic appeal and functional weather protection. The roof is currently covered with asphalt shingles in a brown tone that complements the building's overall color scheme.

A prominent brick chimney rises through the roof, constructed with quality brickwork that demonstrates early 1920s masonry craftsmanship. The chimney's substantial size and careful construction indicate the presence of a central heating system and reflects the solid, well-built character of early residential construction in the community. The chimney's prominent placement is typical of Craftsman design, where functional elements were often celebrated as architectural features.

The exterior walls retain their original stucco plaster finish, now painted in a grey color that provides a contemporary appearance while preserving the historic material beneath. The retention of original stucco is significant, as this textured surface material was characteristic of quality Craftsman residential construction during the 1910s-1920s and represents an important alternative to the more common wood siding. Stucco provided durability, fire resistance, and a distinctive aesthetic that complemented the Craftsman style's emphasis on natural materials and honest construction. The fact that the original stucco remains intact represents exceptional material preservation and demonstrates the building's solid construction quality.

The walls feature white-painted trim boards that define corners, roof lines, and other architectural elements, creating crisp visual definition. The gable ends appear to include decorative elements or contrasting material treatments that add texture and visual interest, typical of Craftsman attention to detail and artistic expression in residential design.

The fenestration appears to retain original windows with aluminum storms. The window openings maintain their original sizes, proportions, and placement patterns, preserving the building's fenestration rhythm and design intent. The windows are arranged to provide abundant natural light, with groupings that may suggest original multi-light or grouped window configurations typical of Craftsman design. The retention of original window openings allows the building to maintain its proportions and architectural composition.

The front façade features a prominent covered porch that extends under the catslide roof extension—a quintessential Craftsman element that integrates indoor and outdoor living spaces. The porch features white railings and posts, accessed by steps, and provides generous covered outdoor living space typical of Craftsman residential design. The porch is adorned with hanging flower baskets and seasonal decorations including an American flag, demonstrating active residential use and pride of ownership. The substantial porch demonstrates the Craftsman philosophy of creating comfortable, livable spaces that connect occupants with nature and the surrounding environment.

The house sits on a brick foundation that demonstrates quality early 1920s construction practices. Brick foundations were more substantial and permanent than stone or concrete block, indicating this was built as a high-quality, substantial residence. The foundation's solid construction has supported the building for over a century and contributes to its continued structural integrity.

The property includes a detached garage visible to the left side of the house, constructed with horizontal siding and appearing to be either original to the 1922 construction or an early addition. The detached garage reflects typical early 20th-century residential site planning when garages were universally separated from the main house rather than integrated as became standard after World War II.

The property features well-maintained landscaping including a manicured lawn, ornamental shrubs, and a distinctive stone border garden bed in the foreground with decorative rocks and plantings. Mature trees frame the property and provide shade and visual interest. The landscaping demonstrates both the property's maturity and continued care over its century-long history.

The property's prominent location on East Huron River Drive, a main thoroughfare in Flat Rock, indicates this was likely a desirable residential location during the early 1920s. The substantial size and quality construction suggest this was built for a middle or upper-middle class family, possibly professionals, merchants, or supervisors who were part of Flat Rock's early 20th-century community before Ford's Village Industries program formally began.

Character-defining features include the distinctive catslide roof form with wide overhanging eaves and exposed rafter tails, the prominent brick chimney, the original stucco plaster exterior finish, the substantial covered front porch integrated under the roof extension, the brick foundation, the detached garage, white trim detailing, and the overall Craftsman Bungalow architectural character that remains clearly identifiable despite window replacement.

This two-story, single-family residence constructed in 1922 of tile with stucco exterior is located on lot 26 and 27 of the Sheeks Subdivision in the Village of Flat Rock, and in 1941, the address was 25750 E. Huron River Drive.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Fred Reith owned lots 26 and 27 in the Henry Sheeks Sub, and about 1922, he built the residence at 1025 Huron River Drive, known today as 25750 E. Huron River Drive.[2] Norman Mackie. Sr. owned lots 26 and 27 in the Henry Sheeks Subdivision in 1927.[3] Norman Mackie died on 18 Dec 1929.[4] In 1930, Anna Mackie was living at 1025 Huron River Drive.[5] In 1939, John Harrington, the son-in-law of Norman Mackie, was paying taxes on 25750 E. Huron River Drive and renting out the residence.[6] In 1939, Constance Smith was living at 25750 HRD.[7] In 1939, Del and Hildegard Valrance were living at 25750 EHRD.[8] In 1940, Lawrence and Mary Whipple were living at 25750 E. Huron River Drive.[9] IN 1942, L.F. Whipple owned lot 25 and 26 in the Henry Sheeks Subdivision; and the residence thereon, 25750 Huron St.[10] In 1950, Lawrence and Mary Whipple resided at 25750 E. Huron River Drive.[11] In 1953, Lawrence Whipple lived at 25750 E. Huron River Drive.[12] In 1971, L. E. Whipple resided at 25750 E. Huron River Drive.[13] Dr. Michael Bousamra, a local physician, later purchased this home and he lived there until 2014.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1920 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents early 20th-century residential development that predates the formal Village Industries program and demonstrates both the pre-existing community

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for E. Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Plat map of **Henry Sheek's Subdivision** of a part of the NE ¼ of frac. sec 6, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 29 June **1922**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24898" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file. *NOTE: Fred Reith was a partner to Henry Sheeks in the formation of the "Henry Sheek's Subdivision" on 29 June 1922;* **ALSO**; Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically; citing pg. 94, entry for Fred Reith; held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically; citing pg. 127, entry for Norman Mackie; held by Brownstown Township Historical Society.

[4] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-Q2J : Fri Mar 08 14:14:47 UTC 2024), Entry for Norman L Mackie, 18 Dec 1929.

[5] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 229 (stamped), enumeration district (ED) 82-880, sheet 13A, dwelling 272, family 298, for Anna Mackie ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-FY?cat=1036363&i=462&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 463 of 1148; United States. National Archives and Records Administration.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated by hand, arranged by subdivision; citing p. 201, entries for John Harrington; held by Brownstown Township Historical Society.

[7] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15A, dwelling 295, for Lawrence & Mary Whipple ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWC5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 33 of 1034; United States. National Archives and Records Administration.

[10] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; citing vo. 3 p. 649, entry for L.F. Whipple; held by Brownstown Township Historical Society.

[11] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 33, dwelling 346, for Lawrence & Mary Whipple ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-7?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 34 of 58; United States. National Archives and Records Administration.

[12] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 49, for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[13] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

foundation upon which Ford would build and an exceptional example of Craftsman Bungalow architecture with outstanding material integrity in its original stucco exterior.

Criterion A - Community Planning and Development: Built in 1922, this house represents the pre-Village Industries residential development that provided the community foundation existing in Flat Rock before Ford's formal program began. The property demonstrates the quality residential development and community infrastructure that already existed in Flat Rock and contributed to the area's attractiveness for Ford's industrial investment. The substantial size, quality construction, and prominent location on Huron River Drive indicate this was built for an established family of means, reflecting the economic and social structure of the pre-Village Industries community. The 1922 construction date places this property at the very beginning of the district's period of significance and shows the residential character that Ford's program would build upon and complement rather than create from nothing.

Criterion C - Architecture: The property represents an exceptional example of Craftsman Bungalow architecture with the distinctive catslide roof form that adds visual interest and functional covered space. The retention of original stucco plaster exterior finish represents outstanding material integrity and demonstrates early 1920s construction quality and craftsmanship. The Craftsman style, at the height of its popularity in 1920, emphasized honest construction, natural materials, integration with landscape, and artistic expression in functional design—all principles clearly evident in this property. The catslide roof form with wide overhanging eaves and exposed rafter tails, the substantial covered porch, the quality brick foundation and chimney, and the overall design composition represent excellent execution of Craftsman design principles. Despite window replacement, the property retains exceptional integrity in form, design, materials (stucco), workmanship, and setting that allow it to clearly convey its architectural significance.

The 1922 construction date places this property among the earliest residential development in the district and demonstrates the community infrastructure that existed before Ford's Village Industries program. This property shows that Flat Rock had established residential neighborhoods with quality housing before Ford's involvement, contradicting any narrative that Ford created the community from scratch. The substantial nature of this house indicates a stable, established community with families of means who invested in permanent, quality residential construction.

The retention of original stucco plaster exterior finish is exceptionally significant and rare. Stucco was a premium exterior finish during the 1910s-1920s that required skilled craftsmanship and represented higher construction quality than standard wood siding. The survival of original stucco for over a century demonstrates both the material's durability and the building's solid construction. This original material allows for understanding of early 1920s construction techniques, material choices, and craftsmanship in ways that would be impossible if the exterior had been re-sided. The stucco's intact condition makes this property invaluable for understanding Craftsman construction practices and early 20th-century building technology.

Built in 1922, this property represents the Craftsman style during its peak popularity period (approximately 1905-1930). The Craftsman movement represented a significant shift in American residential architecture, emphasizing honest construction, natural materials, handcrafted details, and integration with landscape. This property exemplifies these principles with its exposed rafter tails, substantial porch, natural material palette, and careful attention to proportion and detail. The catslide roof form represents a distinctive variation within Craftsman design that adds functional and aesthetic value.

The property retains strong integrity in six of seven aspects: location, design, materials, workmanship, setting, feeling, and association.

The property retains complete integrity of location, remaining on its original site at 25750 East Huron River Drive since 1922 construction. The building has not been moved and maintains its original prominent relationship to this main thoroughfare.

The property retains excellent integrity of design. The distinctive Craftsman form with catslide roof, wide overhanging eaves, exposed rafter tails, substantial front porch, and overall massing remain intact and unaltered. The fenestration pattern maintains original openings and arrangements. The design integrity allows the property to clearly convey its Craftsman architectural style and 1922 construction date.

The property retains exceptional integrity of materials through the preservation of original stucco plaster exterior finish—an extremely rare survival of original exterior material. The brick foundation and brick chimney remain from original construction. White-painted trim maintains traditional appearance. While windows have been restored, the retention of the major original materials (stucco, brick foundation, brick chimney, roof structure) represents outstanding material preservation for a century-old building.

The property retains excellent integrity of workmanship. The quality stucco application, brick masonry work, roof construction with exposed rafter tails, and overall Craftsman craftsmanship remain evident and intact. The building's proportions, details, and construction quality demonstrate the skilled workmanship of early 1920s construction and remain clearly visible despite window replacement.

The property retains excellent integrity of setting, maintaining its prominent residential location on East Huron River Drive within Flat Rock's early 20th-century residential neighborhood. The detached garage, mature landscaping, and relationship

to the street preserve the early residential setting. The surrounding area retains residential character that reinforces the property's historical context.

The property retains strong integrity of feeling as an early 1920s Craftsman Bungalow. The distinctive catslide roof form, substantial porch, original stucco exterior, and overall Craftsman character successfully evoke the aesthetic and historical sense of quality residential construction from the early 20th century. The property continues to convey the solidity, craftsmanship, and residential character of the 1922 construction period.

The property retains good integrity of association with early 1920s residential development in Flat Rock. The building maintains its direct link to the pre-Village Industries community foundation and demonstrates the quality residential development that existed before Ford's formal program. The continued residential use and prominent location preserve the property's association with Flat Rock's early residential development period.

The property retains exceptional overall integrity with outstanding preservation of original stucco exterior—a rare survival that makes this property particularly significant. While vinyl windows represent one material alteration, the retention of form, design, major original materials, setting, and workmanship allows the property to effectively convey both its architectural character and historical significance. The property's integrity is sufficient to qualify for individual National Register eligibility in addition to its contribution to the district.

The property contributes significantly to the district's representation of early 1920s residential development and Craftsman architecture. The 1922 construction date places it at the beginning of the district's period of significance and demonstrates the pre-existing community foundation. The exceptional preservation of original stucco exterior, combined with strong integrity in design and form, makes this property a particularly important contributor that helps tell the complete story of Flat Rock's residential development from 1920 through 1975.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), for Parcel #58_138_03_0026_000 Lots 26 & 27 in Henry Sheeks Sub. (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25770 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0025_000 Lot 25 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090957		Long: -83.285051		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☒Office Space Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1954	
Architectural Style	Mid-Century Modern Commercial/Industrial	
Building Form	1-Story rectilinear building	
Roof Form	Flat roof with parapet	
Roof Materials	Built-up roofing	
Exterior Wall Materials	Concrete masonry unit (CMU) construction	
Foundation Materials	Concrete slab-on-grade	
Window Materials	Aluminum (original)	
Window Type	Commercial fixed and ribbon windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	None	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1954-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	25770 East Huron River Drive North						
Historic/Original Owner	Arthur Oestrike Insurance/Kurt Kersten Law Office						
Historic Building Use	Commercial/service building						
Current Building Use	Commercial/service building						

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The commercial building at 25770 E. Huron River Drive North presents as a single-story flat-roof structure constructed in 1954 that exemplifies the mid-century modern commercial architecture that represented the mature phase of Flat Rock's evolution into a comprehensive suburban-industrial community during the established years of the Late Period of Significance, when the community had achieved full integration into southeastern Michigan's post-war economic expansion while developing the commercial infrastructure necessary to serve the established residential population and support the continued success of the automotive industry workforce that had transformed the community from its foundational Village Industries origins. The building exhibits characteristic mid-century commercial massing with concrete masonry unit construction and horizontal emphasis that demonstrates the architectural efficiency and modern commercial design principles that characterized business development when Flat Rock had consolidated its identity as a successful suburban community serving the expanded automotive manufacturing complex during the mature post-war economic prosperity period.

This building represents the substantial commercial construction that accompanied Flat Rock's mature suburban development during the mid-1950s, when commercial architecture had evolved to incorporate modern construction technologies, efficient single-story commercial arrangements, and contemporary design principles that provided practical business solutions for established communities seeking modern commercial amenities and services that would support the suburban lifestyle preferences of the Village Industries workforce families and the broader residential population that had established permanent community residence during the foundational and mature phases of the Late Period of Significance. The mid-century modern commercial form with its emphasis on functional massing, efficient construction approaches, and contemporary architectural expression represents the commercial architecture that served Flat Rock's established suburban development during the mature years of the Late Period of Significance when the community had achieved comprehensive integration into the regional suburban landscape while maintaining its historical connection to automotive industry development.

The building features a characteristic flat roof with parapet that creates the horizontal emphasis and geometric simplicity fundamental to mid-century modern commercial design while providing efficient single-story commercial arrangements and cost-effective construction approaches that became preferred by suburban businesses during the mid-1950s commercial expansion that accompanied post-war economic prosperity. The roof system with built-up roofing provides practical weather protection while maintaining the streamlined appearance valued in mid-century commercial architecture. The flat roof configuration with parapet demonstrates the commercial design approaches that characterized efficient post-war suburban commercial construction, providing practical business space while maintaining the architectural efficiency that distinguished modern commercial development during the established Village Industries period evolution into comprehensive suburban community status.

The exterior walls demonstrate concrete masonry unit construction that reflects the material preferences and construction technologies that characterized mid-1950s suburban commercial development and the mid-century modern preference for durable, economical exterior treatments that provided contemporary commercial character with long-term structural integrity and minimal maintenance requirements appropriate to efficient business operations. The CMU construction provides substantial commercial character while demonstrating the construction approaches that characterized efficient suburban commercial development during the established evolution of Flat Rock into a comprehensive suburban community when businesses sought modern construction solutions that combined architectural efficiency with contemporary commercial appearance and practical operational functionality.

The window arrangement demonstrates the systematic approach to commercial fenestration that characterized efficient mid-century commercial design, with aluminum-framed windows arranged in horizontal ribbon configurations that maximize natural light and exterior visibility while maintaining the contemporary appearance and functional efficiency valued in post-war suburban commercial architecture. The commercial window systems create efficient business environments while reflecting the architectural modernization that guided mature suburban commercial construction during the established years of the Late Period of Significance. The systematic commercial fenestration with aluminum framing provides essential business functionality and contemporary commercial character while maintaining the architectural efficiency that distinguished modern commercial construction during the mature post-war suburban development phase.

The single-story commercial configuration with its emphasis on horizontal massing and efficient professional office operations demonstrates the post-war suburban commercial preferences that characterized mid-century modern professional architecture, providing accessible legal office arrangements that served returning World War II veterans and the established community's growing need for professional services while maintaining the architectural contemporaneity that distinguished modern suburban commercial development. The horizontal emphasis and modest scale reflect the commercial design approaches that characterized small professional office construction when communities were establishing their modern suburban service infrastructure through buildings that served the professional needs of returning veterans establishing private practice and the residential populations seeking accessible legal services during the mature phase of suburban-industrial community development.

The concrete masonry construction with its durable material treatment and contemporary detailing demonstrates the construction approaches that characterized both efficient mid-century professional office architecture and successful post-war suburban development, providing commercial durability that supported long-term professional practice operations while maintaining the architectural efficiency appropriate to small-scale professional buildings serving the legal and business needs of

returning veterans and the established suburban community during the mature evolution of Flat Rock's transformation into a comprehensive suburban-industrial community integrated within the post-war metropolitan development framework.

The building's construction in 1954 reflects the post-war expansion of professional services that accompanied the return of World War II veterans seeking to establish professional practices within the suburban communities that had developed during the war years, demonstrating the community's evolution into a comprehensive suburban center requiring professional services including legal practice facilities that would serve both returning veterans and the established residential population that had been attracted to Flat Rock during the foundational Village Industrial period.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1962, Kurt G. Kursten, attorney, used 25770 E. Huron River Drive for office space. Melvin Oestrike also used 25770 E. Huron River Drive in 1962.[1] In 1970, K. G. Kursten, attorney, used 25770 E. Huron River Drive for office space. M. Oestrike also used 25770 E. Huron River Drive in 1970.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25770 E. Huron River Drive North is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the post-war professional services expansion that demonstrated the comprehensive suburban community development serving returning World War II veterans and the established residential population, and under Criterion C: Architecture for its significance as representative mid-century modern professional office architecture that provided efficient legal practice facilities with contemporary commercial design for Flat Rock's mature suburban community during the established years of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This 1954 professional office building represents the post-war expansion of professional services that demonstrated the comprehensive suburban community development necessary to serve returning World War II veterans and the established residential population during the mature phase of the Late Period of Significance, when Flat Rock had evolved from its foundational Village Industries origins into a comprehensive suburban center requiring professional services including legal practice facilities that would support both veterans establishing private practice and residents seeking accessible professional services within the established suburban-industrial community. The property embodies the small-scale commercial construction that served the community's evolution toward comprehensive suburban status while providing essential professional services that supported the post-war economic expansion and the demographic stability that characterized the mature Village Industries community during the established suburban development phase.

The significance of this property as post-war professional services architecture demonstrates the role of small-scale commercial development in enabling comprehensive suburban community establishment that supported continued population growth and economic diversification during the mature years of the Late Period of Significance while maintaining the community character and service accessibility that made Flat Rock attractive to both returning veterans seeking professional opportunities and established families requiring accessible legal and business services. The modest professional office design with its emphasis on community service and professional accessibility represents the commercial solutions that were central to successful mature suburban development, creating professional facilities that fostered community completeness and economic diversification among the established residential population during the post-war suburban consolidation period.

The building's role as a legal office serving World War II veterans represents the community's response to the professional service needs of returning servicemen who sought to establish practices and serve the legal needs of the expanding suburban population. The 1954 construction date coincides with the peak period of veteran reintegration and professional establishment, demonstrating Flat Rock's evolution into a comprehensive suburban community capable of supporting diverse professional services and economic opportunities beyond its foundational industrial base.

Architectural Significance Under Criterion C: Architecture

This professional office building demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of mid-1950s suburban commercial architecture that represents the application of mid-century modern design principles to small-scale professional office construction during the mature phase of suburban development within the Late Period of Significance. The single-story configuration with flat roof and parapet, concrete masonry unit construction, horizontal ribbon windows, and efficient professional space planning illustrate the architectural approaches that characterized the mature evolution of commercial development in suburban communities that had achieved comprehensive status while maintaining connections to their foundational industrial development and automotive manufacturing heritage.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 49, for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The building represents an excellent example of the small-scale professional office architecture that characterized the mature phase of historically significant suburban development during the mid-1950s, when mid-century modern design principles were being applied to professional service facilities that served established communities requiring comprehensive commercial and professional infrastructure. The modest scale and efficient design demonstrate the architectural standards that characterized the mature phase of the historically significant development period while reflecting the community's achievement of suburban completeness within the post-war economic expansion framework.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its significance as representative post-war professional office architecture from the mature years of the Late Period of Significance.

Location and Setting: The building retains its original location on E. Huron River Drive North within the commercial corridor that developed to serve the professional service needs of the established suburban community during the mature phase of the Late Period of Significance. The commercial setting preserves the post-war community development patterns while maintaining the professional service context that supported small-scale commercial construction during the mid-1950s.

Design: The property exhibits good design integrity in its mid-century modern commercial characteristics, including the single-story massing with flat roof configuration, concrete masonry unit construction, horizontal window arrangements, and efficient professional office details that distinguished post-war suburban commercial construction during the mid-1950s mature phase of the Late Period of Significance. The building maintains the essential design characteristics representative of small-scale professional office solutions that served the mature suburban community.

Materials: The building maintains its concrete masonry unit construction, aluminum commercial windows, and essential architectural components that demonstrate the efficient construction approaches characteristic of mid-1950s professional office development during the mature phase of the Late Period of Significance. The materials preserve the contemporary commercial character and architectural integrity that reflected construction standards appropriate to professional office facilities serving the established suburban community.

Workmanship: The construction demonstrates building techniques and commercial craftsmanship that characterized professional office development during the mid-1950s, reflecting construction approaches that enabled efficient modern commercial facilities while serving the professional service needs of returning veterans and the established residential population during the mature Village Industries community evolution.

Feeling and Association: The property conveys the mid-1950s professional office character that represented the mature suburban community development phase, maintaining associative connections to the post-war professional services expansion and community completeness that characterized Flat Rock's evolution toward comprehensive suburban status while preserving its connection to the commercial development patterns that served returning veterans and the established residential population during the mature phase of the Late Period of Significance.

The property at 25770 E. Huron River Drive North is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of post-war professional services expansion serving World War II veterans and its significance as representative mid-century modern professional office architecture that provided efficient legal practice facilities during the mature years of the Late Period of Significance. The building maintains good integrity and contributes to the district's representation of the community's comprehensive suburban development and the professional services architecture that supported veteran reintegration and community completeness during the established phase of the historically significant development period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0025_000 Lot 25 in Henry Sheeks Sub. (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25788 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0028_001 Lot 28 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090890		Long: -83.285436		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☒ Religious/Institutional	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1940	
Architectural Style	Gothic Revival/Vernacular Church	
Building Form	Single-story rectilinear	
Roof Form	Front-facing gable with Bell Tower	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl sided	
Foundation Materials	Concrete Block	
Window Materials	Wood (original)/Aluminum	
Window Type	Double-hung sash and multi-light windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1940-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):

Historic Name	Church of God
Current/Common Name	25788 East Huron River Drive North
Historic/Original Owner	Church of God
Historic Building Use	Church of God religious worship
Current Building Use	Religious worship facility

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1940 vernacular Gothic Revival church is a one-story frame religious building situated at 25788 E. Huron River Drive in Flat Rock. The building exhibits characteristic features of mid-20th century modest church construction including front-gable orientation, bell tower with pyramidal roof, enclosed vestibule entry, and simple ecclesiastical design typical of small community churches serving working-class congregations during the early Ford Village Industries era.

The church displays an elongated rectangular footprint with front-gable orientation creating nave-like interior typical of Protestant church design. The front-gable roof features moderate to steep pitch with asphalt shingle covering in brown tones. A distinctive bell tower or cupola rises from the roof ridge near the front, featuring a pyramidal roof with flared eaves and louvered openings for bell sound projection. A simple cross surmounts the bell tower, identifying the building's religious function. A brick chimney rises from the side of the structure, constructed of reddish-brown brick.

The exterior walls are clad in vinyl siding in cream or pale yellow coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. Brown-painted trim surrounds windows and defines architectural details, creating color contrast. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete block, visible at grade level around the building perimeter.

The front facade features an enclosed vestibule entry projecting from the main gable end. The vestibule provides sheltered entry access typical of church design, protecting congregants from weather while creating transitional space between exterior and sanctuary. The vestibule features its own hip roof configuration with flared eaves matching the bell tower detailing. Wood stairs with railings and lattice skirting provide access to the elevated entry level. The entry projects forward from the main building mass, creating three-dimensional composition.

Window openings consist of double-hung units with both wood original windows and aluminum replacement windows. The windows feature dark-painted trim creating contrast against the light siding. The side elevation visible in the photograph displays multiple window openings providing natural light to the sanctuary space, arranged in rhythmic pattern typical of church architecture.

The property occupies a prominent corner lot on E. Huron River Drive. Substantial mature evergreen shrubs including shaped yews or boxwoods provide foundation screening and create formal landscape setting appropriate to religious architecture. A large deciduous tree with burgundy foliage is visible in the left background. The lawn is maintained in good condition. Concrete walkways and driveways provide vehicular and pedestrian circulation. Utility poles and overhead wires are visible along the street frontage.

Character-defining features include one-story vernacular Gothic Revival church form with front-gable orientation, distinctive bell tower with pyramidal roof and cross, enclosed vestibule entry with hip roof and flared eaves, elongated rectangular nave-like footprint, vinyl siding in cream with brown trim, concrete block foundation, brick chimney, wood double-hung windows with some aluminum replacements, wood entry stairs with lattice skirting, substantial mature evergreen foundation plantings, and prominent corner lot location on E. Huron River Drive.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

This one-story, wood frame church with bell tower constructed about 1940 is situated on block 28, of the Henry Sheeks Subdivison in the Village of Flat Rock, and in 1941, the address was 25788 Huron River Drive.[1] In 1970, the Flat Rock Church was located at 25788 East Huron River Drive.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. <u>This is required for all properties</u>.

This c. 1940 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Social History** and **Criterion C for Architecture**. The property represents religious institutional development during the Ford Village Industries era, documenting the spiritual community infrastructure serving workers and families drawn to Flat Rock by Ford's industrial program, and demonstrates vernacular Gothic Revival church architecture with characteristic bell tower and vestibule entry typical of modest mid-20th century Protestant churches.

Criteria Consideration A - Religious Property: This religious property derives its primary significance from architectural distinction and historical importance rather than religious doctrine. The c. 1940 church represents community institutional

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

development during the Ford Village Industries era, documenting religious infrastructure established to serve the growing population drawn by Ford's industrial program. The building qualifies for listing based on its architectural character as vernacular Gothic Revival church with distinctive bell tower, and its historical significance as religious institution serving Flat Rock's working-class community during the critical 1940-1975 period.

Integrity Assessment: The property retains excellent integrity in all seven aspects despite vinyl siding and some window replacements. Location integrity is complete with the church remaining on original corner lot since 1940 construction. Design integrity is excellent with front-gable church form, bell tower with pyramidal roof and cross, enclosed vestibule entry, and elongated nave-like footprint intact. Materials integrity is good with bell tower, vestibule configuration, brick chimney, concrete block foundation, and some original wood windows preserved, though vinyl siding covers original wall materials and some windows have been replaced. Workmanship integrity is excellent with bell tower construction, vestibule detailing, and overall church design demonstrating 1940 craftsmanship. Setting integrity is excellent on prominent corner lot with mature evergreen plantings. Feeling integrity is excellent with property completely conveying mid-20th century modest church character. Association integrity is excellent through continuous religious use since construction.

Criterion A - Community Planning and Development and Social History: The c. 1940 construction date places this church within the Ford Village Industries era (1928-1947) when Flat Rock's population and community infrastructure expanded to serve workers drawn by Ford's industrial program. Construction in 1940 represents religious institutional development responding to the community's growing spiritual needs as families settled in Flat Rock for employment at Ford's Village Industries facilities. The church provided essential community institution serving congregational worship, social gatherings, and community cohesion for working-class families during wartime. Small community churches like this one represented vital social infrastructure binding together diverse workers and families, creating shared identity and mutual support networks. The property's prominent location on E. Huron River Drive at a corner lot demonstrates the religious institution's community importance and visibility. The continuous religious use since 1940 demonstrates successful spiritual institution serving Flat Rock's community needs across more than eight decades spanning wartime, post-war prosperity, and subsequent community changes.

Criterion C - Architecture: The property represents an excellent example of vernacular Gothic Revival church architecture typical of modest mid-20th century Protestant congregations. The front-gable orientation with elongated rectangular footprint creates nave-like interior typical of Protestant church planning. The distinctive bell tower with pyramidal roof and cross represents essential ecclesiastical character, identifying the building's religious function while providing architectural focal point. The enclosed vestibule entry with hip roof and flared eaves provides transitional space and weather protection while creating three-dimensional massing typical of church design. The simple exterior treatment reflects economical construction appropriate to working-class congregations while maintaining ecclesiastical character through bell tower and cross. The brown asphalt shingle roof and cream siding create traditional church color palette. The building demonstrates how modest resources could create dignified religious architecture serving community spiritual needs.

Period of Significance: The 1940-1975 period encompasses the property's construction during Ford Village Industries era through the district's terminal date, documenting its role in religious institutional development.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. Reasons Supporting Contributing Status: The c. 1940 construction represents Ford Village Industries-era religious institutional development. The one-story vernacular Gothic Revival church form demonstrates characteristic modest Protestant church design. The distinctive bell tower with pyramidal roof and cross provides essential ecclesiastical identification. The enclosed vestibule entry creates traditional church approach and weather protection. The front-gable orientation with elongated nave-like footprint reflects Protestant church planning. The prominent corner lot location demonstrates religious institution's community visibility and importance. Excellent integrity retained in all seven aspects despite vinyl siding and some window replacements. The distinctive bell tower, vestibule, church form, and overall ecclesiastical character remain intact, allowing the property to authentically convey its 1940 church origins. Location on E. Huron River Drive documents religious development along primary community corridor. Mature evergreen foundation plantings maintain formal church landscape character. Continuous religious use since construction demonstrates institutional stability serving community spiritual needs across eight decades. The property contributes to understanding Ford Village Industries-era community development, religious institutional infrastructure serving working-class families, vernacular Gothic Revival church architecture adapted for modest congregations, and community spiritual life in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0028_001 Lot 28 in Henry Sheeks Sub. (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25824 E. Huron River Drive (historically included 25814 E. Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_ 03_ 0031_ 000, Lot 29, 30 & 31 Henry Sheeks Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091431		Long: -83.285993		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1928	
Architectural Style	Colonial Revival/Split-Level Vernacular	
Building Form	Multi-level rectilinear building	
Roof Form	Hip roof with multiple levels	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete/masonry	
Window Materials	Wood and vinyl (mixed original and replacement)	
Window Type	Double-hung sash and picture windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1928-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/windows	Moved ☐	Date(s):			
Current/Common Name	25824 East Huron River Drive						
Historic/Original Owner	Dorothy Bea Viles						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Uknown						

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 25824 E. Huron River Drive North presents as a multi-level split-entry dwelling constructed in 1928 that exemplifies the adaptive residential architecture of the mature Village Industries period, representing the innovative housing solutions that accommodated the topographical challenges and site-specific conditions that characterized residential development along the Huron River corridor during the established years of Flat Rock's transformation from rural mill town to suburban-industrial center following Henry Ford's Headlamp Plant establishment and the demographic expansion that defined the foundational and mature phases of the Late Period of Significance. The building exhibits characteristic split-level massing with hip roof configuration and varied elevation treatment that demonstrates the architectural flexibility and site-responsive design principles that characterized residential development when Flat Rock was consolidating its identity as a comprehensive suburban-industrial community providing diverse housing solutions for the established workforce families and residential population attracted to the expanding automotive manufacturing region.

This building represents the site-adaptive residential construction that accompanied Flat Rock's continued community development during the late 1920s, when residential architecture had evolved to address the varied topographical conditions and riverfront orientation that characterized the E. Huron River Drive corridor while incorporating the construction technologies and design approaches that provided efficient family living arrangements for the expanding workforce families who had been attracted to the community by the sustained employment opportunities created through Ford's Village Industries program and the supporting infrastructure development that had established Flat Rock as a permanent suburban-industrial center. The split-level form with its emphasis on topographical adaptation, efficient spatial organization, and contemporary residential convenience demonstrates the residential architecture that provided practical housing solutions while accommodating the natural landscape features that made the Huron River corridor an attractive residential location during the mature Village Industries period.

The building features a characteristic hip roof system with multiple levels that creates efficient spatial organization while accommodating the site's topographical conditions and providing varied interior arrangements that maximized residential functionality within the natural landscape constraints that characterized riverfront development during the late 1920s mature residential expansion. The roof system constructed with asphalt shingles provides practical weather protection while maintaining the contemporary residential appearance valued in adaptive site planning. The hip roof configuration with multiple levels demonstrates the residential design approaches that characterized innovative site-responsive construction, providing substantial family living space while maintaining the architectural flexibility that distinguished adaptive residential development during the mature Village Industries community establishment.

The exterior walls demonstrate vinyl siding construction and the split-level preference for practical exterior treatments that provided contemporary residential character with construction flexibility and maintenance efficiency appropriate to site-adaptive residential design serving the expanding workforce community during the mature phase of suburban-industrial development. The vinyl siding provides contemporary residential appearance while demonstrating the construction approaches that characterized adaptive residential development during the mature phase of Flat Rock's evolution into a comprehensive suburban community when residential architecture required flexibility to accommodate varied site conditions and family housing needs.

The window arrangement demonstrates the practical approach to residential fenestration that characterized efficient split-level design, with double-hung and picture windows arranged in functional patterns that provide adequate natural light for varied interior levels while maintaining the contemporary residential appearance and adaptive composition valued in site-responsive residential architecture during the late 1920s mature development period. The systematic window placement creates functional interior environments while reflecting the residential architectural flexibility that guided adaptive construction during the established Village Industries period. The varied fenestration approach with contemporary window configurations provides essential residential functionality while maintaining the architectural character that distinguished innovative residential construction during the mature community development phase.

The multi-level entry configuration with its split-level access arrangement represents the adaptive approach to residential access that characterized innovative site-responsive design, providing functional entry solutions that accommodated topographical conditions while maintaining the contemporary residential treatment appropriate to modern housing construction during the late 1920s. The split-entry treatment demonstrates the emphasis on residential innovation and site adaptation that characterized both efficient split-level design and successful Village Industries residential planning, providing residential convenience that enhanced family living while maintaining the architectural flexibility that enabled diverse housing solutions within the established suburban-industrial community during the mature transformation period.

The hip roof configuration with varied levels and contemporary residential massing demonstrates the adaptive residential design principles that characterized innovative site-responsive architecture, providing substantial family living space and architectural flexibility that accommodated natural landscape features while maintaining the construction efficiency that enabled diverse residential development. The varied massing reflects the residential design approaches that characterized

adaptive construction when communities were establishing their residential character through housing that accommodated varied site conditions and provided flexible family living arrangements appropriate to successful suburban-industrial community development during the mature Village Industries expansion.

The split-level residential configuration provides efficient family living space while accommodating topographical site conditions and maintaining the contemporary residential character appropriate to innovative neighborhoods, demonstrating the housing solutions that enabled successful residential diversity and site-responsive development during the mature years of the Late Period of Significance when Flat Rock had evolved into a comprehensive suburban-industrial community offering varied housing solutions for established workforce families seeking contemporary residential amenities within the natural landscape features that characterized the Huron River corridor. The building represents the adaptive residential architecture that served expanding families while providing the innovative housing solutions essential to successful site-responsive community development and the accommodation of diverse residential preferences within the mature suburban-industrial community.

The property exhibits adaptive residential landscape characteristics with established lawn areas that accommodate the site's topographical conditions, mature shade trees providing natural character integration, and varied elevation treatment that demonstrate the site-responsive development patterns and innovative landscape integration that characterized the E. Huron River Drive neighborhood during the mature years of the Late Period of Significance. The landscape design reflects the adaptive residential community character that characterized innovative residential development during the mature period of Flat Rock's transformation into a comprehensive suburban-industrial community that accommodated natural landscape features within residential planning.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Dorothy Bea Viles owned lots 29, 30 & 31 of the Henry Sheeks Subdivision, in the Village of Flat Rock and in 1927, she had built a store on lot 30.[1] Dorothy Bea Viles owned lots 29, 30 & 31 of the Henry Sheeks Subdivision, in the Village of Flat Rock and in 1931, she had added a small house on lot 31.[2] In 1939, Leonard and Addie Cook were living at 25824 East Huron River Drive.[3] In 1940, Joseph & Dorthea B. Viles were living at 25814 E. Huron River Drive, and Dorothy was the owner of a grocery store [later known as Fogg's Market, where the grocery store was on the bottom level and there were apartments over the store].[4] In 1950, Roy and LouElla Simpson resided at 25824 E. Huron River Drive. Roy Simpson worked as Maintenance Engineer at Electric Power.[5] In 1962, Cecil Fogg resided at 25825 E. Huron River Drive.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25824 E. Huron River Drive North is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the late 1920s adaptive residential development that demonstrated the innovative housing solutions and site-responsive planning that characterized Flat Rock's mature suburban-industrial development along the Huron River corridor during the established years of the Late Period of Significance, and under Criterion C: Architecture for its significance as representative split-level residential architecture that provided site-adaptive housing solutions with contemporary design flexibility for Flat Rock's expanding residential community during the mature years of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This 1928 split-level dwelling represents the adaptive residential development that demonstrated the innovative housing solutions and site-responsive planning that characterized Flat Rock's mature suburban-industrial development during the

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 94, for Dorothy Bea Viles; original records held by Brownstown Township Historical Society.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically and by subdivision; pg. 122, for Dororthy Bea Viles; original records held by Brownstown Township Historical Society.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15A, dwelling 296, for Joseph & Dorthea Viles ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWC5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 33 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 26, dwelling 273, for Roy & LouElla Simpson ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-V?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 27 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 49, for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

established years of the Late Period of Significance, when the community had achieved sufficient demographic expansion and construction expertise to develop the challenging topographical sites along the Huron River corridor that provided attractive residential locations while requiring architectural innovation and site-responsive design approaches that accommodated natural landscape features within the expanding suburban residential development. The property embodies the adaptive residential construction that served the expanding workforce families while demonstrating the community's evolution toward comprehensive residential development that provided diverse housing solutions accommodating varied site conditions and family preferences within the established suburban-industrial community during the mature Village Industries period.

The significance of this property as mature Village Industries adaptive residential architecture demonstrates the role of innovative housing development in enabling comprehensive suburban establishment that accommodated natural landscape features during the established years of the Late Period of Significance while maintaining architectural quality and residential functionality that made riverfront locations attractive to workforce families seeking contemporary housing within the natural environment that characterized the Huron River corridor. The split-level design with its emphasis on site adaptation and contemporary residential convenience represents the housing solutions that were essential to successful mature suburban development, creating residential diversity that enhanced community appeal and accommodated varied family preferences among the established residential population during the mature suburban consolidation period.

Site-Responsive Development Significance

The building's split-level configuration represents the community's architectural maturation and ability to develop challenging riverfront sites that provided attractive residential locations while requiring innovative construction approaches. The 1928 construction date reflects the established phase of Village Industries development when the community had sufficient growth and expertise to undertake complex residential projects that maximized the appeal of natural landscape features while providing contemporary housing solutions for the expanding workforce population.

Architectural Significance Under Criterion C: Architecture

This split-level dwelling demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of late 1920s adaptive residential architecture that represents the application of innovative site-responsive design principles to suburban residential construction during the mature phase of Village Industries development within the Late Period of Significance. The multi-level configuration with hip roof system, varied elevation treatment, adaptive fenestration patterns, and site-responsive massing illustrate the architectural approaches that characterized the mature evolution of residential development in suburban communities that had achieved comprehensive construction capability while accommodating the natural landscape features that enhanced residential appeal along the Huron River corridor during the established suburban development period.

The building represents an excellent example of the adaptive residential architecture that characterized the mature phase of historically significant suburban development during the late 1920s, when innovative design principles were being applied to challenging residential sites that required architectural flexibility while serving established communities seeking diverse housing options within natural landscape settings. The split-level form with its emphasis on topographical adaptation, contemporary residential convenience, and architectural innovation demonstrates the residential architectural standards that characterized the mature phase of the historically significant development period while reflecting the community's achievement of comprehensive construction capability within the established suburban development framework.

Innovative Residential Design Assessment

This split-level residence represents the architectural innovation that characterized American suburban communities during the late 1920s development period, demonstrating design approaches that balanced contemporary residential functionality with natural site adaptation. The adaptive residential design reflects the community's evolution toward comprehensive suburban status capable of undertaking complex residential projects that enhanced the appeal of challenging sites while providing contemporary housing solutions for established workforce families seeking diverse residential options within the mature suburban-industrial community.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its significance as adaptive residential architecture that served Flat Rock's innovative housing development during the mature years of the Village Industries transformation.

Location and Setting: The building retains its original location on E. Huron River Drive North within the riverfront residential corridor that developed to accommodate the adaptive housing solutions during the mature Village Industries expansion. The riverfront residential setting preserves the site-responsive development patterns that characterized the mature suburban-industrial development while maintaining the natural landscape context that supported innovative residential construction during the late 1920s mature period.

Design: The property exhibits good design integrity in its split-level characteristics, including the multi-level massing with hip roof configuration, adaptive elevation treatment, varied fenestration patterns, and site-responsive architectural details that distinguished innovative residential construction during the late 1920s. The building maintains the essential design

characteristics that made it representative of the adaptive residential solutions that provided contemporary housing while enabling mature riverfront development in Flat Rock.

Materials: The building has vinyl siding over wood construction. The building's adaptive window configurations, and essential architectural elements that demonstrate the construction approaches that characterized innovative residential development during the late 1920s. The materials preserve the contemporary residential character and architectural integrity that reflected the construction standards appropriate to adaptive housing that served Flat Rock's expanding residential community while accommodating natural landscape features and providing flexible family living arrangements appropriate to mature community development.

Workmanship: The construction demonstrates the building techniques and adaptive residential craftsmanship that characterized innovative site-responsive residential development, reflecting the construction approaches that enabled contemporary residential architecture while maintaining the site adaptation necessary for successful riverfront development during the mature Village Industries community establishment.

Feeling and Association: The property conveys the late 1920s adaptive residential character that characterized Flat Rock's innovative housing development, maintaining associative connections to the site-responsive construction and contemporary residential solutions that enabled comprehensive riverfront development while preserving its connection to the residential diversity and architectural innovation that served the expanding population during the mature Village Industries transformation and adaptive residential development during the established period of suburban-industrial community development.

The property at 25824 [and historically 25814] E. Huron River Drive North is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the late 1920s adaptive residential development that demonstrated innovative housing solutions and site-responsive planning along the Huron River corridor and its significance as representative split-level residential architecture that provided site-adaptive housing solutions with contemporary design flexibility during the mature years of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's innovative residential development and the adaptive residential architecture that enabled successful riverfront housing construction during the mature Village Industries expansion and comprehensive suburban-industrial community development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_ 03_ 0031_ 000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25836/38 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0032_005 Lot 32 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091466		Long: -83.2862547		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Adaptive Reuse Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1928	
Architectural Style	Agricultural Vernacular/Mid-Century Residential Adaptation	
Building Form	Two-story rectilinear building	
Roof Form	Gable roof with residential modifications	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding (residential conversion)	
Foundation Materials	Concrete/masonry	
Window Materials	Mid-century residential windows (1960s conversion)	
Window Type	Double-hung and picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	One detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Agriculture; Community Planning and Development; Social History; Architecture						
Period(s) of Significance	1928-1975 (Late Period of Significance - Agricultural Heritage/Mid-Century Adaptation)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Converted	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	25836/39 East Huron River Drive						
Historic/Original Owner	Henry & Martha Sheeks [possibly Charley & Hilda Heier]						
Historic Building Use	Agricultural barn						
Current Building Use	**Duplex** residential apartments						

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The duplex residence at 25836 E. Huron River Drive North presents as a two-story converted agricultural building originally constructed circa 1928 [converted] that exemplifies the adaptive reuse practices that characterized Flat Rock's evolution from its agricultural settlement origins through the Village Industries transformation to mature suburban development, representing the practical conversion of agricultural infrastructure to residential use during the mid-century period when the community had achieved comprehensive suburban status while maintaining connections to its agricultural heritage through the adaptive reuse of existing agricultural buildings for contemporary residential purposes. The building exhibits characteristic barn massing adapted with residential modifications including window installations, exterior treatment, and duplex configuration that demonstrates the architectural flexibility and resource conservation principles that characterized community development when Flat Rock was consolidating its suburban identity while preserving agricultural structures through practical residential conversion during the mid-century adaptive reuse period.

This building represents the agricultural heritage preservation through adaptive reuse that accompanied Flat Rock's continued suburban development during the 1960s, when residential conversion of agricultural structures provided practical housing solutions while maintaining the community's connection to its agricultural settlement origins and demonstrating the architectural resource conservation that characterized mature suburban communities seeking to preserve historical building stock through contemporary residential use. The converted barn form with its emphasis on agricultural massing adapted for residential functionality demonstrates the adaptive reuse architecture that provided efficient duplex housing while preserving the agricultural building heritage that connected Flat Rock's suburban development to its foundational settlement patterns and agricultural community origins that preceded the Village Industries transformation.

The building features a characteristic agricultural gable roof adapted for residential use that maintains the traditional barn silhouette while accommodating contemporary duplex living arrangements and residential functionality that served the expanding rental housing market during the mid-century suburban development period. The roof system constructed with asphalt shingles provides practical residential weather protection while preserving the agricultural building form that connected the community to its settlement heritage. The gable roof configuration adapted for residential use demonstrates the adaptive reuse approaches that characterized practical building conversion, providing efficient duplex housing while maintaining the agricultural architectural character that distinguished converted agricultural buildings during the mid-century adaptive reuse period.

The exterior walls demonstrate aluminum siding residential conversion that reflects the mid-century adaptation approaches and construction modifications characteristic of agricultural building conversion to residential use and the duplex preference for contemporary residential appearance that provided modern housing character while maintaining the agricultural building massing and structural systems that enabled practical conversion to contemporary residential functionality. The residential siding conversion provides contemporary duplex appearance while demonstrating the adaptation approaches that characterized agricultural building reuse during the mid-century phase of Flat Rock's continued suburban development when agricultural structures provided practical conversion opportunities for residential housing expansion.

The window arrangement demonstrates the systematic approach to residential conversion fenestration that characterized efficient duplex adaptation, with mid-century residential windows installed to provide adequate natural light for duplex living while maintaining the agricultural building massing and structural organization that enabled practical conversion to contemporary residential use during the 1960s adaptive reuse period. The residential window installation creates functional duplex environments while reflecting the conversion approaches that guided agricultural building adaptation during the mid-century suburban development period. The contemporary residential fenestration provides essential duplex functionality while maintaining the agricultural building character that distinguished converted agricultural structures during the adaptive reuse development phase.

The duplex residential configuration with its two-unit arrangement represents the practical approach to agricultural building conversion that characterized efficient adaptive reuse, providing rental housing solutions that served the expanding residential market while maintaining the agricultural building structural systems that enabled practical conversion to contemporary duplex functionality during the mid-century period. The duplex arrangement demonstrates the emphasis on residential efficiency and rental housing provision that characterized both practical adaptive reuse and successful mid-century suburban development, providing rental housing opportunities while maintaining the agricultural building heritage that connected the community to its settlement origins during the suburban consolidation period.

The converted agricultural massing with residential modifications demonstrates the adaptive reuse design principles that characterized practical building conversion, providing efficient duplex housing while preserving the agricultural architectural heritage that enhanced community historical continuity and demonstrated the resource conservation approaches that distinguished mature suburban communities capable of maintaining agricultural building stock through contemporary residential adaptation. The agricultural building adaptation reflects the community development approaches that characterized practical resource conservation when communities were maintaining their historical building heritage through adaptive reuse that provided contemporary residential functionality while preserving agricultural settlement connections during the mature suburban development period.

The two-story converted barn configuration provides efficient duplex housing while maintaining the agricultural building scale and community heritage character appropriate to adaptive reuse neighborhoods, demonstrating the housing solutions that enabled practical residential expansion while preserving agricultural building heritage during the mid-century years of the Late

Period of Significance when Flat Rock had achieved mature suburban status while maintaining connections to its agricultural settlement origins through the adaptive reuse of agricultural infrastructure for contemporary residential purposes. The building represents the adaptive reuse architecture that served rental housing needs while providing the agricultural heritage preservation essential to successful community historical continuity and the accommodation of expanding residential demand within existing agricultural building stock.

The property exhibits converted residential landscape characteristics with established lawn areas, mature shade trees providing residential character, and residential driveway access that integrate the converted building with contemporary residential neighborhood character while maintaining the agricultural property scale and heritage landscape features that connect the adaptive reuse development to the agricultural settlement patterns that characterized the E. Huron River Drive corridor during the community's agricultural heritage period. The landscape adaptation reflects the residential conversion character that characterized agricultural building adaptive reuse during the mid-century period of Flat Rock's continued suburban development while preserving agricultural heritage connections.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1920, this building was located on Henry Sheek's farm and **was the barn**; Sheeks owned a total of 14 acres in section six of township five south, range ten east [this acreage would later be carved up into lots as part of the Henry Sheeks Subdivision in June 1922] and was classified as farm property at this time.[1] In 1920, Henry & Martha Sheeks and family were living at Detroit St., and Henry was employed as a gardener for a garden [he was a truck farmer].[2] In 1925, Charles Heier owned lot 32 in the Henry Sheeks Subdivision, which included the house [25858] and **this building [25836/38]** which was the "barn" for the farmstead; Heier continued to own this property through 1942.[3] In 1930, Charles Heier and family were living at 1001 Detroit St. and Charles was the Proprietor of a Building Supply Company [Heier Lumber].[4] In 1939, Ed and Esther Lezotte were living at 25836 HRD.[5] In 1940, Charles & Hilda Heier were living at 25838 E. Huron River Drive, and Charles was the Proprietor for coal & lumber yard [Heier Lumber].[6] In 1950, Harry and Ellen Hopper resided at 25836 E. Huron River Drive; and Harry Hopper worked as cashier at the grocery store.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25836 E. Huron River Drive North is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the agricultural heritage preservation through adaptive reuse that demonstrated the community's connection to its settlement origins while providing practical residential housing solutions during the mid-century suburban development period, and under Criterion C: Architecture for its significance as representative agricultural building adaptive reuse that preserved agricultural architectural heritage while providing contemporary duplex residential functionality during the mature years of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This converted agricultural building represents the agricultural heritage preservation through adaptive reuse that demonstrated Flat Rock's connection to its settlement origins while providing practical residential housing solutions during the mid-century suburban development period within the Late Period of Significance, when the community had achieved comprehensive suburban status while maintaining awareness of its agricultural settlement heritage through the practical conversion of existing agricultural

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 75, for Henry Sheeks; original records held by Brownstown Township Historical Society.

[2] 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 4B, dwelling 105, family 116, for Henry & Martha Sheeks and family; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GR65-497?view=explore&cc=1488411&lang=en&groupId=TH-1942-22913-12846-62 : accessed 27 July 2025), FHL# 004966178, Image 567 of 1100; United States. National Archives and Records Administration. *Note: The Sheeks Family did not live on Detroit St; neighborhood comparisons show this to be an error.*

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision, pg. 94, for Charles Heier; original records held by Brownstown Township Historical Society; ALSO, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3" arranged by subdivision, vol. 3, pg. 650, for Charley Heier; original records held by Brownstown Township Historical Society.

[4] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 12B, dwelling 252, family 276, for Charles Heier and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-FD?cat=1036363&i=461&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 462 of 1148; United States. National Archives and Records Administration. *Note: The Heier Family did not live on Detroit St; neighborhood comparisons show this to be an error.*

[5] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15B, dwelling 303, for Charles & Hilda Heier; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZM?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 34 of 1034; United States. National Archives and Records Administration.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 79, dwelling 275, for Harry & Ellen Hopper ; NARA Identifier #306578863; **imaged**, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL#108990835, image 57 of 58; United States. National Archives and Records Administration.

infrastructure to contemporary residential use that served the expanding rental housing market while preserving agricultural building stock that connected the suburban community to its foundational agricultural development patterns. The property embodies the adaptive reuse practices that served residential housing needs while demonstrating the community's evolution toward resource conservation and heritage preservation that maintained agricultural building connections within the established suburban-industrial community during the mid-century adaptive reuse period.

The significance of this property as agricultural heritage adaptive reuse architecture demonstrates the role of building conversion in enabling heritage preservation while providing contemporary residential functionality during the mature years of the Late Period of Significance while maintaining community connections to agricultural settlement origins and demonstrating the resource conservation approaches that characterized mature suburban communities capable of preserving historical building stock through practical contemporary use. The converted barn design with its emphasis on agricultural heritage preservation and residential functionality represents the adaptive reuse solutions that were essential to successful heritage conservation, creating residential housing that maintained agricultural building character while serving contemporary rental housing needs among the established suburban population during the mid-century heritage preservation period.

Agricultural Heritage and Adaptive Reuse Significance

The building's conversion from agricultural barn to duplex residential use represents the community's practical approach to heritage preservation while meeting contemporary housing needs. The original 1928 agricultural construction connects to the pre-Village Industries agricultural settlement period, while the 1960s residential conversion demonstrates the mature suburban community's ability to adapt historical building stock for contemporary use, showing the evolution from agricultural settlement through industrial transformation to suburban consolidation with heritage awareness.

Architectural Significance Under Criterion C: Architecture

This converted agricultural building demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of mid-century adaptive reuse that represents the application of building conversion principles to agricultural heritage preservation during the mature phase of suburban development within the Late Period of Significance. The two-story agricultural massing adapted for duplex residential use, residential window conversion, exterior treatment modification, and duplex spatial organization illustrate the architectural approaches that characterized the mature evolution of adaptive reuse development in suburban communities that had achieved comprehensive status while maintaining connections to their agricultural settlement heritage through practical building conversion that served contemporary residential needs during the mid-century heritage preservation period.

The building represents an excellent example of the agricultural building adaptive reuse that characterized the mature phase of historically significant suburban development during the 1960s, when heritage preservation principles were being applied to agricultural building stock that served established communities requiring diverse housing options while maintaining connections to agricultural settlement origins. The converted barn form with its emphasis on agricultural heritage preservation, practical residential conversion, and duplex functionality demonstrates the adaptive reuse architectural standards that characterized the mature phase of the historically significant development period while reflecting the community's achievement of heritage awareness within the established suburban development framework.

Agricultural Building Conversion Assessment

This converted barn represents the agricultural heritage preservation approaches that characterized American suburban communities during the mid-century adaptive reuse period, demonstrating conversion techniques that balanced agricultural building preservation with contemporary residential functionality. The adaptive reuse design reflects the community's evolution toward heritage awareness and resource conservation while maintaining practical approaches to residential housing expansion that served rental market needs within existing agricultural building stock.

Evaluation of Integrity

The property demonstrates good integrity across most of the seven aspects required for National Register eligibility, with preserved characteristics that convey its significance as agricultural building adaptive reuse while acknowledging the residential conversion modifications necessary for contemporary duplex functionality.

Location and Setting: The building retains its original location on E. Huron River Drive North within the agricultural heritage corridor that developed during the agricultural settlement period and was adapted for residential use during the mature suburban development. The agricultural heritage setting preserves the settlement development patterns while maintaining the agricultural building context that supported adaptive reuse conversion during the mid-century heritage preservation period.

Design: The property exhibits good design integrity in its converted agricultural characteristics, including the two-story barn massing adapted for duplex residential use, agricultural roof form with residential modifications, and building scale that maintains agricultural heritage character while accommodating contemporary residential functionality. The building maintains essential agricultural design characteristics while incorporating residential conversion elements necessary for duplex housing adaptation.

Materials: The building incorporates residential conversion materials necessary for contemporary duplex functionality while maintaining agricultural building structural systems and massing that preserve heritage building character. The materials reflect adaptive reuse approaches that balance heritage preservation with residential conversion requirements appropriate to mid-century duplex housing standards.

Workmanship: The construction demonstrates adaptive reuse techniques and residential conversion craftsmanship that characterized agricultural building conversion while maintaining agricultural structural systems and building heritage that preserve community agricultural connections during the mid-century adaptive reuse period.

Feeling and Association: The property conveys agricultural heritage preservation through adaptive reuse while serving contemporary residential functionality, maintaining associative connections to the agricultural settlement heritage and mid-century adaptive reuse practices that preserved agricultural building stock while providing rental housing solutions during the mature suburban development period.

The property at 25836 E. Huron River Drive North is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of agricultural heritage preservation through adaptive reuse and its significance as converted agricultural building architecture that maintained community agricultural connections while providing contemporary duplex residential functionality during the mature years of the Late Period of Significance. The building maintains good integrity with appropriate residential conversion modifications and contributes significantly to the district's representation of the community's agricultural heritage preservation and the adaptive reuse architecture that enabled heritage conservation during the mature suburban development period while serving contemporary residential housing needs.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0032_005 Lot 32 in Henry Sheeks Sub. (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25858 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0032_306 Lot 32 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091733		Long: -83.286531		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1915	
Architectural Style	Craftsman/Arts & Crafts Bungalow	
Building Form	1.5-Story Rectilinear building	
Roof Form	Side-gabled with front dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl replacement	
Foundation Materials	Concrete Block	
Window Materials	Wood (original)	
Window Type	Mixed double-hung sash with multi-pane upper sash	
Outbuildings	Yes ☐	No ☒
Number/Type:	None visible	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1915-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):

Historic Name	Henry Sheeks Farm
Current/Common Name	25858 East Huron River Drive
Historic/Original Owner	Henry & Martha Sheeks
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 25858 E. Huron River Drive North presents as a one-and-one-half-story Craftsman bungalow constructed in 1915 that exemplifies the pre-industrial residential architecture that established the community character and architectural foundation that would attract and accommodate Henry Ford's Village Industries development and the subsequent transformation of Flat Rock from its agricultural settlement origins to suburban-industrial center during the Late Period of Significance. The building exhibits characteristic Arts and Crafts massing with side-gabled roof and prominent front dormer that demonstrates the architectural quality and community-oriented design principles that characterized established residential development during the transitional period when Flat Rock was evolving from its 19th-century mill town heritage toward the demographic and architectural foundation that would enable the successful Village Industries establishment and the comprehensive suburban transformation that would define the historically significant development periods.

This building represents the pre-Village Industries residential construction that established the architectural character and community stability that would provide the essential foundation for Henry Ford's industrial development and the demographic expansion that transformed Flat Rock during the foundational and mature phases of the Late Period of Significance. Constructed seven years before the December 1922 Headlamp Plant establishment, the property embodies the existing residential community and architectural quality that made Flat Rock attractive for industrial development while providing the residential character and community infrastructure that would guide subsequent suburban expansion during the historically significant transformation periods. The Craftsman bungalow form with its emphasis on traditional architectural quality, community-oriented design principles, and established residential character demonstrates the residential architecture that provided the foundation for the community's appeal to industrial development and the architectural standards that would influence residential construction during the Village Industries and suburban development phases.

The building features a characteristic side-gabled roof with prominent front dormer that creates the traditional bungalow silhouette fundamental to Arts and Crafts residential architecture while providing efficient interior space arrangements and architectural distinction that distinguished quality residential construction during the pre-industrial community development period. The roof system constructed with asphalt shingles provides practical weather protection while maintaining the traditional bungalow appearance valued in Craftsman architecture. The side-gabled configuration with front dormer demonstrates the residential design approaches that characterized established community construction, providing substantial family living space while maintaining the architectural character that distinguished quality residential development during the pre-industrial community establishment period.

The exterior walls demonstrate horizontal vinyl siding over the original wood that reflects the construction quality and material sophistication characteristic of 1915 Arts and Crafts residential development and the Craftsman preference for authentic traditional materials that provided established residential character with construction durability and architectural distinction appropriate to quality family housing serving the established community during the pre-industrial period when residential architecture provided the foundation for community character and the demographic stability that would support subsequent industrial development and suburban expansion.

The window arrangement demonstrates the systematic approach to residential fenestration that characterized efficient Craftsman design, with double-hung windows featuring multi-pane upper sash arranged in balanced patterns that provide adequate natural light for family living while maintaining the Arts and Crafts residential appearance and traditional composition valued in established bungalow architecture during the 1915 pre-industrial period. The systematic window placement with traditional Craftsman configurations creates functional interior environments while reflecting the residential design quality that guided established community construction during the transitional period preceding the Village Industries development. The multi-pane window treatment provides essential residential functionality while maintaining the architectural character that distinguished quality Craftsman construction during the pre-industrial community development phase.

The front porch with stone columns and traditional Craftsman detailing represents the community-oriented design principles that characterized Arts and Crafts residential architecture, providing outdoor living space that enhanced residential character and neighborhood interaction while maintaining the traditional architectural treatment appropriate to established community residential development during the pre-industrial period preceding the industrial transformation. The stone porch columns demonstrate the material quality and construction sophistication that characterized established Craftsman design while providing residential amenities that enhanced family life and community character during the transitional period that would provide the foundation for subsequent Village Industries community development and suburban expansion.

The prominent front dormer with its traditional Craftsman treatment and residential scale demonstrates the architectural sophistication that characterized established bungalow design, providing additional interior space and architectural interest that enhanced residential functionality while maintaining the construction quality that distinguished established residential development during the pre-industrial community establishment period. The dormer treatment reflects the residential design approaches that characterized quality community construction when residential architecture provided the foundation for community appeal and the architectural standards that would influence subsequent residential development during the Village Industries expansion and suburban transformation periods.

The one-and-one-half-story Craftsman configuration provides efficient family living space while maintaining the residential scale and architectural quality appropriate to established neighborhoods, demonstrating the housing solutions that provided community

stability and residential character during the pre-industrial period when existing residential development would provide the foundation for the demographic expansion and community transformation that would define the Late Period of Significance. The building represents the established Arts and Crafts residential architecture that provided community character and architectural quality while serving as the foundation for the subsequent industrial development and suburban expansion that would transform Flat Rock during the historically significant development periods.

The property exhibits well-established residential landscape characteristics with mature lawn areas, substantial mature trees providing significant canopy and residential character, and natural landscape integration that demonstrate the established community character and residential stability that characterized the E. Huron River Drive neighborhood during the pre-industrial period and provided the foundation for the subsequent community transformation during the Village Industries development. The mature landscape design reflects the established residential community character that provided continuity between the agricultural settlement origins and the industrial development that would define the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1920, this building was located on Henry Sheek's farm and was the house; Sheeks owned a total of 14 acres in section six of township five south, range ten east [this acreage would later be carved up into lots as part of the Henry Sheeks Subdivision in June 1922] and this was classified as farm property at this time.[1] In 1920, Henry & Martha Sheeks and family were living at Detroit St., and Henry was employed as a gardener for a garden [he was a truck farmer].[2]

In 1925, Charles Heier owned lot 32 in the Henry Sheeks Subdivision, which included **this house [25858]** and the adjacent building [25836/38] which was the "barn" for the farmstead; Heier continued to own this property through 1942.[3] In 1930, Charles Heier and family were living at 1001 Detroit St. and Charles was the Proprietor of a Building Supply Company [Heier Lumber].[4] In 1939, Charley and Hilda Heier were living at 25858 HRD.[5]

In 1940, Edward and Esther Lezotte were living at 25858 E. Huron River Drive, and Edward was employed as a mill wright for the auto factory.[6] In 1940, Millard & Bertie Wagner and family were living at 25858 E. Huron River Drive, and Millard was employed as a conductor for the railroad.[7] In 1940, Harry and Catherine Lamberson were living at 25858 E. Huron River Drive, and employed as a storage man for oil refinery.[8] In 1950, Hilda Heier resided at 25858 E. Huron River Drive; and she worked as an office clerk for the coal and lumber company.[9] In 1962, Floyd Mathewson and Judith Stemen lived at 25858 East Huron River Drive.[10] In 1970, Carl Cantrell and Edward Wood resided at 25858 East Huron River Drive. [11]

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 75, for Henry Sheeks; original records held by Brownstown Township Historical Society.

[2] 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 4B, dwelling 105, family 116, for Henry & Martha Sheeks and family; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GR65-497?view=explore&cc=1488411&lang=en&groupId=TH-1942-22913-12846-62 : accessed 27 July 2025), FHL# 004966178, Image 567 of 1100; United States. National Archives and Records Administration. *Note: The Sheeks Family did not live on Detroit St; neighborhood comparisons show this to be an error.*

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision, pg. 94, for Charles Heier; original records held by Brownstown Township Historical Society; ALSO, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3" arranged by subdivision, vol. 3, pg. 650, for Charley Heier; original records held by Brownstown Township Historical Society.

[4] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 12B, dwelling 252, family 276, for Charles Heier and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-FD?cat=1036363&i=461&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 462 of 1148; United States. National Archives and Records Administration. *Note: The Heier Family did not live on Detroit St; neighborhood comparisons show this to be an error.*

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15A, dwelling 301, family ,Edward & Esther Lezotte; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWC5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710, Image 33 of 1034; United States. National Archives and Records Administration.

[7] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15A, dwelling 302, for Millard & Bertie Wagner and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWC5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710, Image 33 of 1034; United States. National Archives and Records Administration.

[8] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15B, dwelling 304, for Harry & Catherine Lamberson; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZM?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710, Image 34 of 1034; United States. National Archives and Records Administration.

[9] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 73, dwelling 276, for Hilda Heier; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-C?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 51 of 58; United States. National Archives and Records Administration.

[10] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 49, for East Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[11] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for East Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25858 E. Huron River Drive North is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the pre-industrial residential development that established the community foundation and architectural character that enabled Henry Ford's Village Industries establishment and subsequent suburban-industrial transformation, and under Criterion C: Architecture for its significance as exceptional pre-Village Industries Craftsman residential architecture that established the architectural quality and community character that would guide residential development during the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This 1915 Craftsman bungalow represents the pre-industrial residential development that established the essential community foundation and architectural character that made Flat Rock attractive for Henry Ford's Village Industries establishment and enabled the successful transformation from agricultural settlement to suburban-industrial community during the Late Period of Significance. Constructed seven years before the December 1922 Headlamp Plant establishment, the property embodies the existing residential community and architectural quality that provided the foundation for the demographic expansion and community transformation that would define Flat Rock's historically significant development periods, demonstrating the established community infrastructure and residential character that supported the successful integration of industrial development with existing community assets during the foundational Village Industries expansion.

The significance of this property as pre-Village Industries residential architecture demonstrates the critical role of established community development in enabling successful industrial expansion and suburban transformation during the foundational and mature phases of the Late Period of Significance while establishing the architectural standards and residential character that would guide subsequent community development and suburban expansion. The exceptional Craftsman design with its emphasis on architectural quality and community character represents the residential foundation that was essential to successful Village Industries community planning, providing established architectural standards that enhanced community appeal and guided the residential development that would accommodate the demographic expansion during the foundational industrial development period.

Early 20th Century Community Foundation Assessment

This 1915 Craftsman bungalow represents the most significant early 20th-century residential architecture in the proposed historic district, demonstrating the established community character that preceded and enabled the Village Industries transformation. The exceptional Arts and Crafts design quality reflects the architectural sophistication and community stability that attracted industrial development while establishing the residential standards that would influence subsequent suburban expansion. The building's early construction date and architectural quality make it a cornerstone property for understanding Flat Rock's complete developmental trajectory from established community to industrial center to suburban maturity.

Architectural Significance Under Criterion C: Architecture

This Craftsman bungalow demonstrates exceptional significance under Criterion C for its embodiment of the distinctive characteristics of 1915 Arts and Crafts residential architecture that established the architectural quality and community character that would guide residential development during the Village Industries transformation and suburban expansion phases of the Late Period of Significance. The one-and-one-half-story configuration with side-gabled roof and front dormer, traditional vinyl siding over the original wood, multi-pane window fenestration, stone porch columns, and comprehensive Craftsman architectural details illustrate the residential architectural approaches that provided established community character and residential quality that enhanced the community's appeal for industrial development and established the architectural standards for subsequent suburban residential construction during the historically significant development periods.

The building represents an outstanding example of the pre-industrial residential architecture that established the community foundation for the historically significant development periods and provided the architectural quality that guided subsequent residential development during the Village Industries transformation and suburban expansion. The exceptional Craftsman design with its emphasis on traditional Arts and Crafts architectural character, quality construction materials, and community-oriented design demonstrates the residential architectural standards that established community character and provided the foundation for the architectural quality that would characterize residential development throughout the historically significant transformation periods.

Arts and Crafts Architecture Assessment

This Craftsman bungalow represents one of the finest examples of Arts and Crafts residential architecture in the district, demonstrating construction quality and design sophistication that reflects the established community character that preceded the Village Industries transformation. The comprehensive Craftsman details, quality materials including stone foundation elements, and architectural integrity make this property an exceptional representative of early 20th-century residential architecture that established the community's architectural heritage and residential standards.

Evaluation of Integrity

The property demonstrates exceptional integrity across all seven aspects required for National Register eligibility, with outstanding preservation of characteristics that clearly convey its historical and architectural significance as exceptional pre-industrial Craftsman residential architecture that established the community foundation for the subsequent Village Industries transformation.

Location and Setting: The building retains its original location on E. Huron River Drive North within the established residential corridor that provided the community foundation for the subsequent Village Industries development and suburban expansion. The pre-industrial residential setting preserves the community planning patterns and river-oriented development that characterized the transitional period and established the foundation for the subsequent historically significant community transformation.

Design: The property exhibits exceptional design integrity in its Craftsman characteristics, including the one-and-one-half-story massing with side-gabled roof and front dormer configuration, traditional Arts and Crafts fenestration patterns, stone porch columns, and comprehensive Craftsman architectural details that distinguished quality pre-industrial residential construction during 1915. The building maintains outstanding preservation of essential design characteristics that make it an exceptional representative of the established residential architecture that provided the foundation for subsequent community development.

Materials: The building maintains exceptional preservation of it vinyl siding over the wood clapboard siding construction and porch elements, original multi-pane window configurations, and comprehensive architectural components that demonstrate the construction quality that characterized exceptional Arts and Crafts residential development during 1915. The materials preserve outstanding traditional Craftsman character and architectural integrity that reflects the construction standards that established community architectural quality and provided the foundation for subsequent residential development during the historically significant transformation periods.

Workmanship: The construction demonstrates exceptional building techniques and Craftsman residential craftsmanship that characterized quality Arts and Crafts residential development during 1915, reflecting construction approaches that provided architectural distinction and community character while establishing the residential quality standards that would influence subsequent residential development during the Village Industries expansion and suburban transformation periods of historical significance.

Feeling and Association: The property conveys outstanding 1915 pre-industrial Craftsman residential character that established the community foundation for the subsequent Village Industries transformation, maintaining exceptional associative connections to the established community development and residential architectural quality that enabled successful industrial expansion while preserving superior connection to the pre-industrial community character that provided continuity between the agricultural settlement origins and the suburban-industrial community development that would define the Late Period of Significance.

The property at 25858 E. Huron River Drive North is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the pre-industrial residential development that established the essential community foundation for Henry Ford's Village Industries establishment and its significance as exceptional Craftsman residential architecture that established the architectural quality and community character that guided residential development during the Late Period of Significance. The building maintains exceptional integrity and contributes critically to the district's representation of the complete community development continuum from established pre-industrial community through industrial transformation to suburban establishment, demonstrating the outstanding residential architecture and community character that enabled successful community transformation during the historically significant development periods.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0032_306 Lot 32 in Henry Sheeks Sub. (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25866 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0032_004 Lot 32 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091899	Long: -83.286746			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1967	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof with minimal pitch	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer with frame construction	
Foundation Materials	Concrete block	
Window Materials	Aluminum (original)	
Window Type	Picture windows and single-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrated attached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1967-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐ Date(s):
Historic Name	Unknown		
Current/Common Name	25866 East Huron River Drive		
Historic/Original Owner	Alfred Draftz		
Historic Building Use	Single-family residence		
Current Building Use	Single-family residence		
Builder	Likely built by Heier Family or Alfred Draftz		

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 25866 E. Huron River Drive North presents as a single-story ranch dwelling constructed in 1967 that exemplifies the concluding phase of suburban residential architecture during the final years of the Late Period of Significance, representing the culmination of Flat Rock's transformation from Henry Ford's foundational Village Industries community into a fully established suburban center integrated within southeastern Michigan's comprehensive post-war metropolitan development while maintaining its historical connection to automotive manufacturing heritage and the community development patterns that had evolved from the foundational industrial establishment through mature suburban consolidation. The building exhibits characteristic late 1960s ranch massing with hip roof configuration and brick veneer construction that demonstrates the architectural maturation and comprehensive suburban planning principles that characterized residential development when Flat Rock had achieved complete integration into the regional suburban landscape during the concluding years of the historically significant development period.

This building represents the culminating suburban residential construction that concluded Flat Rock's historically significant development period during the late 1960s, when residential architecture had evolved to incorporate comprehensive modern construction technologies, sophisticated suburban design principles, and mature community planning approaches that provided contemporary housing solutions for the fully established suburban population that had evolved from the original Village Industries workforce through multiple generations of continued automotive industry employment and suburban community development. The ranch form with its emphasis on horizontal massing, integrated garage design, and mature suburban amenities demonstrates the residential architecture that served Flat Rock's complete suburban establishment during the final years of the Late Period of Significance when the community had achieved comprehensive integration into the regional suburban development patterns while maintaining its foundational connection to automotive industry development and Village Industries heritage.

The building features a characteristic hip roof system that creates the horizontal emphasis and geometric simplicity fundamental to mature ranch design while providing efficient single-story living arrangements and comprehensive suburban functionality that became the preferred residential solution for established suburban families during the late 1960s culminating phase of the Late Period of Significance. The roof system constructed with asphalt shingles provides practical weather protection while maintaining the streamlined appearance valued in mature ranch architecture. The hip roof configuration demonstrates the suburban design approaches that characterized conclusive suburban residential construction, providing comprehensive family living space while maintaining the architectural efficiency that distinguished mature suburban development during the culminating Village Industries period evolution into complete suburban community status.

The exterior walls demonstrate brick veneer construction over frame structure that reflects the material preferences and construction technologies that characterized late 1960s suburban residential development and the mature ranch preference for durable, maintenance-efficient exterior treatments that provided traditional masonry appearance with contemporary construction efficiency and comprehensive suburban character appropriate to the concluding phase of the historically significant development period. The brick veneer provides substantial suburban character while demonstrating the construction approaches that characterized mature suburban residential development during the final evolution of Flat Rock into a comprehensively established suburban community when families sought contemporary housing solutions that combined traditional architectural materials with advanced suburban convenience and comprehensive modern living standards.

The window arrangement demonstrates the systematic approach to suburban fenestration that characterized efficient mature ranch design, with aluminum-framed picture windows and single-hung units arranged in horizontal compositions that maximize natural light and exterior views while maintaining the contemporary appearance and functional efficiency valued in late 1960s suburban ranch architecture. The aluminum window systems create contemporary interior environments while reflecting the architectural modernization that guided mature suburban residential construction during the concluding years of the Late Period of Significance. The systematic fenestration with contemporary aluminum framing provides comprehensive residential functionality and modern suburban character while maintaining the architectural efficiency that distinguished mature ranch construction during the culminating suburban development phase.

The integrated attached garage represents the essential suburban amenity that characterized mature ranch residential architecture, providing direct interior access and comprehensive automotive accommodation that demonstrated the complete suburban lifestyle integration that distinguished late 1960s residential development while reflecting the automotive industry connection that had provided Flat Rock's foundational economic base and continued to influence suburban development priorities during the concluding phase of the historically significant development period. The garage integration demonstrates the mature suburban convenience and comprehensive residential planning that characterized both sophisticated ranch design and successful culminating suburban community development, providing essential

automotive accommodation while maintaining the architectural cohesion that distinguished mature suburban residential construction during the final Village Industries period evolution.

The single-story horizontal configuration with integrated garage and mature suburban amenities demonstrates the culminating suburban lifestyle preferences that characterized late 1960s ranch residential architecture, providing comprehensive modern living arrangements that enhanced suburban convenience while maintaining the architectural efficiency that distinguished mature suburban development during the concluding phase of the historically significant development period. The comprehensive ranch design reflects the suburban development approaches that characterized mature residential construction when communities had achieved complete suburban status while maintaining their historical connections to the automotive industry development and Village Industries heritage that had provided their foundational transformation from rural agricultural communities to comprehensive suburban centers.

The hip roof ranch configuration with integrated garage provides comprehensive family living space while maintaining the suburban efficiency and contemporary character appropriate to mature suburban neighborhoods, demonstrating the housing solutions that concluded successful community development during the final years of the Late Period of Significance when Flat Rock had achieved complete suburban maturation while serving the broader automotive manufacturing region and maintaining its historical connection to the foundational Village Industries development that had initiated its transformation from agricultural settlement to suburban-industrial community. The building represents the culminating suburban residential architecture that concluded the historically significant development period while providing the contemporary housing solutions essential to continued suburban community success and comprehensive regional integration.

The property exhibits mature suburban landscape characteristics with established lawn areas, contemporary residential plantings reflecting late 1960s suburban preferences, and comprehensive driveway systems that integrate the residence with the suburban neighborhood character while demonstrating the complete suburban development patterns that characterized the E. Huron River Drive corridor during the concluding years of the Late Period of Significance. The landscape design reflects the mature suburban community character that concluded the historically significant development period while maintaining the residential quality and suburban character that connected the culminating suburban development to the foundational Village Industries heritage and automotive industry association.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1920, the lot where this residence would be located was Henry Sheek's farm; Sheeks owned a total of 14 acres in section six of township five south, range ten east [this acreage would later be carved up into lots as part of the Henry Sheeks Subdivision in June 1922] and this was classified as farm property at this time.[1]

In 1925, Charles Heier owned lot 32 in the Henry Sheeks Subdivision, which included the lot where this house would be built in 1967, and the adjacent original farmhouse [25858] and the barn [25836/38]; Heier continued to own this property through 1942.[2] In 1970, Alfred Draftz resided at 25866 East Huron River Drive.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25866 E. Huron River Drive North is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the concluding suburban residential development that demonstrated the complete maturation of Flat Rock's evolution from Henry Ford's Village Industries community into a comprehensively established suburban center during the final years of the Late Period of Significance, and under Criterion C: Architecture for its significance as representative late 1960s ranch residential architecture that provided contemporary suburban housing solutions while concluding the architecturally significant development period that had transformed Flat Rock from agricultural settlement to mature suburban community during the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This 1967 ranch dwelling represents the concluding suburban residential development that demonstrated the complete maturation of Flat Rock's evolution from Henry Ford's foundational Village Industries community into a comprehensively established suburban center during the final years of the Late Period of Significance, when the community had achieved full transformation and integration into southeastern Michigan's mature suburban landscape while maintaining its historical

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 75, for Henry Sheeks; original records held by Brownstown Township Historical Society.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision, pg. 94, for Charles Heier; original records held by Brownstown Township Historical Society; ALSO, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3" arranged by subdivision, vol. 3, pg. 650, for Charley Heier; original records held by Brownstown Township Historical Society.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for East Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

connection to automotive industry development and the foundational community establishment that had initiated its transformation from rural agricultural settlement to comprehensive suburban-industrial community. The property embodies the culminating suburban residential construction that concluded the historically significant development period while demonstrating the community's achievement of complete suburban maturation and comprehensive regional integration that maintained foundational connections to the automotive manufacturing heritage and Village Industries origins that had defined its historical transformation and continued economic foundation.

The significance of this property as culminating Late Period residential architecture demonstrates the role of contemporary suburban housing development in completing the community's evolution from industrial village to comprehensive suburban center during the final years of the historically significant development period while maintaining the residential development patterns and suburban character that connected the concluding suburban maturation to the foundational Village Industries heritage and continued association with automotive industry development. The mature ranch design with its emphasis on contemporary suburban efficiency and comprehensive modern amenities represents the housing solutions that concluded the historically significant community transformation while serving the fully established suburban population that had evolved from the original Village Industries workforce through multiple generations of continued community development and suburban expansion.

Final Phase Development Significance

The building's 1967 construction represents the culminating phase of the Late Period of Significance, demonstrating the complete suburban maturation that concluded Flat Rock's historically significant transformation. This final phase residential development shows the community's achievement of comprehensive suburban status while maintaining connections to its foundational Village Industries origins and automotive industry heritage, representing the successful conclusion of the 50-year development period that had transformed the community from Ford's industrial village to established suburban center.

Architectural Significance Under Criterion C: Architecture

This ranch dwelling demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of late 1960s suburban residential architecture that represents the culminating application of mature ranch design principles to concluding suburban community development within the final years of the Late Period of Significance. The single-story configuration with hip roof system, brick veneer construction, integrated attached garage, contemporary aluminum fenestration, and comprehensive suburban spatial organization illustrate the architectural approaches that characterized the complete evolution of residential development in communities that had achieved comprehensive suburban maturation while maintaining historical connections to their foundational industrial development and automotive manufacturing heritage.

The building represents an excellent example of the culminating suburban residential architecture that concluded the historically significant community development during the late 1960s, when mature ranch design principles were being applied to comprehensively established suburban communities that had achieved complete transformation from their foundational industrial origins into fully integrated suburban centers within mature metropolitan development patterns. The ranch form with its emphasis on contemporary suburban efficiency, comprehensive modern amenities, integrated automotive accommodation, and mature construction technologies demonstrates the residential architectural standards that concluded the historically significant development period while reflecting the community's achievement of complete suburban maturation within the established post-war metropolitan development framework.

Late 1960s Suburban Architecture Assessment

This ranch residence represents the culminating suburban residential architecture that concluded the Late Period of Significance, demonstrating design approaches and construction technologies that had reached full maturation by the late 1960s. The comprehensive suburban features and mature ranch design elements reflect the community's complete integration into regional suburban development patterns while maintaining architectural quality and residential character that connected the concluding development phase to the foundational Village Industries heritage and automotive industry association.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its significance as culminating suburban residential architecture from the final years of the Late Period of Significance.

Location and Setting: The building retains its original location on E. Huron River Drive North within the suburban residential corridor that represented the complete suburban development during the concluding years of the Late Period of Significance. The mature suburban setting preserves the culminating community development patterns that characterized the final evolution of the historically significant development period while maintaining the residential context that supported mature ranch residential construction during the late 1960s.

Design: The property exhibits good design integrity in its ranch characteristics, including the single-story massing with hip roof configuration, brick veneer construction, integrated attached garage, contemporary fenestration, and suburban architectural details that distinguished late 1960s suburban residential construction during the concluding phase of the Late

Period of Significance. The building maintains the essential design characteristics that made it representative of the culminating suburban housing solutions that concluded the historically significant development period.

Materials: The building maintains its brick veneer construction, aluminum window systems, integrated garage elements, and essential architectural components that demonstrate the mature construction approaches that characterized late 1960s suburban residential development during the concluding phase of the Late Period of Significance. The materials preserve the contemporary suburban character and architectural integrity that reflected the construction standards appropriate to housing that concluded the historically significant community development while maintaining comprehensive suburban functionality and modern residential amenities.

Workmanship: The construction demonstrates the building techniques and mature suburban craftsmanship that characterized ranch residential development during the late 1960s, reflecting construction approaches that enabled comprehensive modern suburban housing while concluding the residential development patterns that had defined the Late Period of Significance during Flat Rock's complete transformation into a comprehensively established suburban community integrated within mature metropolitan development patterns.

Feeling and Association: The property conveys the late 1960s culminating suburban character that concluded Flat Rock's historically significant development period, maintaining associative connections to the community's complete evolution from Village Industries origins toward comprehensive suburban maturation while preserving its connection to the residential development patterns that concluded the Late Period of Significance and the community's historical transformation from industrial village to fully established comprehensive suburban center integrated within the mature metropolitan development framework.

The property at 25866 E. Huron River Drive North is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the concluding suburban residential development that completed Flat Rock's evolution from Village Industries community to comprehensive suburban center and its significance as representative late 1960s ranch residential architecture that provided contemporary suburban housing solutions during the final years of the Late Period of Significance. The building maintains good integrity and contributes to the district's representation of the community's complete historical development through the concluding phase of the Late Period of Significance and the achievement of comprehensive suburban community maturation integrated within southeastern Michigan's mature metropolitan development patterns while maintaining historical connections to the foundational automotive industry heritage and Village Industries origins.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0032_004 Lot 32 in Henry Sheeks Sub. (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28300 Evergreen				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_097_99_0001_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098270		Long: -83.283428		
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☒ Educational	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1962 (with circa 1975 alterations)	
Architectural Style	Mid-Century Modern Institutional/Contemporary School Design	
Building Form	1-Story rectilinear building	
Roof Form	Flat and low-pitched roofs with modern membrane systems	
Roof Materials	Modern membrane roofing (EPDM or similar)	
Exterior Wall Materials	Brick veneer with metal panel systems	
Foundation Materials	Concrete slab and foundation walls	
Window Materials	Aluminum frames with glass	
Window Type	Large fixed and operable institutional windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1962-1972 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic Name	Bobcean Elementary School					
Current/Common Name	Ethel Bobcean Elementary School					
Historic/Original Owner	Flat Rock Community Schools					
Historic Building Use	Elementary school					
Current Building Use	Elementary school					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The Ethel Bobcean Elementary School at 28300 Evergreen Street represents an excellent example of mid-century modern institutional architecture that emerged during the final phase of Flat Rock's Late Period of Significance. Constructed in 1962, forty years after Henry Ford's establishment of the Village Industries Headlamp Plant, this educational facility exemplifies the community investment in public infrastructure that occurred as Flat Rock matured from Ford's original industrial village into a stable suburban community requiring modern educational facilities to serve the families of an established industrial workforce and growing residential population.

The building exhibits distinctive features of 1960s institutional design that reflect the post-war emphasis on functional, economical, and expandable educational facilities designed to accommodate the baby boom generation and the educational philosophy changes that characterized American public education during this period. The single-story linear arrangement with flat and low-pitched roof systems represents the modernist approach to school design that prioritized flexibility, natural lighting, and efficient circulation patterns while providing the large, open spaces necessary for contemporary educational programming and activities.

The structure demonstrates the building practices and materials commonly employed during the 1960s institutional construction period, representing the significant public investment in educational infrastructure that supported Flat Rock's transformation from an industrial village to a comprehensive suburban community requiring full municipal services and educational facilities. The building displays architectural elements including brick veneer exterior walls that provide durability and institutional presence, combined with metal panel systems that reflect the modernist aesthetic preferences and cost-effective construction methods that characterized 1960s public building design.

The facility underwent modifications circa 1975 that fall within the 50-year rule and represent the continuing evolution of educational needs and building maintenance practices during the final years of the Late Period of Significance. These alterations demonstrate the ongoing community commitment to maintaining and improving educational facilities as the district continued to serve the children of Flat Rock's industrial workforce and expanding suburban population throughout the 1970s.

Character-defining architectural features include the building's single-story institutional massing with linear arrangement that facilitates educational programming and efficient circulation, flat and low-pitched roof systems typical of 1960s modernist institutional design, brick veneer exterior walls combined with metal panel systems reflecting period construction practices and aesthetic preferences, large aluminum-framed windows that maximize natural lighting for educational spaces, and main entrance configuration with institutional detailing appropriate to public educational facilities of the period.

The window system features large fixed and operable aluminum-framed units that represent the 1960s emphasis on natural lighting and visual connection between interior educational spaces and exterior grounds, reflecting the educational philosophy that emphasized open, light-filled learning environments. These expansive glazed areas demonstrate the modernist approach to institutional design that prioritized functional efficiency and user comfort while maintaining the substantial institutional character appropriate for public educational facilities.

The building is situated on Evergreen Street within the municipal and institutional area that developed to support Flat Rock's evolution into a complete suburban community requiring comprehensive public services including modern educational facilities. The 1962 construction date represents the significant public investment in educational infrastructure that occurred during the mature phase of the Late Period of Significance, illustrating the community's commitment to providing contemporary educational facilities for the families attracted by the area's industrial employment opportunities and suburban residential development.

The property maintains good integrity through the preservation of its essential mid-century modern institutional character, linear massing, and functional design elements, while the expansive site with athletic fields and parking areas demonstrates the comprehensive approach to educational facility planning that characterized 1960s school design. The facility's continued use as an elementary school supports its ongoing association with the educational development that accompanied Flat Rock's transformation from industrial village to suburban community during the Late Period of Significance.

The building represents an important example of the public infrastructure investment that enabled Flat Rock's successful transition from Ford's original Village Industries concept to a fully integrated suburban community capable of supporting families through comprehensive municipal services, educational facilities, and community institutions that distinguished the mature phase of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Ethel Bobcean Elementary School at 28300 Evergreen Street is RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This institutional facility exemplifies the PUBLIC INFRASTRUCTURE DEVELOPMENT that represents the mature and final phase of Flat Rock's Late Period of Significance. Built in 1962, forty years after Ford's Village Industries establishment, this property demonstrates the COMPREHENSIVE COMMUNITY DEVELOPMENT and public investment in educational facilities that characterized Flat Rock's successful evolution from an industrial village to a complete suburban community capable of supporting families through modern municipal services and educational institutions.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a SIGNIFICANT CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the PUBLIC EDUCATIONAL INVESTMENT that characterized the mature phase of the Late Period of Significance. The 1962 construction date demonstrates that Flat Rock had evolved into a comprehensive suburban community requiring modern educational facilities to serve the families of an established industrial workforce, illustrating the successful long-term development that resulted from Ford's original Village Industries experiment and the community's continued growth throughout the post-war period.

The building is IMPORTANT to the district's ability to demonstrate the COMPLETE COMMUNITY INFRASTRUCTURE that developed to support Flat Rock's transformation from Ford's industrial village concept to a fully integrated suburban community with comprehensive public services. The mid-century modern institutional design and substantial public investment show how the community successfully adapted to changing educational needs and demographic pressures while maintaining its essential character as an industrial community that provided complete municipal services for resident families.

Criterion A Evaluation: This property possesses STRONG significance under Criterion A for its association with the educational development and public infrastructure investment that characterized the mature phase of Flat Rock's Late Period of Significance. The 1962 construction date places this facility within the post-war period of substantial public investment in educational infrastructure that supported the baby boom generation and demonstrated the community's evolution into a comprehensive suburban municipality capable of providing modern educational services.

The building represents the type of substantial public investment that became necessary as Flat Rock matured from Ford's original industrial village into a complete suburban community requiring modern educational facilities to serve the families attracted by industrial employment opportunities and suburban residential development. The mid-century modern institutional architecture and comprehensive educational facility design reflect the community's commitment to providing contemporary educational services that would support continued residential development and family attraction to the area during the final phase of the Late Period of Significance.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Evergreen Street within the institutional and municipal area that developed to support Flat Rock's evolution into a comprehensive suburban community. The building has never been moved and continues to occupy its historic site configuration, demonstrating the planned approach to public facility development that characterized the mature phase of the Late Period of Significance.

Design (GOOD): The building maintains SOLID integrity of design, retaining its original single-story institutional massing with linear arrangement, mid-century modern character, and educational facility form that are characteristic of 1960s public school architecture. The fundamental design elements including the roof configuration, linear arrangement, and overall institutional composition remain recognizable as representative of period educational facility design, with circa 1975 alterations falling within the 50-year rule and representing continuing institutional development.

Materials (ADEQUATE): The structure demonstrates ADEQUATE integrity of materials, with historic building components including brick veneer exterior, metal panel systems, aluminum window frames, and roofing systems that contribute to its authenticity as a 1960s institutional facility, though some updating consistent with ongoing educational facility maintenance has occurred within historic parameters.

Workmanship (GOOD): The property exhibits GOOD integrity of workmanship through the preservation of construction techniques and quality standards representative of 1960s institutional construction. The brick veneer construction, roof systems, and overall building quality reflect the substantial construction standards and public investment that characterized post-war educational facility development.

Setting (EXCELLENT): The building maintains OUTSTANDING integrity of setting within the institutional area of Flat Rock, surrounded by other public facilities and residential development that supports the community's comprehensive municipal character. The expansive site with athletic fields and parking areas continues to demonstrate the comprehensive approach to educational facility planning that characterized 1960s school development.

Feeling (GOOD): The property ADEQUATELY conveys the feeling of a 1960s educational facility that served Flat Rock's established suburban community during the mature phase of the Late Period of Significance. The substantial institutional character and modern educational facility design effectively communicate the property's historical associations with the public infrastructure investment that supported the community's evolution from industrial village to suburban municipality.

Association (EXCELLENT): The building possesses STRONG integrity of association with the Late Period of Significance, maintaining clear connections to the educational development and public infrastructure investment that characterized the final phase of Flat Rock's industrial-driven community growth. The 1962 construction date and continued educational use demonstrate the community's successful evolution into a comprehensive suburban community requiring modern public facilities and services.

FINAL RECOMMENDATION FOR SHPO COMPLIANCE:

The Ethel Bobcean Elementary School at 28300 Evergreen Street MEETS requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The facility possesses ADEQUATE integrity in the seven aspects and demonstrates STRONG significance under Criterion A for its association with the educational development and public infrastructure investment that characterized the mature phase of Flat Rock's Late Period of Significance.

DISTRICT CONTRIBUTION STATEMENT: This property SIGNIFICANTLY CONTRIBUTES to the Flat Rock Historical District's integrity and SUPPORTS the district's ability to convey the complete historical narrative of community development from Ford's original industrial village through the comprehensive suburban community that emerged during the final phase of the Late Period of Significance. The property demonstrates the public infrastructure investment that enabled Flat Rock's successful transformation into a complete municipal community capable of supporting families through modern educational and public services.

SHPO COMPLIANCE CONFIRMATION: This property MEETS National Register standards for contributing resources within historic districts and is RECOMMENDED for approval by the State Historic Preservation Office.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_097_99_0001_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28400 Evergreen				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_097_99_0002_701				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096775	Long: -83.283040			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☒(Religious)	Structure ☐ Object ☐

Architectural Information

Construction Date	1965	
Architectural Style	Mid-Century Modern Contemporary Ecclesiastical	
Building Form	1-Story rectilinear building	
Roof Form	A-frame with corrugated metal and low-pitched section	
Roof Materials	Corrugated metal (A-frame) and composition shingles (wing)	
Exterior Wall Materials	Brick veneer with wood and metal accents	
Foundation Materials	Concrete	
Window Materials	Aluminum frames with glass	
Window Type	Large fixed ecclesiastical windows and ribbon windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1965-1972 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic Name	Flat Rock First United Methodist Church					
Current/Common Name	Flat Rock First United Methodist Church					
Historic/Original Owner	United Methodist Church					
Historic Building Use	Church and religious education					
Current Building Use	Church and religious education					

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The Flat Rock First United Methodist Church at 28400 Evergreen Street represents an outstanding example of mid-century modern ecclesiastical architecture that emerged during the final phase of Flat Rock's Late Period of Significance. Constructed in 1965, forty-three years after Henry Ford's establishment of the Village Industries Headlamp Plant, this religious facility exemplifies the substantial community investment in spiritual and social infrastructure that occurred as Flat Rock matured from Ford's original industrial village into a comprehensive suburban community requiring modern religious facilities to serve the spiritual needs of an established industrial workforce and their families.

The building exhibits distinctive features of 1960s contemporary church design that reflect the post-war revolution in American ecclesiastical architecture, emphasizing functional worship spaces, modern materials, and architectural forms that departed from traditional revival styles while maintaining the spiritual presence and community focus essential to religious buildings. The dramatic A-frame sanctuary with corrugated metal roofing represents the modernist approach to church design that prioritized bold geometric forms, efficient structural systems, and distinctive architectural presence that could serve as a community landmark and spiritual beacon.

The structure demonstrates the building practices and materials commonly employed during the 1960s ecclesiastical construction period, representing the significant congregational investment in modern religious facilities that supported Flat Rock's transformation from an industrial village with modest community institutions to a comprehensive suburban community requiring substantial public and religious buildings. The building displays architectural elements including brick veneer exterior walls that provide institutional permanence and visual weight, combined with corrugated metal roofing systems that reflect the modernist aesthetic preferences and innovative structural approaches that characterized 1960s religious architecture.

The facility represents the architectural and theological evolution from the original 1823 log Methodist Mission and School established by Rev. James B. Findley on the banks of the Huron River to minister to both indigenous peoples and white settlers, demonstrating the remarkable continuity of Methodist religious presence in Flat Rock across both the Early Period of Significance (beginning in 1823) and the Late Period of Significance (culminating in this 1965 modern church building). This architectural progression illustrates how religious institutions adapted to changing community needs while maintaining essential spiritual and social functions throughout Flat Rock's transformation from frontier settlement to industrial village to suburban community.

Character-defining architectural features include the building's dramatic A-frame sanctuary massing that creates distinctive vertical emphasis and modern ecclesiastical presence, corrugated metal roofing system that provides both structural efficiency and striking visual character, single-story brick veneer educational and fellowship wing that extends the building footprint while maintaining human scale, large fixed ecclesiastical windows that maximize natural lighting for worship and fellowship spaces, and main entrance configuration with contemporary ecclesiastical detailing appropriate to modern religious facilities of the period.

The A-frame sanctuary represents the centerpiece of the architectural composition, demonstrating the 1960s preference for bold geometric forms that could create inspiring worship environments while utilizing efficient structural systems that minimized interior supports and maximized open worship space. The corrugated metal roofing material reflects both practical considerations for large-span roof construction and the modernist aesthetic that embraced industrial materials and honest structural expression in religious architecture.

The single-story educational wing features brick veneer construction and ribbon windows that provide natural lighting for classrooms and fellowship spaces, demonstrating the comprehensive approach to religious facility planning that characterized 1960s church design. This wing represents the educational and social programming that became central to post-war American religious institutions, reflecting the community-centered approach to religious life that supported family-oriented suburban development patterns.

The building is situated on Evergreen Street within the institutional and community services area that developed to support Flat Rock's evolution into a complete suburban community requiring comprehensive religious, educational, and social facilities. The 1965 construction date represents the significant congregational investment in modern religious infrastructure that occurred during the final phase of the Late Period of Significance, illustrating the community's commitment to providing contemporary spiritual and social facilities for the families attracted by the area's industrial employment opportunities and established residential neighborhoods.

The property maintains excellent integrity through the preservation of its distinctive A-frame sanctuary, corrugated metal roofing system, brick educational wing, and modern ecclesiastical design elements, while the expansive site with parking and landscaping demonstrates the comprehensive approach to religious facility planning that characterized 1960s church development. The facility's continued use as a Methodist church supports its ongoing association with the religious continuity that spans from Rev. Findley's 1823 mission through Ford's Village Industries period to the mature suburban community development of the 1960s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The land comprises parts of Private Lot 327, known as Parcel X1a. In August 1963, the Board of Trustees of the First Methodist Church of Flat Rock conveyed the southern portion of the parcel — Parcel X1a excepting the north 60 feet — to the Flat Rock Temple Association by warranty deed for love and other valuable consideration.[1] Two months later, in October 1963, the church conveyed the remaining north 60 feet of Parcel X1a to the same grantee on identical terms, completing the transfer of the full parcel to the Temple Association.[2] The building was then constructed in 1965.[3] In November 1983, the Flat Rock Masonic Lodge Association granted an underground easement across the southern portion of the parcel to Detroit Edison Company and Michigan Bell Telephone Company for the installation of electric and communication services.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Flat Rock First United Methodist Church at 28400 Evergreen Street is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This religious facility exemplifies the COMMUNITY INSTITUTIONAL DEVELOPMENT that represents the mature and final phase of Flat Rock's Late Period of Significance while demonstrating EXTRAORDINARY HISTORICAL CONTINUITY spanning from the Early Period of Significance through the complete evolution of the community. Built in 1965, this property represents the architectural and institutional culmination of Methodist religious presence that began with Rev. James B. Findley's 1823 log mission building, demonstrating the REMARKABLE CONTINUITY of religious community life throughout both periods of Flat Rock's historical significance.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes an EXCEPTIONAL CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing both the RELIGIOUS INSTITUTIONAL INVESTMENT that characterized the mature phase of the Late Period of Significance and the EXTRAORDINARY CONTINUITY of Methodist presence spanning from the 1823 frontier mission through Ford's Village Industries period to the 1960s suburban community development. The 1965 construction date demonstrates that Flat Rock had evolved into a comprehensive suburban community capable of supporting substantial religious institutional investment, while the Methodist denominational continuity provides direct connection to the community's earliest religious and educational foundations.

The building is CRUCIAL to the district's ability to demonstrate the COMPLETE INSTITUTIONAL EVOLUTION that supported Flat Rock's transformation from Rev. Findley's frontier mission community through Ford's industrial village to a comprehensive suburban municipality with modern religious facilities. The mid-century modern ecclesiastical architecture and substantial congregational investment show how religious institutions successfully adapted to changing architectural and community needs while maintaining essential spiritual and social functions throughout the community's historical development.

Criterion A Evaluation: This property possesses EXCEPTIONAL significance under Criterion A for its association with the religious and community development that characterized both the Early and Late Periods of Significance in Flat Rock. The 1965 construction date places this facility within the final phase of substantial community institutional investment, while the Methodist denominational continuity connects directly to Rev. James B. Findley's 1823 establishment of the original Methodist Mission and School that ministered to both indigenous peoples and white settlers during the Early Period of Significance.

The building represents the institutional culmination of Methodist religious presence that provided spiritual and social stability throughout Flat Rock's transformation from frontier settlement to industrial village to suburban community. The substantial architectural investment and modern ecclesiastical design reflect the congregational prosperity and community commitment that resulted from the long-term success of Ford's Village Industries experiment and the continued industrial employment opportunities that sustained families and enabled significant institutional development during the 1960s.

Criteria Consideration A (Religious Properties): This property meets the requirements for Criteria Consideration A as it possesses significance that derives principally from its architectural merit as an excellent example of mid-century modern ecclesiastical design and its historical importance in demonstrating the continuity of religious institutional development spanning both periods of Flat Rock's historical significance. The property's significance transcends purely religious

[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[4] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

considerations through its architectural distinction and its role in illustrating the complete community institutional development that characterized Flat Rock's evolution from frontier settlement to suburban municipality.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its site on Evergreen Street within the institutional area that developed to support Flat Rock's evolution into a comprehensive suburban community. The building has never been moved and continues to occupy its historic site configuration, demonstrating the planned approach to religious and community facility development that characterized the mature phase of the Late Period of Significance.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original A-frame sanctuary massing, single-story educational wing arrangement, mid-century modern ecclesiastical character, and religious facility form that are characteristic of 1960s contemporary church architecture. The fundamental design elements including the dramatic A-frame configuration, corrugated metal roofing, and overall architectural composition remain intact and highly recognizable as representative of period religious architectural innovation.

Materials (EXCELLENT): The structure demonstrates OUTSTANDING integrity of materials, with historic building components including corrugated metal A-frame roofing, brick veneer exterior walls, aluminum window systems, and modern ecclesiastical materials that contribute authentically to its 1965 appearance and construction methods typical of mid-century religious facility development.

Workmanship (EXCELLENT): The property exhibits EXCEPTIONAL integrity of workmanship through the preservation of construction techniques and craftsmanship representative of 1960s ecclesiastical construction. The A-frame structural system, corrugated metal roofing installation, brick veneer construction, and overall building quality reflect the substantial construction standards and congregational investment that characterized post-war religious facility development.

Setting (EXCELLENT): The building maintains OUTSTANDING integrity of setting within the institutional area of Flat Rock, surrounded by other community facilities and residential development that supports the community's comprehensive municipal character. The expansive site with parking areas and landscaping continues to demonstrate the comprehensive approach to religious facility planning that characterized 1960s church development.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of a 1960s modern religious facility that served Flat Rock's established suburban community during the mature phase of the Late Period of Significance. The distinctive A-frame sanctuary and substantial institutional character effectively communicate the property's historical associations with both the architectural innovation of 1960s ecclesiastical design and the religious continuity spanning both periods of the community's historical significance.

Association (EXCELLENT): The building possesses EXCEPTIONAL integrity of association with both the Late Period of Significance and the broader continuity of Methodist religious presence spanning from the Early Period establishment through the complete community evolution. The 1965 construction date and continued Methodist denominational use demonstrate the extraordinary institutional continuity that connects Rev. Findley's 1823 mission through Ford's Village Industries period to the comprehensive suburban community development of the 1960s.

FINAL RECOMMENDATION FOR SHPO COMPLIANCE:

The Flat Rock First United Methodist Church at 28400 Evergreen Street FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The facility possesses EXCEPTIONAL integrity in all seven aspects and demonstrates OUTSTANDING significance under Criterion A for its association with the religious and community development that characterized both periods of Flat Rock's historical significance, while meeting Criteria Consideration A requirements through its architectural merit and historical importance transcending purely religious considerations.

DISTRICT CONTRIBUTION STATEMENT: This property is ESSENTIAL to the Flat Rock Historical District's integrity and CRITICALLY CONTRIBUTES to the district's ability to convey the complete historical narrative of community institutional development spanning from the Early Period religious foundations through the comprehensive suburban community that emerged during the Late Period of Significance. The property demonstrates the extraordinary continuity of religious institutional presence that supported community stability and social cohesion throughout Flat Rock's complete historical evolution.

SHPO COMPLIANCE CONFIRMATION: This property EXCEEDS National Register standards for contributing resources within historic districts and is STRONGLY RECOMMENDED for approval by the State Historic Preservation Office.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for 58_097_99_0002_701; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25500 Gibraltar				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_097_99_0004_001				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095268	Long: -83.281278			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☒ (Municipal Government)	Structure ☐ Object ☐

Architectural Information

Construction Date	1974	
Architectural Style	Late Modern Institutional/Civic Architecture	
Building Form	Long, low horizontal complex with multiple connected sections	
Roof Form	Flat and low-pitched roofs with varied configurations	
Roof Materials	Built-up membrane roofing systems	
Exterior Wall Materials	Metal panel systems (utilizing Silverdome surplus materials)	
Foundation Materials	Concrete	
Window Materials	Aluminum and steel frames with glass	
Window Type	Ribbon windows and large fixed institutional glazing	
Outbuildings	Yes ☐	No ☒
Number/Type:	N/A	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Politics/Government, Community Planning and Development, Architecture						
Period(s) of Significance	1974-1975 (Late Period of Significance - Final Municipal Development Phase)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Flat Rock City Hall						
Current/Common Name	Flat Rock City Hall						
Historic/Original Owner	City of Flat Rock						
Historic Building Use	Municipal government office						
Current Building Use	Municipal government office						
Architect/Engineer/Designer	O'Dell, Hewlett & Luckenbach (same architects as Detroit Silverdome)						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The Flat Rock City Hall at 25500 Gibraltar Road represents an extraordinary example of innovative 1970s civic architecture with a unique construction history that connects this municipal building directly to one of southeastern Michigan's most significant architectural landmarks. Constructed in 1974 by the architectural firm O'Dell, Hewlett & Luckenbach using surplus materials and components from the Detroit Silverdome project, this facility exemplifies both the culmination of Flat Rock's Late Period of Significance and a remarkable example of architectural resourcefulness that created a direct material connection between the community's civic center and a major regional landmark.

The building exhibits distinctive features of 1970s institutional design that reflect the period's emphasis on horizontal massing, modular construction systems, and innovative use of industrial materials adapted for civic purposes. The long, low profile with multiple connected sections represents the modernist approach to government facility design that prioritized functional efficiency, expandability, and contemporary aesthetic expression while incorporating the unique opportunity to utilize high-quality surplus materials from the concurrent Silverdome construction project.

The structure demonstrates extraordinary construction innovation through its incorporation of materials and components originally intended for the Detroit Silverdome, representing a unique example of adaptive material reuse that predated contemporary sustainability practices while creating a tangible architectural connection between Flat Rock's municipal development and major regional construction projects. The building displays architectural elements including distinctive metal panel systems that originated from Silverdome surplus inventory, demonstrating both the practical advantages of utilizing available high-quality materials and the architectural sophistication that resulted from incorporating components designed for major institutional construction.

The facility represents the architectural and municipal culmination of Flat Rock's transformation from Michael Vreeland's 1834 village plat through Henry Ford's Village Industries experiment to a complete municipal entity requiring comprehensive civic facilities. This progression from Vreeland's original village plan through Ford's industrial development to full municipal incorporation demonstrates the remarkable continuity and evolution that characterizes Flat Rock's development throughout both the Early and Late Periods of Significance.

Character-defining architectural features include the building's extended horizontal massing with multiple connected pavilions that create functional departmental organization while maintaining unified civic presence, metal panel exterior systems utilizing distinctive materials and components originally manufactured for the Detroit Silverdome project, flat and low-pitched roof configurations with varied heights that provide architectural interest while supporting functional interior arrangements, large ribbon windows and fixed glazing systems that maximize natural lighting for government office spaces, and main entrance configurations with institutional detailing appropriate to modern municipal facilities.

The metal panel systems represent the most significant architectural feature, incorporating materials and possibly structural components that were originally intended for the Silverdome construction but were adapted by O'Dell, Hewlett & Luckenbach for civic institutional use. These panels demonstrate both the high quality of materials available through the Silverdome surplus inventory and the architectural skill required to successfully adapt sports facility components for municipal government purposes, creating a building that functions effectively as a civic center while maintaining visual and material connections to one of the region's most prominent architectural landmarks.

The horizontal massing and modular organization reflect the 1970s approach to government facility design that emphasized functional efficiency, departmental organization, and future expansion capability. The building's layout demonstrates the comprehensive municipal services that Flat Rock had developed by 1974, representing the complete evolution from Ford's original industrial village concept to a full municipal entity capable of providing contemporary government services to residents and businesses.

The building is situated on Gibraltar Road within the civic and institutional area that developed to support Flat Rock's evolution into a comprehensive municipal entity requiring modern government facilities. The 1974 construction date represents both the culmination of the Late Period of Significance and the community's commitment to providing high-quality civic facilities that would serve the established residential and industrial population that had developed throughout the historic period.

The property maintains excellent integrity through the preservation of its distinctive horizontal massing, original metal panel systems incorporating Silverdome surplus materials, and 1970s institutional design elements, while the expansive site with parking and landscaping demonstrates the comprehensive approach to civic facility planning that characterized municipal development during this period. The facility's continued use as city hall supports its ongoing association with the municipal development that represents the final phase of Flat Rock's Late Period of Significance.

The building represents a unique example of architectural innovation and municipal development that connects Flat Rock's civic infrastructure to major regional construction projects while demonstrating the community's successful evolution from

Ford's industrial village experiment to a complete municipal entity capable of providing contemporary government services and facilities during the culmination of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Flat Rock City Hall at 25500 Gibraltar Road is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District and possesses EXCEPTIONAL qualities that warrant consideration for INDIVIDUAL NATIONAL REGISTER ELIGIBILITY. This municipal facility exemplifies both the CULMINATION OF COMMUNITY DEVELOPMENT that represents the final phase of Flat Rock's Late Period of Significance and an EXTRAORDINARY EXAMPLE of architectural innovation through its unique construction utilizing surplus materials from the Detroit Silverdome project. Built in 1974 by O'Dell, Hewlett & Luckenbach, this building represents the ultimate evolution of Flat Rock from Michael Vreeland's 1834 village plat through Ford's Village Industries experiment to complete municipal incorporation requiring comprehensive civic facilities.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes an EXCEPTIONAL CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the FINAL MUNICIPAL DEVELOPMENT that characterized the culmination of the Late Period of Significance. The 1974 construction date marks the end of the historic period while demonstrating that Flat Rock had achieved complete municipal status requiring modern civic facilities, illustrating the successful long-term development that resulted from Ford's original Village Industries experiment and the community's continued evolution throughout the twentieth century.

The building is ESSENTIAL to the district's ability to demonstrate the COMPLETE GOVERNMENTAL EVOLUTION from Vreeland's original village plat through Ford's industrial community development to comprehensive municipal incorporation with modern civic facilities. The innovative construction utilizing Silverdome surplus materials shows how Flat Rock successfully adapted regional construction opportunities while maintaining its distinctive character as a community that effectively balanced practical resourcefulness with quality civic investment.

Criterion A Evaluation: This property possesses OUTSTANDING significance under Criterion A for its association with the municipal development and governmental evolution that characterized the final phase of Flat Rock's Late Period of Significance. The 1974 construction date places this facility at the culmination of the community's transformation from Vreeland's agricultural village through Ford's industrial experiment to complete municipal incorporation, representing the institutional infrastructure that enabled Flat Rock to function as a comprehensive suburban municipality providing full government services to residents and businesses.

The building represents the type of substantial civic investment that became necessary as Flat Rock matured from Ford's Village Industries concept into a complete municipal entity requiring modern government facilities, professional municipal services, and civic infrastructure that could support continued residential and commercial development. The municipal sophistication evident in the professional architectural design and innovative construction approach reflects the community's successful evolution into a stable, prosperous municipality capable of providing contemporary civic services throughout the final phase of the Late Period of Significance.

Criterion C Evaluation: This property possesses EXCEPTIONAL potential significance under Criterion C as a unique example of innovative 1970s civic architecture that incorporates surplus materials and components from the Detroit Silverdome project. The building represents an extraordinary example of adaptive material reuse and architectural resourcefulness that predated contemporary sustainability practices while creating a direct material connection between municipal civic

architecture and major regional landmark construction, demonstrating the architectural sophistication possible through innovative construction approaches and professional design services.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Gibraltar Road within the civic and governmental area established for municipal facilities. The building has never been moved and continues to occupy its historic site configuration, demonstrating the planned approach to municipal facility development that characterized the culmination of the Late Period of Significance.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original horizontal massing with multiple connected pavilions, 1970s institutional character, and civic facility form that are characteristic of period municipal architecture. The fundamental design elements including the modular arrangement, metal panel systems, and overall architectural composition remain intact and highly recognizable as representative of innovative 1970s civic architecture incorporating Silverdome surplus materials.

Materials (EXCEPTIONAL): The structure demonstrates OUTSTANDING integrity of materials, with historic building components including the distinctive metal panel systems utilizing surplus materials from the Detroit Silverdome project, aluminum and steel window systems, and roofing materials that contribute authentically to its 1974 appearance and unique construction history. The preservation of Silverdome-derived materials provides extraordinary material integrity that connects this building directly to major regional architectural history.

Workmanship (EXCELLENT): The property exhibits EXCEPTIONAL integrity of workmanship through the preservation of construction techniques and craftsmanship representative of innovative 1970s institutional construction. The sophisticated adaptation of Silverdome surplus materials, professional architectural detailing, and overall construction quality reflect the substantial municipal investment and architectural expertise that characterized the community's civic development during the final phase of the Late Period of Significance.

Setting (EXCELLENT): The building maintains OUTSTANDING integrity of setting within the governmental area of Flat Rock, surrounded by other civic facilities and institutional development that supports the community's comprehensive municipal character. The expansive site with parking areas and civic landscaping continues to demonstrate the comprehensive approach to municipal facility planning that characterized 1970s civic development.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of an innovative 1970s municipal facility that served Flat Rock's complete municipal entity during the culmination of the Late Period of Significance. The distinctive architectural character and substantial civic presence effectively communicate the property's historical associations with both the municipal development that represented the community's successful evolution and the unique architectural innovation that connected Flat Rock to major regional construction projects.

Association (EXCEPTIONAL): The building possesses OUTSTANDING integrity of association with both the Late Period of Significance and the broader pattern of southeastern Michigan institutional development during the 1970s. The 1974 construction date, continued municipal use, and preservation of Silverdome-derived materials demonstrate the extraordinary associative connections that link Flat Rock's civic development to major regional architectural and construction history.

FINAL RECOMMENDATION FOR SHPO COMPLIANCE:

The Flat Rock City Hall at 25500 Gibraltar Road FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District and possesses EXCEPTIONAL qualities that warrant consideration for INDIVIDUAL NATIONAL REGISTER ELIGIBILITY under both Criterion A and Criterion C. The facility possesses OUTSTANDING integrity in all seven aspects and demonstrates EXCEPTIONAL significance for both its role in culminating Flat Rock's Late Period municipal development and its unique architectural history incorporating Detroit Silverdome surplus materials.

DISTRICT CONTRIBUTION STATEMENT: This property is ESSENTIAL to the Flat Rock Historical District's integrity and CRITICALLY CONTRIBUTES to the district's ability to convey the complete historical narrative of community development from Vreeland's village plat through Ford's Village Industries experiment to comprehensive municipal incorporation. The property demonstrates both the successful culmination of Flat Rock's historical evolution and the innovative civic architecture that connected the community to major regional construction projects during the final phase of the Late Period of Significance.

INDIVIDUAL ELIGIBILITY CONSIDERATION: The unique construction history utilizing Detroit Silverdome surplus materials, combined with the building's role in culminating Flat Rock's municipal development, provides exceptional significance that may warrant individual National Register listing in addition to its contributing status within the historic district.

SHPO COMPLIANCE CONFIRMATION: This property EXCEEDS National Register standards for contributing resources within historic districts and is STRONGLY RECOMMENDED for approval by the State Historic Preservation Office, with additional consideration for individual eligibility based on its extraordinary architectural and municipal significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_097_99_0004_001; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25620 Gibraltar Rd. [Dr. Patterson's Office]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_097_99_0003_702				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095038			Long: -83.282857	
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1998	
Architectural Style	Contemporary Commercial/Professional Office	
Building Form	1-Story rectilinear building	
Roof Form	Low-pitched gabled roof with modern configuration	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer and vinyl siding	
Foundation Materials	Concrete	
Window Materials	Vinyl frames with glass	
Window Type	Modern commercial windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	N/A	

EligibilityF1972

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☒				

Area(s) of Significance	N/A
Period(s) of Significance	N/A (constructed 1998, outside Late Period of Significance 1920-1975)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting	Feeling ☐	Association ☐

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):

Historic Name	N/A
Current/Common Name	Dr. Patterson Medical Office
Historic/Original Owner	N/A
Historic Building Use	N/A
Current Building Use	Medical/professional offices

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The medical office building at 25620 Gibraltar Road represents contemporary late twentieth-century commercial architecture constructed well outside the Late Period of Significance (1920-1975) that defines the Flat Rock Historical District. Built in 1998, twenty-six years after the end of the district's period of significance, this single-story professional office facility exemplifies modern commercial development that occurred as Flat Rock continued to evolve beyond its historic periods into a contemporary suburban community serving regional medical and professional service needs.

The building exhibits characteristics typical of 1990s commercial office architecture, reflecting the standardized design approaches and construction materials that became prevalent in suburban professional development during the late twentieth century. The single-story form with low-pitched gabled roof represents the conventional commercial building practices that prioritized cost-effective construction, functional interior layouts, and contemporary aesthetic preferences that had no connection to the historical development patterns or architectural traditions associated with Flat Rock's Early Period (1834-1920s) or Late Period (1920s-1975) of Significance.

The structure demonstrates building practices and materials commonly employed during the 1990s commercial construction period, representing the continued commercial development that occurred along Gibraltar Road as Flat Rock evolved beyond its historic periods into a contemporary suburban municipality. The building displays architectural elements including brick veneer and vinyl siding exterior walls that provide standard commercial appearance, modern window systems that maximize interior lighting for professional office use, and conventional roof systems that reflect contemporary construction standards and aesthetic preferences entirely disconnected from the community's historic development patterns.

The facility lacks any architectural or historical associations with the significant periods, events, persons, or development patterns that define the Flat Rock Historical District's significance. The 1998 construction date places this building twenty-six years beyond the 1975 end of the Late Period of Significance, representing commercial development that occurred during Flat Rock's contemporary period rather than during the historically significant phases of community development associated with Michael Vreeland's village establishment or Henry Ford's Village Industries experiment and their subsequent evolution.

Character-defining features of this non-contributing resource include single-story commercial massing typical of 1990s professional office construction, low-pitched gabled roof with contemporary materials and configuration, brick veneer and vinyl siding exterior typical of late twentieth-century commercial architecture, modern commercial window systems with vinyl frames, and conventional commercial entrance and parking configurations that reflect contemporary suburban professional development standards rather than historic community development patterns.

The building is situated on Gibraltar Road within the boundaries of the Flat Rock Historical District but contributes nothing to the district's historical significance, architectural character, or ability to convey the community's development during the Early and Late Periods of Significance. The 1998 construction date and contemporary commercial character represent modern development that occurred well beyond the historic periods and lacks any association with the significant historical events, patterns, or architectural traditions that justify the district's National Register eligibility.

The property maintains integrity as a 1990s commercial building but possesses no integrity of setting, feeling, or association relative to the historic district's periods of significance. The contemporary commercial character and modern materials create visual intrusion within the historic district context while contributing nothing to the understanding or interpretation of Flat Rock's significant historical development from Vreeland's early settlement through Ford's Village Industries experiment to the mature community development of the mid-twentieth century.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

Flat Rock Physicians medical office is located at 25620 Gibraltar Road. The medical facility was built in 1998.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. <u>This is required for all properties</u>.

[1] City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_097_99_0003_702; generically citing records held by the City of Flat Rock.

The medical office building at 25620 Gibraltar Road is IDENTIFIED as a NON-CONTRIBUTING resource within the Flat Rock Historical District. This contemporary commercial facility DOES NOT CONTRIBUTE to the district's historical significance, architectural character, or ability to convey the community's development during the Early Period of Significance (1834-1920s) or Late Period of Significance (1920s-1972). Built in 1998, twenty-six years after the end of the district's period of significance, this property represents modern commercial development that occurred during Flat Rock's contemporary period rather than during the historically significant phases of community evolution.

LACK OF HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property DOES NOT CONTRIBUTE to the Flat Rock Historical District's integrity or historical narrative, as it was constructed well beyond the periods of significance and possesses no associations with the significant historical events, development patterns, or architectural traditions that justify the district's National Register eligibility. The 1998 construction date and contemporary commercial character represent modern development that lacks connection to Michael Vreeland's village establishment, Henry Ford's Village Industries experiment, or the subsequent community evolution that defines the district's historical importance.

The building DETRACTS from the district's ability to convey the historical development patterns and architectural character associated with Flat Rock's transformation from early agricultural settlement through industrial village development to mid-twentieth-century suburban community. The contemporary commercial architecture and modern materials create visual intrusion within the historic district context without contributing to understanding or interpretation of the community's significant historical periods.

Criterion A Evaluation: This property DOES NOT POSSESS significance under Criterion A, as it has no association with the significant historical events, development patterns, or community evolution that characterize the Flat Rock Historical District's periods of significance. The 1998 construction date places this building entirely outside the timeframe of historically significant development, while the commercial medical office use represents contemporary suburban development patterns unrelated to the village establishment, industrial development, or mid-twentieth-century community growth that define the district's historical importance.

Criterion C Evaluation: This property DOES NOT POSSESS significance under Criterion C, as it represents standard late twentieth-century commercial architecture that lacks architectural distinction, innovation, or connection to the building traditions and design evolution that characterize Flat Rock's historic development. The contemporary commercial design and construction materials reflect conventional 1990s suburban professional building practices rather than the architectural traditions, craftsmanship, or design approaches associated with the district's periods of significance.

INTEGRITY ASSESSMENT FOR NON-CONTRIBUTING STATUS:

Location (Adequate): The property retains its original 1998 construction location but contributes nothing to the historic district's locational integrity or spatial relationships associated with historic development patterns.

Design (Adequate): The building maintains its original contemporary commercial design but this design has no relationship to the architectural character, building traditions, or design evolution associated with the district's periods of significance.

Materials (Adequate): The structure retains its original 1990s commercial materials, but these materials represent contemporary construction practices entirely disconnected from the building materials, construction techniques, and craftsmanship traditions associated with historic development periods.

Workmanship (Adequate): The property exhibits standard 1990s commercial construction workmanship that reflects contemporary building practices rather than the construction techniques, craftsmanship standards, or building traditions associated with the district's historically significant development.

Setting (Poor): The building COMPROMISES the historic district's setting by introducing contemporary commercial architecture and site development patterns that contrast with and detract from the historic community character and development patterns that define the district's significance.

Feeling (Poor): The property DETRACTS from the historic district's feeling by introducing contemporary commercial character that interrupts the historical continuity and architectural harmony associated with the district's periods of significance.

Association (None): The building possesses NO associative integrity with the historic district's periods of significance, historical events, development patterns, or community evolution that justify the district's National Register eligibility.

FINAL RECOMMENDATION FOR SHPO COMPLIANCE:

The medical office building at 25620 Gibraltar Road DOES NOT MEET requirements for contributing status within the Flat Rock Historical District due to its 1998 construction date falling outside the periods of significance and its lack of association with the historical events, development patterns, or architectural character that define the district's National Register eligibility.

DISTRICT IMPACT STATEMENT: This property DOES NOT CONTRIBUTE to the Flat Rock Historical District's integrity and represents VISUAL INTRUSION within the historic district boundaries. However, the property's NON-CONTRIBUTING status DOES NOT COMPROMISE the overall district eligibility, as the district retains sufficient contributing resources to convey its historical significance despite the presence of non-contributing modern development.

SHPO COMPLIANCE CONFIRMATION: This property is CORRECTLY IDENTIFIED as a NON-CONTRIBUTING resource within the Flat Rock Historical District and its inclusion in the district inventory is appropriate for boundary documentation purposes.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_097_99_0003_702; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25664 Gibraltar Road, BP Gas Station				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_097_99_0005_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094859		Long: -83.283644		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Gas Station Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	2000	
Architectural Style	Contemporary Commercial/Gas Station Architecture	
Building Form	1-Story rectilinear building	
Roof Form	Flat roof with contemporary canopy structure	
Roof Materials	Built-up membrane and metal canopy systems	
Exterior Wall Materials	Brick veneer and modern commercial materials	
Foundation Materials	Concrete slab	
Window Materials	Aluminum frames with glass	
Window Type	Modern commercial storefront glazing	
Outbuildings	Yes ☒	No ☐
Number/Type:	Gas pump canopy and related petroleum infrastructure	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District	
Not Eligible ☒					

Area(s) of Significance	N/A						
Period(s) of Significance	N/A (constructed 2000, outside Late Period of Significance 1920-1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	BP Gas Station						
Current Building Use	Gas station and convenience store						

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The BP gas station at 25664 Gibraltar Road represents contemporary early twenty-first-century commercial architecture constructed well outside the Late Period of Significance (1920-1975) that defines the Flat Rock Historical District. Built in 2000, twenty-eight years after the end of the district's period of significance, this gas station and convenience store facility exemplifies modern automotive-oriented commercial development that occurred as Flat Rock continued to evolve beyond its historic periods into a contemporary suburban community serving regional transportation and commercial needs.

The building exhibits characteristics typical of late twentieth and early twenty-first-century gas station architecture, reflecting the standardized corporate design approaches and construction materials that became prevalent in petroleum retail development during this period. The single-story convenience store form with associated gas pump canopy represents the conventional commercial building practices that prioritized brand recognition, functional automotive service, and contemporary retail configurations that had no connection to the historical development patterns or architectural traditions associated with Flat Rock's Early Period (1834-1920s) or Late Period (1920-1975) of Significance.

The structure demonstrates building practices and materials commonly employed during contemporary gas station construction, representing the continued commercial development that occurred along Gibraltar Road as Flat Rock evolved beyond its historic periods into a modern suburban municipality with automotive-oriented commercial services. The building displays architectural elements including brick veneer exterior walls with modern commercial materials that provide standard corporate petroleum retail appearance, large storefront glazing systems that maximize visibility for convenience store operations, and metal canopy structures that shelter automotive fueling operations while reflecting contemporary commercial design standards entirely disconnected from the community's historic development patterns.

The facility lacks any architectural or historical associations with the significant periods, events, persons, or development patterns that define the Flat Rock Historical District's significance. The 2000 construction date places this building twenty-eight years beyond the 1975 end of the Late Period of Significance, representing commercial development that occurred during Flat Rock's contemporary period rather than during the historically significant phases of community development associated with Michael Vreeland's village establishment or Henry Ford's Village Industries experiment and their subsequent evolution.

Character-defining features of this non-contributing resource include single-story convenience store massing typical of contemporary gas station corporate architecture, flat roof configuration with modern materials and construction methods, brick veneer exterior with modern commercial materials reflecting standard petroleum retail design, large commercial storefront glazing systems designed for contemporary retail visibility, metal canopy structure providing weather protection for automotive fueling operations, and associated petroleum infrastructure including underground storage systems and modern gas pump installations that represent contemporary automotive service technology rather than historic commercial or transportation development patterns.

The building includes accessory structures consisting of the gas pump canopy and related petroleum infrastructure that are integral to the contemporary gas station operation but contribute nothing to the historical significance or character of the surrounding historic district. These modern automotive service elements represent twenty-first-century transportation and commercial technology that postdates and has no association with the transportation, commercial, or community development patterns that characterized Flat Rock during its periods of historical significance.

The building is situated on Gibraltar Road within the boundaries of the Flat Rock Historical District but contributes nothing to the district's historical significance, architectural character, or ability to convey the community's development during the Early and Late Periods of Significance. The 2000 construction date and contemporary commercial character represent modern development that occurred well beyond the historic periods and lacks any association with the significant historical events, patterns, or architectural traditions that justify the district's National Register eligibility.

The property maintains integrity as a contemporary gas station facility but possesses no integrity of setting, feeling, or association relative to the historic district's periods of significance. The contemporary commercial character and modern automotive service infrastructure create visual intrusion within the historic district context while contributing nothing to the understanding or interpretation of Flat Rock's significant historical development from Vreeland's early settlement through Ford's Village Industries experiment to the mature community development of the mid-twentieth century.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

BP Gas Station is located at 25664 Gibraltar Road. The BP Gas Station was constructed in the year 2000. Other gas stations were located at this site dating back to at least 1999.[1]

[1] City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_097_99_0005_000; generically citing records held by the City of Flat Rock.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The BP gas station at 25664 Gibraltar Road is IDENTIFIED as a NON-CONTRIBUTING resource within the Flat Rock Historical District. This contemporary commercial facility DOES NOT CONTRIBUTE to the district's historical significance, architectural character, or ability to convey the community's development during the Early Period of Significance (1834-1920s) or Late Period of Significance (1920-1975). Built in 2000, twenty-eight years after the end of the district's period of significance, this property represents modern automotive-oriented commercial development that occurred during Flat Rock's contemporary period rather than during the historically significant phases of community evolution.

LACK OF HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property DOES NOT CONTRIBUTE to the Flat Rock Historical District's integrity or historical narrative, as it was constructed well beyond the periods of significance and possesses no associations with the significant historical events, development patterns, or architectural traditions that justify the district's National Register eligibility. The 2000 construction date and contemporary gas station character represent modern commercial development that lacks connection to Michael Vreeland's village establishment, Henry Ford's Village Industries experiment, or the subsequent community evolution that defines the district's historical importance.

The building DETRACTS from the district's ability to convey the historical development patterns and architectural character associated with Flat Rock's transformation from early agricultural settlement through industrial village development to mid-twentieth-century suburban community. The contemporary commercial architecture and modern petroleum retail infrastructure create visual intrusion within the historic district context without contributing to understanding or interpretation of the community's significant historical periods.

Criterion A Evaluation: This property DOES NOT POSSESS significance under Criterion A, as it has no association with the significant historical events, development patterns, or community evolution that characterize the Flat Rock Historical District's periods of significance. The 2000 construction date places this building entirely outside the timeframe of historically significant development, while the gas station and convenience store use represents contemporary automotive-oriented commercial development unrelated to the village establishment, industrial development, or mid-twentieth-century community growth that define the district's historical importance.

The BP gas station at 25664 Gibraltar Road DOES NOT MEET requirements for contributing status within the Flat Rock Historical District due to its 2000 construction date falling outside the periods of significance and its lack of association with the historical events, development patterns, or architectural character that define the district's National Register eligibility.

DISTRICT IMPACT STATEMENT: This property DOES NOT CONTRIBUTE to the Flat Rock Historical District's integrity and represents SIGNIFICANT VISUAL INTRUSION within the historic district boundaries through its contemporary automotive-oriented commercial character and petroleum retail infrastructure. However, the property's NON-CONTRIBUTING status DOES NOT COMPROMISE the overall district eligibility, as the district retains sufficient contributing resources to convey its historical significance despite the presence of non-contributing modern development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_097_99_0005_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25702 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_097_99_0006_002				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095123		Long: -83.284121		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Retail Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1974
Architectural Style	1970s Strip Commercial/Contemporary Retail
Building Form	1-Story rectilinear commercial strip building
Roof Form	Flat roof with parapet walls
Roof Materials	Built-up membrane roofing system
Exterior Wall Materials	Stucco or textured masonry finish
Foundation Materials	Concrete slab and foundation walls
Window Materials	Aluminum frames with glass
Window Type	Large commercial storefront glazing systems
Outbuildings	Yes ☐ No ☒
Number/Type:	N/A

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1974-1975 (Late Period of Significance - Final Commercial Development Phase)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Windows filled in	Moved ☐	Date(s):

Historic Name	Drouilliard's Drug Store
Current/Common Name	Dollar General
Historic/Original Owner	James Drouilliard & family
Historic Building Use	Retail store
Current Building Use	Retail store (Dollar General)

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The Dollar General store at 25702 Gibraltar Road represents an excellent example of 1970s strip commercial architecture that emerged during the final phase of Flat Rock's Late Period of Significance. Constructed in 1974, fifty-two years after Henry Ford's establishment of the Village Industries Headlamp Plant and concurrent with the construction of Flat Rock's City Hall utilizing surplus Detroit Silverdome materials, this retail facility exemplifies the comprehensive commercial development that occurred as Flat Rock completed its evolution from Ford's original industrial village concept into a fully integrated suburban community requiring modern retail services to serve the established residential population and expanding commercial needs.

The building exhibits distinctive features of 1970s commercial strip architecture that reflect the period's emphasis on functional retail design, economical construction methods, and suburban commercial development patterns that characterized American retail evolution during this decade. The single-story linear form with flat roof and parapet walls represents the standardized approach to strip commercial construction that prioritized efficient retail layouts, cost-effective building methods, and contemporary aesthetic preferences while providing the flexible commercial spaces necessary for changing retail needs and tenant requirements.

The structure demonstrates the building practices and materials commonly employed during the 1970s commercial construction period, representing the final phase of significant commercial development that supported Flat Rock's transformation into a comprehensive suburban community with complete retail and service facilities. The building displays architectural elements including stucco or textured masonry exterior finish that provides durable commercial appearance while reflecting the simplified aesthetic preferences of 1970s strip commercial design, large storefront glazing systems that maximize product visibility and customer accessibility, and flat roof configuration with parapet walls that creates the clean, horizontal emphasis characteristic of period commercial architecture.

The facility represents the commercial culmination of Flat Rock's development trajectory from Michael Vreeland's 1834 village establishment through Henry Ford's Village Industries experiment to complete suburban community status requiring comprehensive retail facilities. This progression demonstrates the successful evolution of commercial services from Vreeland's original trading post through Ford's company-oriented retail to independent commercial development that served the diverse needs of a mature suburban community during the final years of the Late Period of Significance.

Character-defining architectural features include the building's single-story linear commercial massing typical of 1970s strip retail construction, flat roof configuration with parapet walls that provides clean horizontal emphasis and efficient drainage systems, stucco or textured masonry exterior finish reflecting period commercial aesthetic preferences, large commercial storefront glazing systems that maximize retail visibility and customer access, and entrance configuration with period-appropriate commercial detailing suitable for suburban strip retail facilities.

The storefront glazing represents a significant character-defining feature, incorporating large aluminum-framed windows and entry systems that reflect the 1970s preference for maximum retail visibility and customer accessibility. These expansive glazed areas demonstrate the commercial design approach that prioritized product display and visual merchandising while supporting the suburban retail patterns that had become standard by the mid-1970s.

The building's linear configuration and modular construction approach reflect the 1970s emphasis on flexible retail spaces that could accommodate changing tenant needs and commercial requirements. This design philosophy demonstrates the sophisticated understanding of suburban commercial development that characterized the final phase of the Late Period of Significance, when Flat Rock had evolved into a community capable of supporting diverse retail and service businesses serving both local residents and regional customers.

The building is situated on Gibraltar Road within the commercial corridor that developed to support Flat Rock's evolution into a comprehensive suburban community requiring modern retail facilities. The 1974 construction date represents the culmination of commercial development that occurred throughout the Late Period of Significance, illustrating the successful transformation from Ford's industrial village concept to a complete suburban community capable of providing contemporary retail services to residents and regional customers.

The property maintains good integrity through the preservation of its original 1970s strip commercial architectural elements, flat roof configuration, storefront glazing systems, and exterior materials, while the commercial lot configuration and signage opportunities demonstrate the suburban retail development patterns that characterized the final phase of Flat Rock's Late Period of Significance. The facility's continued retail use supports its ongoing association with the commercial development that represents the culmination of the community's historical evolution from industrial village to comprehensive suburban municipality.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Over the years, a variety of stores could be found in this area. In 1970, Drouillard Drug Store was situated in this area at the address of 25664 Gibraltar Road.[1] The Drouilliard Family sold the property on 14 Dec 2007.[2] Dollar General is currently located at 25702 Gibraltar Road is in this same area.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Dollar General store at 25702 Gibraltar Road is RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District under application of the 50-YEAR RULE. This retail facility exemplifies the FINAL COMMERCIAL DEVELOPMENT that represents the culmination of Flat Rock's Late Period of Significance. Built in 1974, concurrent with the City Hall construction that marked the community's complete municipal incorporation, this property demonstrates the COMPREHENSIVE RETAIL INFRASTRUCTURE that characterized Flat Rock's successful evolution from Henry Ford's Village Industries experiment into a fully integrated suburban community capable of providing complete commercial services to residents and regional customers.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a SIGNIFICANT CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the FINAL PHASE OF COMMERCIAL DEVELOPMENT that characterized the culmination of the Late Period of Significance. The 1974 construction date, falling within the 50-year rule application, demonstrates that Flat Rock had achieved complete suburban community status requiring comprehensive retail facilities, illustrating the successful long-term development that resulted from Ford's original Village Industries experiment and the community's continued commercial evolution throughout the twentieth century.

The building is IMPORTANT to the district's ability to demonstrate the COMPLETE COMMERCIAL EVOLUTION from Michael Vreeland's original 1834 trading post through Ford's company-oriented retail services to independent commercial development serving diverse community needs. The 1970s strip commercial design and suburban retail character show how commercial architecture and business patterns adapted to serve the mature suburban community that Flat Rock had become by the final phase of the Late Period of Significance.

Criterion A Evaluation: This property possesses SOLID significance under Criterion A for its association with the commercial development and suburban community evolution that characterized the final phase of Flat Rock's Late Period of Significance. The 1974 construction date, eligible under the 50-year rule, places this facility at the culmination of the community's transformation from Ford's industrial village through post-war suburban development to complete municipal status requiring comprehensive retail and commercial services.

The building represents the type of suburban retail development that became necessary as Flat Rock matured into a comprehensive community serving both local residents and regional customers, demonstrating the successful commercial evolution that supported continued residential development and community prosperity. The 1970s strip commercial architecture and retail functionality reflect the community's adaptation to contemporary commercial patterns while maintaining its character as an established suburban community with diverse economic activities beyond the original industrial employment base.

50-YEAR RULE APPLICATION: This property qualifies for contributing status under the 50-year rule due to its 1974 construction date falling within two years of the 1975 end of the Late Period of Significance. The building represents the immediate continuation of development patterns and community growth that characterized the Late Period, demonstrating the ongoing commercial evolution that resulted from the successful community development established during the historic period. The 50-year rule application is appropriate given the building's clear association with the final phase of historically significant community development.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (GOOD): The property retains GOOD integrity of location, remaining on its original site on Gibraltar Road within the commercial corridor that developed to support Flat Rock's evolution into a comprehensive suburban community. The building has never been moved and continues to occupy its historic commercial lot configuration, demonstrating the planned approach to retail development that characterized the final phase of the Late Period of Significance.

Design (GOOD): The building maintains SOLID integrity of design, retaining its original single-story strip commercial massing, flat roof configuration with parapet walls, and 1970s retail architecture that are characteristic of period suburban

[1] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_097_99_0006_002; citing records held by the City of Flat Rock.

commercial development. The fundamental design elements including the linear arrangement, storefront configuration, and overall commercial composition remain recognizable as representative of 1970s strip retail architecture.

Materials (ADEQUATE): The structure demonstrates ADEQUATE integrity of materials, with building components including stucco exterior finish, aluminum storefront systems, and roofing materials that contribute to its authenticity as a 1970s commercial facility, though some updating consistent with ongoing retail maintenance may have occurred within appropriate parameters.

Workmanship (GOOD): The property exhibits GOOD integrity of workmanship through the preservation of construction techniques and quality standards representative of 1970s commercial construction. The strip commercial construction methods, storefront installation, and overall building quality reflect the construction standards and commercial development practices that characterized suburban retail development during this period.

Setting (GOOD): The building maintains GOOD integrity of setting within the Gibraltar Road commercial corridor, surrounded by other commercial and institutional development that supports the community's comprehensive suburban character. The commercial lot configuration and street relationships continue to demonstrate the suburban retail development patterns that characterized the final phase of the Late Period of Significance.

Feeling (GOOD): The property ADEQUATELY conveys the feeling of a 1970s strip commercial facility that served Flat Rock's established suburban community during the culmination of the Late Period of Significance. The strip commercial architectural character and retail functionality effectively communicate the property's historical associations with the final phase of commercial development that supported the community's evolution into a comprehensive suburban municipality.

Association (GOOD): The building possesses SOLID integrity of association with the Late Period of Significance, maintaining connections to the commercial development and suburban community evolution that characterized the final phase of Flat Rock's historical development. The 1974 construction date and continued retail use demonstrate the ongoing commercial patterns that resulted from the successful community development established during the historic period.

The Dollar General store at 25702 Gibraltar Road MEETS requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District under application of the 50-year rule. The facility possesses ADEQUATE integrity in the seven aspects and demonstrates SOLID significance under Criterion A for its association with the final phase of commercial development that characterized the culmination of Flat Rock's Late Period of Significance.

This property CONTRIBUTES to the Flat Rock Historical District's integrity and SUPPORTS the district's ability to convey the complete historical narrative of commercial development from Vreeland's trading post through Ford's Village Industries period to comprehensive suburban retail services. The property demonstrates the successful commercial evolution that enabled Flat Rock's transformation into a complete suburban community capable of providing contemporary retail and commercial services during the final phase of the Late Period of Significance.

This property MEETS National Register standards for contributing resources within historic districts under 50-year rule application and is RECOMMENDED for approval by the State Historic Preservation Office.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_097_99_0006_002; citing records held by the City of Flat Rock.

Legal Description of Property: 32K1B2 T4S PT OF SW 1/4 SEC 32 T4S R10E BEG N0DEG 29M E 60FT FROM SW COR SEC 32 TH S89DEG 59M E 171FT TH N0DEG 01M W 140FT TH S89DEG 59M E 35.50FT TH N1DEG 05M W 170.60FT TH ALONG CURVE TO LEFT RAD 30FT ARC 46.54FT CHORD BRG N45DEG 32M W 42.02FT TH N89DEG 59M W 169.97FT TH S0DEG 29M W 340.00FT POB 1.47 AC

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Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25730 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0023_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094816		Long: -83.284722		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☒ (Fraternal Organization)	Structure ☐ Object ☐

Architectural Information

Construction Date	1986	
Architectural Style	Contemporary Institutional/Fraternal Lodge Architecture	
Building Form	1-Story rectilinear building	
Roof Form	Low-pitched gabled roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete	
Window Materials	Aluminum frames with glass	
Window Type	Modern institutional windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	N/A	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☒				

Area(s) of Significance	N/A					
Period(s) of Significance	N/A (constructed 1986, outside Late Period of Significance 1920-1975)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☐	Feeling ☐	Association ☐
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic Name	N/A					
Current/Common Name	Masonic Lodge					
Historic/Original Owner	N/A					
Historic Building Use	N/A					
Current Building Use	Fraternal organization meeting hall					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The Masonic Lodge at 25730 Gibraltar Road represents contemporary 1980s institutional architecture constructed well outside the Late Period of Significance (1920-1975) that defines the Flat Rock Historical District. Built in 1986, fourteen years after the end of the district's period of significance, this fraternal organization facility exemplifies modern institutional development that occurred as Flat Rock continued to evolve beyond its historic periods into a contemporary suburban community accommodating diverse organizational and social needs.

The building exhibits characteristics typical of 1980s institutional architecture, reflecting the standardized design approaches and construction materials that became prevalent in fraternal and civic organization construction during this period. The single-story form with low-pitched gabled roof represents the conventional institutional building practices that prioritized functional meeting spaces, contemporary construction efficiency, and simplified architectural expression that had no connection to the historical development patterns or architectural traditions associated with Flat Rock's Early Period (1834-1920s) or Late Period (1920-1975) of Significance.

The structure demonstrates building practices and materials commonly employed during the 1980s institutional construction period, representing the continued organizational development that occurred along Gibraltar Road as Flat Rock evolved beyond its historic periods into a modern suburban municipality with diverse civic and fraternal organizations. The building displays architectural elements including brick veneer exterior walls that provide standard institutional appearance and durability, aluminum-framed windows that maximize natural lighting for meeting and social spaces, and low-pitched gabled roof configuration that reflects contemporary institutional design standards entirely disconnected from the community's historic development patterns.

The facility lacks any architectural or historical associations with the significant periods, events, persons, or development patterns that define the Flat Rock Historical District's significance. The 1986 construction date places this building fourteen years beyond the 1975 end of the Late Period of Significance, representing institutional development that occurred during Flat Rock's contemporary period rather than during the historically significant phases of community development associated with Michael Vreeland's village establishment or Henry Ford's Village Industries experiment and their subsequent evolution.

Character-defining features of this non-contributing resource include single-story institutional massing typical of 1980s fraternal organization construction, low-pitched gabled roof with contemporary materials and proportions, brick veneer exterior reflecting standard institutional design practices of the 1980s, aluminum-framed windows designed for contemporary institutional lighting requirements, and entrance configuration with modern institutional detailing that represents contemporary organizational facility design rather than historic community or institutional development patterns.

The building represents the type of fraternal and civic organization facility that became common in suburban communities during the 1980s, reflecting contemporary approaches to organizational meeting spaces and social facilities that differ substantially from the community institutions and organizational patterns that characterized Flat Rock during its periods of historical significance. The modern institutional design and construction methods demonstrate no connection to the building traditions, organizational patterns, or community development approaches that distinguished Flat Rock during its Early and Late Periods of Significance.

The building is situated on Gibraltar Road within the boundaries of the Flat Rock Historical District but contributes nothing to the district's historical significance, architectural character, or ability to convey the community's development during the Early and Late Periods of Significance. The 1986 construction date and contemporary institutional character represent modern development that occurred well beyond the historic periods and lacks any association with the significant historical events, patterns, or architectural traditions that justify the district's National Register eligibility.

The property maintains integrity as a 1980s institutional building but possesses no integrity of setting, feeling, or association relative to the historic district's periods of significance. The contemporary institutional character and modern materials create visual contrast within the historic district context while contributing nothing to the understanding or interpretation of Flat Rock's significant historical development from Vreeland's early settlement through Ford's Village Industries experiment to the mature community development of the mid-twentieth century.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

The Mason Hall is located at 25730 Gibraltar Road. The property owners are the Flat Rock Temple Association and this facility was built in 1986.[1]

[1] City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0023_000; generically citing records held by the City of Flat Rock.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Masonic Lodge at 25730 Gibraltar Road is IDENTIFIED as a NON-CONTRIBUTING resource within the Flat Rock Historical District. This contemporary institutional facility DOES NOT CONTRIBUTE to the district's historical significance, architectural character, or ability to convey the community's development during the Early Period of Significance (1834-1920s) or Late Period of Significance (1920-1975). Built in 1986, fourteen years after the end of the district's period of significance, this property represents modern institutional development that occurred during Flat Rock's contemporary period rather than during the historically significant phases of community evolution.

LACK OF HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property DOES NOT CONTRIBUTE to the Flat Rock Historical District's integrity or historical narrative, as it was constructed well beyond the periods of significance and possesses no associations with the significant historical events, development patterns, or architectural traditions that justify the district's National Register eligibility. The 1986 construction date and contemporary fraternal organization character represent modern institutional development that lacks connection to Michael Vreeland's village establishment, Henry Ford's Village Industries experiment, or the subsequent community evolution that defines the district's historical importance.

The building DOES NOT ENHANCE the district's ability to convey the historical development patterns and architectural character associated with Flat Rock's transformation from early agricultural settlement through industrial village development to mid-twentieth-century suburban community. The contemporary institutional architecture and modern construction methods represent standard 1980s fraternal organization design that lacks connection to the community institutions, organizational patterns, or architectural traditions associated with the district's periods of significance.

Criterion A Evaluation: This property DOES NOT POSSESS significance under Criterion A, as it has no association with the significant historical events, development patterns, or community evolution that characterize the Flat Rock Historical District's periods of significance. The 1986 construction date places this building entirely outside the timeframe of historically significant development, while the fraternal lodge use represents contemporary organizational patterns unrelated to the village establishment, industrial development, or mid-twentieth-century community institutions that define the district's historical importance.

Criterion C Evaluation: This property DOES NOT POSSESS significance under Criterion C, as it represents standard 1980s institutional architecture that lacks architectural distinction, innovation, or connection to the building traditions and design evolution that characterize Flat Rock's historic development. The contemporary institutional design and construction materials reflect conventional 1980s fraternal organization building practices rather than the architectural traditions, craftsmanship, or design approaches associated with the district's periods of significance.

INTEGRITY ASSESSMENT FOR NON-CONTRIBUTING STATUS:

Location (Adequate): The property retains its original 1986 construction location but contributes nothing to the historic district's locational integrity or spatial relationships associated with historic development patterns.

Design (Adequate): The building maintains its original contemporary institutional design but this design has no relationship to the architectural character, building traditions, or design evolution associated with the district's periods of significance.

Materials (Adequate): The structure retains its original 1980s institutional materials, but these materials represent contemporary construction practices entirely disconnected from the building materials, construction techniques, and craftsmanship traditions associated with historic development periods.

Workmanship (Adequate): The property exhibits standard 1980s institutional construction workmanship that reflects contemporary building practices rather than the construction techniques, craftsmanship standards, or building traditions associated with the district's historically significant development.

Setting (Poor): The building MODERATELY COMPROMISES the historic district's setting by introducing contemporary institutional architecture that contrasts with the historic community character and development patterns that define the district's significance, though the institutional use is somewhat compatible with community character.

Feeling (Poor): The property DETRACTS from the historic district's feeling by introducing contemporary institutional character that interrupts the historical continuity and architectural harmony associated with the district's periods of significance.

Association (None): The building possesses NO associative integrity with the historic district's periods of significance, historical events, development patterns, or community evolution that justify the district's National Register eligibility.

FINAL RECOMMENDATION FOR SHPO COMPLIANCE:

The Masonic Lodge at 25730 Gibraltar Road DOES NOT MEET requirements for contributing status within the Flat Rock Historical District due to its 1986 construction date falling outside the periods of significance and its lack of association with the historical events, development patterns, or architectural character that define the district's National Register eligibility.

DISTRICT IMPACT STATEMENT: This property DOES NOT CONTRIBUTE to the Flat Rock Historical District's integrity and represents MODERATE VISUAL INTRUSION within the historic district boundaries, though the institutional use provides some compatibility with community character. The property's NON-CONTRIBUTING status DOES NOT COMPROMISE the overall district eligibility, as the district retains sufficient contributing resources to convey its historical significance despite the presence of non-contributing modern development.

SHPO COMPLIANCE CONFIRMATION: This property is CORRECTLY IDENTIFIED as a NON-CONTRIBUTING resource within the Flat Rock Historical District and its inclusion in the district inventory is appropriate for boundary documentation purposes while clearly establishing its lack of contribution to the district's historical significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0023_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25768 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0010_000 Lots 10 & 11 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094777		Long: -83.285194		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1950
Architectural Style	Ranch/Post-War Suburban Residential
Building Form	1-Story rectilinear building
Roof Form	Low-pitched side gabled roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer
Foundation Materials	Brick
Window Materials	Wood frames with trim (possibly some aluminum replacement)
Window Type	Picture windows with flanking double-hung units
Outbuildings	Yes ☒ No ☐
Number/Type:	1 attached garage (integral to design)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1950-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	25768 Gibraltar Road					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 25768 Gibraltar Road represents an excellent example of post-World War II ranch-style architecture that emerged during the mature suburban development phase of Flat Rock's Late Period of Significance. Constructed in 1950, twenty-eight years after Henry Ford's establishment of the Village Industries Headlamp Plant, this single-story dwelling exemplifies the substantial residential development that occurred as Flat Rock evolved from Ford's original compact industrial village into a comprehensive suburban community supporting the post-war economic expansion and the lifestyle expectations of an increasingly prosperous industrial workforce and their families.

The house exhibits distinctive features of early 1950s ranch design that reflect the post-war revolution in American residential architecture, emphasizing horizontal massing, integration with landscape, and informal living patterns that appealed to families seeking modern suburban housing during the post-war economic boom. The single-story form with low-pitched gabled roof and wide overhangs represents the California-influenced ranch style that became synonymous with post-war suburban development throughout the United States, demonstrating how national architectural trends influenced local residential development as Flat Rock participated in broader patterns of suburban growth and prosperity.

The structure demonstrates the building practices and materials commonly employed during the 1950s residential construction period, representing the substantial housing investment that supported Flat Rock's transformation from Ford's industrial village concept to a comprehensive suburban community capable of attracting and retaining middle-class families seeking quality residential environments. The building displays architectural elements including brick veneer exterior walls that provide both durability and visual substance, reflecting the increased construction quality and material prosperity available to industrial workers whose wages and living standards had risen significantly during the post-war economic expansion.

The facility represents the architectural and social evolution from the modest worker housing of the 1920s that had accommodated Ford's Village Industries workforce to the substantial family homes that characterized post-war suburban development, demonstrating the successful long-term prosperity and community stability that resulted from Ford's original industrial investment and the continued economic development that supported Flat Rock's evolution throughout the Late Period of Significance.

Character-defining architectural features include the building's single-story ranch configuration with pronounced horizontal emphasis that creates the ground-hugging profile characteristic of ranch-style design, low-pitched gabled roof with wide overhangs that provide weather protection and visual shelter while emphasizing the horizontal massing, brick veneer exterior walls that demonstrate post-war material prosperity and construction quality, large picture windows with flanking operable units that maximize natural light and visual connection to outdoor spaces, and attached garage integrated into the overall design that demonstrates complete automobile integration into suburban residential planning.

The window system represents a significant character-defining feature, incorporating large picture windows that reflect the 1950s preference for expansive glazing and indoor-outdoor living concepts that influenced post-war residential design. These large windows demonstrate the optimistic, open lifestyle preferences and informal entertaining patterns that ranch houses were specifically designed to accommodate, supporting the suburban family life that became available to Flat Rock's industrial workers during the post-war prosperity period.

The attached garage represents an important architectural and social feature that demonstrates the complete integration of automobile ownership into residential design, reflecting the evolution from Ford's original Village Industries period when workers often walked to employment to the suburban development patterns that assumed multiple car ownership and emphasized automotive convenience and security. The garage integration into the overall house design reflects the sophisticated residential planning that characterized 1950s suburban development.

The building exhibits the horizontal massing and open floor plan concepts that distinguish ranch-style architecture, demonstrating the post-war preference for informal living arrangements and flexible interior spaces that could accommodate changing family needs and contemporary lifestyle patterns. The ranch design philosophy emphasized integration with outdoor spaces and casual entertaining that appealed to families seeking modern alternatives to traditional two-story house forms.

The residence is situated on Gibraltar Road within the expanded residential area that developed to support Flat Rock's continued industrial operations and growing suburban population during the post-war period. The 1950 construction date represents the sustained residential demand that continued throughout the mature phase of the Late Period of Significance, illustrating the long-term success and stability of Flat Rock's industrial economy and its evolution into an established suburban community attracting middle-class families seeking quality residential environments.

The property maintains excellent integrity through the preservation of its original ranch-style architectural elements, horizontal massing, brick veneer exterior, integrated garage design, and large window systems, while the well-maintained suburban lot with mature trees and attractive landscaping demonstrates the established neighborhood character that resulted from successful post-war residential development patterns and continued homeowner investment in quality residential environments.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1953, Ray W. Neifert resided at 25768 Gibraltar Road.[1] In 1961, Ray W. Neifert resided at 25768 Gibraltar Road.[2] In 1970, Ray W. Neifert resided at 25768 Gibraltar Road.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residence at 25768 Gibraltar Road is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This dwelling exemplifies the POST-WAR SUBURBAN RESIDENTIAL DEVELOPMENT that represents the mature and prosperous phase of Flat Rock's Late Period of Significance. Built in 1950, twenty-eight years after Ford's Village Industries establishment, this property demonstrates the SUCCESSFUL LONG-TERM COMMUNITY EVOLUTION and residential prosperity that resulted from Ford's original industrial investment and the continued economic development that supported Flat Rock's transformation into a comprehensive suburban community attracting middle-class families during the post-war economic expansion.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a SIGNIFICANT CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the POST-WAR SUBURBAN TRANSFORMATION that characterized the mature phase of the Late Period of Significance. The 1950 construction date demonstrates that Flat Rock had evolved into a prosperous suburban community capable of supporting substantial middle-class residential development, illustrating the successful long-term growth that resulted from Ford's Village Industries experiment and the community's continued attractiveness to families seeking quality suburban residential environments during the post-war period.

The dwelling is IMPORTANT to the district's ability to demonstrate the COMPLETE RESIDENTIAL EVOLUTION throughout the Late Period of Significance, from the modest 1920s worker housing that accommodated Ford's original Village Industries workforce to the substantial ranch-style family homes that characterized post-war suburban prosperity. The ranch-style architecture and suburban amenities show how residential development successfully adapted to changing lifestyle expectations and economic prosperity while maintaining Flat Rock's essential character as a community that balanced industrial employment with quality residential environments.

Criterion A Evaluation: This property possesses STRONG significance under Criterion A for its association with the post-war suburban development patterns that represented the mature and prosperous phase of industrial-driven residential growth during the Late Period of Significance. The 1950 construction date places this residence within the post-World War II suburban expansion that transformed American residential development patterns, demonstrating how established industrial communities like Flat Rock successfully participated in national prosperity trends while maintaining their economic base in manufacturing employment.

The dwelling represents the type of substantial suburban housing that became available as Flat Rock's industrial workers achieved middle-class prosperity during the post-war economic expansion. The ranch-style architecture and suburban amenities evident in the horizontal design, brick veneer construction, integrated garage, and large window systems reflect the increasing affluence and lifestyle expectations that characterized Flat Rock's workforce by 1950, demonstrating the long-term success of the industrial development that had begun with Ford's Village Industries experiment nearly three decades earlier.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Gibraltar Road within the post-war residential expansion area that developed to support Flat Rock's continued industrial operations and suburban population growth. The residence has never been moved and continues to occupy its historic suburban lot configuration, demonstrating the post-war development patterns that extended the community's residential base during the mature phase of the Late Period of Significance.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original single-story ranch massing with horizontal emphasis, low-pitched roof with wide overhangs, and suburban residential form that are

[1] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

[2] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 546, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

characteristic of 1950s middle-class housing. The fundamental design elements including the roof configuration, window placement, garage integration, and overall architectural composition remain intact and highly recognizable as representative of post-war suburban residential architecture.

Materials (STRONG): The structure demonstrates STRONG integrity of materials, with historic building components including brick veneer exterior, roofing system, window units, and garage elements that contribute authentically to its 1950 appearance and construction methods typical of post-war suburban residential development, though some window updating may have occurred consistent with normal residential maintenance.

Workmanship (EXCELLENT): The property exhibits EXCELLENT integrity of workmanship through the preservation of construction techniques and quality standards representative of 1950s suburban residential construction. The brick veneer construction, roof system with wide overhangs, integrated garage design, and overall building quality reflect the improved construction standards and materials availability that characterized post-war residential development.

Setting (EXCELLENT): The residence maintains OUTSTANDING integrity of setting within the Gibraltar Road residential area, surrounded by other properties from various periods within the Late Period of Significance. The suburban residential character, mature landscaping, and street relationships continue to demonstrate the post-war expansion patterns that extended Flat Rock's residential development during the prosperous mature phase of the historic period.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of a 1950s suburban residential neighborhood that supported Flat Rock's established industrial economy during the post-war prosperity period. The ranch-style architectural character and attractive suburban presentation effectively communicate the property's historical associations with the mature phase of the community's evolution from industrial village to prosperous suburban municipality.

Association (EXCELLENT): The residence possesses STRONG integrity of association with the Late Period of Significance, maintaining clear connections to the post-war residential development patterns that characterized the mature phase of Flat Rock's industrial-driven community growth. The 1950 construction date and continued single-family residential use demonstrate the community's successful evolution into a suburban community attracting middle-class families during the post-war economic expansion.

The residence at 25768 Gibraltar Road FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The dwelling possesses EXCELLENT integrity in all seven aspects and demonstrates STRONG significance under Criterion A for its association with the post-war suburban development that represented the mature and prosperous phase of Flat Rock's Late Period of Significance.

DISTRICT CONTRIBUTION STATEMENT: This property SIGNIFICANTLY CONTRIBUTES to the Flat Rock Historical District's integrity and SUPPORTS the district's ability to convey the complete historical narrative of residential development from Ford's original Village Industries worker housing through post-war suburban prosperity. The property demonstrates the successful evolution of Flat Rock into a comprehensive suburban community capable of attracting and retaining middle-class families while maintaining its industrial economic foundation during the mature phase of the Late Period of Significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0010_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25834 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0007_002 Lot 7 & 8 Gordon-Dale Sub (June 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094710		Long: -83.286202		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1939	
Architectural Style	Cape Cod/Tudor Revival	
Building Form	1.5-story rectilinear building	
Roof Form	Side-gabled roof with front-facing dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
Window Type	Sliding/Double-hung sash windows with decorative shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1939-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	25834 Gibraltar Road						
Historic/Original Owner	Thomas Charkas/Spoehr Family						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 25834 Gibraltar Road represents an excellent example of late 1930s Cape Cod and Tudor Revival-influenced residential architecture that emerged during the pre-war development phase of Flat Rock's Late Period of Significance. Constructed in 1939, seventeen years after Henry Ford's establishment of the Village Industries Headlamp Plant, this 1.5-story dwelling exemplifies the substantial residential development that occurred as Flat Rock evolved from Ford's original compact industrial village into an expanding suburban community supporting improved worker housing and the growing prosperity of families whose employment stability had been established through nearly two decades of successful industrial operation.

The house exhibits distinctive features of late 1930s residential design that reflect the Tudor Revival and Cape Cod influences popular during this period, demonstrating the architectural sophistication that became available as Flat Rock's residential development matured beyond the modest worker cottages of the 1920s. The 1.5-story form with side-gabled roof and front-facing dormers represents the traditional American residential styles that gained renewed popularity during the 1930s, offering families both architectural distinction and practical upper-level living space within economical building configurations that supported the continuing residential expansion of the established industrial community.

The structure demonstrates the building practices and materials commonly employed during the late 1930s residential construction period, representing the improved housing quality and architectural refinement that became available as Flat Rock's industrial economy stabilized and workers achieved greater prosperity during the pre-war period. The building displays architectural elements including white aluminum siding that provides both traditional residential appearance and durable weather protection, decorative shutters that enhance the Tudor Revival aesthetic while reflecting the period's emphasis on historical architectural references, and front-facing dormers that provide additional living space while creating attractive roofline variation.

The facility represents the architectural and social evolution from the initial 1920s worker housing that had served Ford's Village Industries workforce to the more substantial and stylistically sophisticated family homes that characterized pre-war residential development, demonstrating the successful community maturation and economic stability that resulted from Ford's original industrial investment and the continued residential attractiveness of Flat Rock throughout the 1930s economic challenges and recovery.

Character-defining architectural features include the building's 1.5-story massing with side-gabled roof and front-facing dormers that create both functional living space and attractive traditional residential appearance, white-painted aluminum siding that provides the clean, traditional aesthetic associated with Cape Cod and Tudor Revival styles, double-hung sash windows with decorative shutters that enhance the historical architectural references while providing period-appropriate fenestration, prominent front porch with white painted railings and stairs that creates welcoming entrance sequence and supports community social interaction, and symmetrical facade composition that reflects the Tudor Revival emphasis on balanced, traditional residential design.

The front porch represents a significant character-defining feature, incorporating white painted railings, steps, and supporting elements that create an attractive transition between public street and private residence while reflecting the 1930s preference for traditional residential amenities that supported community social interaction and neighborhood character. The porch design demonstrates the architectural refinement and community-oriented residential planning that characterized Flat Rock's development as it matured beyond the utilitarian worker housing of the earlier industrial period.

The window system features double-hung sash units with decorative shutters that reflect the Tudor Revival influence and the 1930s emphasis on historical architectural references that provided residential character and community identity. The shutters demonstrate both the aesthetic sophistication available during this period and the attention to traditional architectural details that distinguished late 1930s residential development from the more utilitarian housing of the 1920s.

The building includes a detached garage that represents an important accessory structure reflecting the continued integration of automobile ownership into residential planning while maintaining the traditional residential character through appropriate scale and placement. The garage demonstrates the evolution of automotive accommodation from the occasional consideration of the 1920s to the standard residential planning requirement that characterized suburban development by the late 1930s.

The residence is situated on Gibraltar Road within the expanded residential area that developed to support Flat Rock's continued industrial operations and growing residential population during the pre-war period. The 1939 construction date represents the sustained residential development that continued throughout the mature phase of the Late Period of Significance, illustrating the ongoing attractiveness and economic stability of Flat Rock as a residential community for industrial workers and their families seeking quality housing environments.

The property maintains good integrity through the preservation of its original Cape Cod/Tudor Revival architectural elements, clapboard siding system, dormer configuration, front porch, and traditional residential character, while the well-maintained residential lot with attractive landscaping demonstrates the established neighborhood character that resulted from successful pre-war residential development patterns and continued homeowner investment in quality residential presentation.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1931, C.S. Cooke owned lots 7 and 8 in the Gordon-Dale Sub without a residence.[1] In 1939, Thomas Charkas owned lots 7 and 8 in the Gordon-Dale Sub which would later become the location of the residence at 25834 Gibraltar, apparently construction began that fall.[2] In 1942, Nellie Spoehr owned lots 7 and 8 in the Gordon-Dale Sub; and the residence thereon, 25834 Gibraltar.[3] In 1947, Carl Spoehr resided at 25834 Gibraltar Road.[4] In 1950, Carl and Ruth Spoehr resided at 25834 Gibraltar; and Carl Spoehr worked as manager at grocery store.[5] In 1961, Robert Spoehr resided at 25834.[6] In 1970, Robert Spoehr resided at 25834 Gibraltar.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residence at 25834 Gibraltar Road is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This dwelling exemplifies the PRE-WAR RESIDENTIAL DEVELOPMENT that represents the mature and stable phase of Flat Rock's Late Period of Significance. Built in 1939, seventeen years after Ford's Village Industries establishment, this property demonstrates the SUCCESSFUL COMMUNITY EVOLUTION and improved residential quality that resulted from Ford's original industrial investment and the continued economic stability that supported Flat Rock's transformation from a utilitarian industrial village into a comprehensive suburban community offering substantial family housing during the pre-war prosperity period.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a SIGNIFICANT CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the PRE-WAR RESIDENTIAL MATURATION that characterized the established phase of the Late Period of Significance. The 1939 construction date demonstrates that Flat Rock had evolved into a stable and attractive residential community capable of supporting substantial middle-class housing development, illustrating the successful long-term growth that resulted from Ford's Village Industries experiment and the community's continued appeal to families seeking quality residential environments during the challenging economic conditions of the 1930s.

The dwelling is IMPORTANT to the district's ability to demonstrate the COMPLETE RESIDENTIAL EVOLUTION throughout the Late Period of Significance, from the modest 1920s worker cottages that accommodated Ford's initial Village Industries workforce to the architecturally sophisticated family homes that characterized pre-war residential development. The Cape Cod/Colonial Revival architectural influences and substantial construction quality show how residential development successfully adapted to changing architectural preferences and improved economic conditions while maintaining Flat Rock's essential character as a community that balanced industrial employment with attractive residential environments.

Criterion A Evaluation: This property possesses STRONG significance under Criterion A for its association with the pre-war residential development patterns that represented the mature and stable phase of industrial-driven community growth during the Late Period of Significance. The 1939 construction date places this residence within the pre-World War II period when established industrial communities like Flat Rock achieved residential stability and architectural sophistication, demonstrating how successful industrial development supported sustained community growth and improved housing quality despite broader economic challenges of the 1930s.

The dwelling represents the type of substantial family housing that became available as Flat Rock's industrial economy achieved stability and workers attained improved prosperity during the late 1930s. The Cape Cod/Colonial Revival architectural influences and quality construction evident in the traditional design elements, clapboard siding, dormer configuration, and front porch amenities reflect the residential sophistication and community stability that characterized Flat Rock's workforce by 1939, demonstrating the long-term success of the industrial development that had begun with Ford's Village Industries experiment nearly two decades earlier.

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Gibraltar Road within the pre-war residential expansion area that developed to support Flat Rock's continued industrial operations and growing

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 127; citing entry for C.S Cooke; held by Brownstown Township Historical Society

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 211, entries for Thomas Charkas; held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942," paginated, arranged by subdivision; page 362; citing entry for Nellie Spoehr; held by Brownstown Township Historical Society.

[4] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, October 1948); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 23, dwelling 235, for Carl & Ruth Spoehr; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59D9-1?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 24 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 46, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

suburban population. The residence has never been moved and continues to occupy its historic residential lot configuration, demonstrating the pre-war development patterns that extended the community's residential base during the mature phase of the Late Period of Significance.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original 1.5-story massing with side-gabled roof and front-facing dormers, Cape Cod/Colonial Revival character, and traditional residential form that are characteristic of late 1930s middle-class housing. The fundamental design elements including the dormer configuration, front porch, window placement, and overall architectural composition remain intact and highly recognizable as representative of pre-war suburban residential architecture.

Materials (STRONG): The structure demonstrates STRONG integrity of materials, with historic building components including aluminum siding, window trim, shutters, porch elements, and roofing materials that contribute authentically to its 1939 appearance and construction methods typical of pre-war residential development, though some updating consistent with normal residential maintenance may have occurred.

Workmanship (EXCELLENT): The property exhibits EXCELLENT integrity of workmanship through the preservation of construction techniques and craftsmanship representative of late 1930s residential construction. The clapboard siding installation, dormer construction, porch carpentry, and overall building quality reflect the improved construction standards and architectural sophistication that characterized pre-war residential development.

Setting (EXCELLENT): The residence maintains OUTSTANDING integrity of setting within the Gibraltar Road residential area, surrounded by other properties from various periods within the Late Period of Significance. The traditional residential character, mature landscaping, and street relationships continue to demonstrate the pre-war expansion patterns that established Flat Rock's residential neighborhoods during the mature phase of the historic period.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of a late 1930s residential neighborhood that supported Flat Rock's established industrial economy during the pre-war stability period. The Cape Cod/Colonial Revival architectural character and traditional residential presentation effectively communicate the property's historical associations with the mature phase of the community's evolution from industrial village to stable suburban municipality.

Association (EXCELLENT): The residence possesses STRONG integrity of association with the Late Period of Significance, maintaining clear connections to the pre-war residential development patterns that characterized the stable phase of Flat Rock's industrial-driven community growth. The 1939 construction date and continued single-family residential use demonstrate the community's successful evolution into a residential destination attracting families seeking quality housing during the pre-war period.

The residence at 25834 Gibraltar Road FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The dwelling possesses EXCELLENT integrity in all seven aspects and demonstrates STRONG significance under Criterion A for its association with the pre-war residential development that represented the mature and stable phase of Flat Rock's Late Period of Significance.

This property SIGNIFICANTLY CONTRIBUTES to the Flat Rock Historical District's integrity and SUPPORTS the district's ability to convey the complete historical narrative of residential development from Ford's original Village Industries worker housing through pre-war suburban stability. The property demonstrates the successful evolution of Flat Rock into a comprehensive residential community capable of attracting and retaining middle-class families while maintaining its industrial economic foundation during the mature phase of the Late Period of Significance.

This property EXCEEDS National Register standards for contributing resources within historic districts and is STRONGLY RECOMMENDED for approval by the State Historic Preservation Office.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0007_002 Lot 7 & 8 Gordon-Dale Sub (June 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25745 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0001_001 Lot 1 & 2 Henry Sheeks Sub (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094073		Long: -83.284858		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1951	
Architectural Style	Ranch/Post-War Suburban Residential	
Building Form	1-Story rectilinear building	
Roof Form	Low-pitched gabled roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding	
Foundation Materials	Concrete Crawl	
Window Materials	Wood or aluminum frames w/ glass	
Window Type	Picture windows w/ flanking units	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	Community Planning and Development; Industry; Social History				
Period(s) of Significance	1951-1975 (Late Period)				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):	
Current/Common Name	25745 Gibraltar Road				
Historic/Original Owner	Flavel Van Pelt (likely)				
Historic Building Use	Single-family residence				
Current Building Use	Single-family residence				
Architect/Engineer/Designer	Unknown				
Builder/Contractor	Unknown				

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 25745 Gibraltar Road represents an excellent example of early 1950s ranch-style architecture that emerged during the post-war suburban development phase of Flat Rock's Late Period of Significance. Constructed in 1951, twenty-nine years after Henry Ford's establishment of the Village Industries Headlamp Plant, this single-story dwelling exemplifies the continued residential expansion that occurred as Flat Rock evolved from Ford's original compact industrial village into a comprehensive suburban community supporting the post-war economic boom and the modern lifestyle expectations of an increasingly prosperous industrial workforce and their families.

The house exhibits distinctive features of early 1950s ranch design that reflect the post-war revolution in American residential architecture, emphasizing horizontal massing, integration with landscape, and informal living patterns that appealed to families seeking modern suburban housing during the post-war prosperity period. The single-story form with low-pitched gabled roof represents the California-influenced ranch style that became synonymous with post-war suburban development throughout the United States, demonstrating how national architectural trends influenced local residential development as Flat Rock participated in broader patterns of suburban growth and economic expansion.

The structure demonstrates the building practices and materials commonly employed during the early 1950s residential construction period, representing the substantial housing investment that supported Flat Rock's transformation from Ford's industrial village concept to a comprehensive suburban community capable of attracting and retaining middle-class families seeking quality residential environments during the post-war economic boom. The building displays architectural elements including aluminum siding exterior that provides both traditional residential appearance and practical weather protection, large picture windows that maximize natural light and visual connection to outdoor spaces, and low-pitched roof configuration that creates the characteristic horizontal emphasis of ranch-style design.

The facility represents the architectural and social evolution from the pre-war residential development of the late 1930s to the fully modern suburban housing that characterized post-war development, demonstrating the continued prosperity and architectural sophistication that resulted from Ford's original industrial investment and the sustained economic development that supported Flat Rock's evolution throughout the Late Period of Significance into a mature suburban community.

Character-defining architectural features include the building's single-story ranch configuration with pronounced horizontal emphasis that creates the ground-hugging profile characteristic of ranch-style design, low-pitched gabled roof that provides weather protection while emphasizing the horizontal massing, aluminum siding exterior that demonstrates both traditional residential materials and post-war construction quality, large picture windows that reflect the 1950s preference for expansive glazing and indoor-outdoor living concepts, and overall residential composition that demonstrates the informal, modern lifestyle preferences that ranch houses were designed to accommodate.

The window system represents a significant character-defining feature, incorporating large picture windows that reflect the 1950s preference for maximum natural lighting and visual connection to outdoor spaces. These expansive glazed areas demonstrate the optimistic, open lifestyle preferences and informal living patterns that ranch houses were specifically designed to accommodate, supporting the suburban family life that became available to Flat Rock's industrial workers during the post-war prosperity period.

The building exhibits the horizontal massing and simplified architectural forms that distinguish ranch-style architecture, demonstrating the post-war preference for streamlined residential design that emphasized functional efficiency and integration with outdoor spaces. The ranch design philosophy emphasized modern living convenience and informal family interaction that appealed to post-war families seeking alternatives to traditional residential arrangements.

The residence includes a detached garage visible in the background, representing an important accessory structure that demonstrates the complete integration of automobile ownership into suburban residential planning while maintaining appropriate scale relationships with the main dwelling. The garage demonstrates the evolution from Ford's original Village Industries period when workers often utilized alternative transportation to the suburban development patterns that assumed private automobile ownership as a standard residential requirement.

The building is situated on Gibraltar Road within the expanded residential area that developed to support Flat Rock's continued industrial operations and growing suburban population during the post-war period. The 1951 construction date represents the sustained residential demand that continued throughout the mature phase of the Late Period of Significance, illustrating the long-term success and stability of Flat Rock's industrial economy and its evolution into an established suburban community attracting middle-class families seeking modern residential environments.

The property maintains good integrity through the preservation of its original ranch-style architectural elements, horizontal massing, aluminum siding exterior, large window systems, and single-story residential character, while the suburban lot configuration with mature trees demonstrates the established neighborhood character that resulted from successful post-war residential development patterns and continued homeowner investment in quality residential environments.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1959, Flavel VanPelt resided at 25745 Gibraltar Rd.[1] In 1931, L. Reynolds owned lots 1 and 2; and in 1939, Charles Brandes owned lots 1 and 2 in the Henry Sheeks Sub, both without a residence.[2] In 1961, Carl S. Bush resided at 25745 Gibraltar Road.[3] In 1970, Robert S. Painter resided at 25745 Gibraltar Road.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residence at 25745 Gibraltar Road is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This dwelling exemplifies the POST-WAR SUBURBAN RESIDENTIAL DEVELOPMENT that represents the mature and prosperous phase of Flat Rock's Late Period of Significance. Built in 1951, twenty-nine years after Ford's Village Industries establishment, this property demonstrates the SUCCESSFUL LONG-TERM COMMUNITY EVOLUTION and residential prosperity that resulted from Ford's original industrial investment and the continued economic development that supported Flat Rock's transformation into a comprehensive suburban community attracting middle-class families during the post-war economic expansion.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a SIGNIFICANT CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the POST-WAR SUBURBAN TRANSFORMATION that characterized the mature phase of the Late Period of Significance. The 1951 construction date demonstrates that Flat Rock had evolved into a prosperous suburban community capable of supporting substantial middle-class residential development, illustrating the successful long-term growth that resulted from Ford's Village Industries experiment and the community's continued attractiveness to families seeking quality suburban residential environments during the post-war period.

The dwelling is IMPORTANT to the district's ability to demonstrate the COMPLETE RESIDENTIAL EVOLUTION throughout the Late Period of Significance, from the modest 1920s worker housing through pre-war residential improvement to the modern ranch-style family homes that characterized post-war suburban prosperity. The ranch-style architecture and modern residential amenities show how residential development successfully adapted to changing lifestyle expectations and post-war prosperity while maintaining Flat Rock's essential character as a community that balanced industrial employment with attractive residential environments.

Criterion A Evaluation: This property possesses STRONG significance under Criterion A for its association with the post-war suburban development patterns that represented the mature and prosperous phase of industrial-driven residential growth during the Late Period of Significance. The 1951 construction date places this residence within the post-World War II suburban expansion that transformed American residential development patterns, demonstrating how established industrial communities like Flat Rock successfully participated in national prosperity trends while maintaining their economic base in manufacturing employment.

The dwelling represents the type of modern suburban housing that became available as Flat Rock's industrial workers achieved middle-class prosperity during the post-war economic expansion. The ranch-style architecture and modern amenities evident in the horizontal design, large windows, and streamlined residential form reflect the increasing affluence and lifestyle expectations that characterized Flat Rock's workforce by 1951, demonstrating the long-term success of the industrial development that had begun with Ford's Village Industries experiment three decades earlier.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Gibraltar Road within the post-war residential expansion area that developed to support Flat Rock's continued industrial operations and suburban population growth. The residence has never been moved and continues to occupy its historic suburban lot configuration, demonstrating the post-war development patterns that extended the community's residential base during the mature phase of the Late Period of Significance.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original single-story ranch massing with horizontal emphasis, low-pitched gabled roof, and modern suburban residential form that are characteristic of

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1960**); for Gibraltar Rd.; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 122; citing entry for L. Reynolds; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 200, entries for Charles Brandes[+]; held by Brownstown Township Historical Society.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 46, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library."

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

early 1950s middle-class housing. The fundamental design elements including the roof configuration, window placement, and overall architectural composition remain intact and highly recognizable as representative of post-war suburban residential architecture.

Materials (GOOD): The structure demonstrates GOOD integrity of materials, with building components including aluminum siding exterior, roofing system, and window units that contribute to its 1951 appearance and construction methods typical of post-war suburban residential development, though some updating consistent with normal residential maintenance may have occurred.

Workmanship (GOOD): The property exhibits GOOD integrity of workmanship through the preservation of construction techniques and quality standards representative of early 1950s suburban residential construction. The aluminum siding installation, roof system, and overall building quality reflect the construction standards and materials availability that characterized post-war residential development.

Setting (EXCELLENT): The residence maintains OUTSTANDING integrity of setting within the Gibraltar Road residential area, surrounded by other properties from various periods within the Late Period of Significance. The suburban residential character, mature landscaping, and street relationships continue to demonstrate the post-war expansion patterns that extended Flat Rock's residential development during the prosperous mature phase of the historic period.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of an early 1950s suburban residential neighborhood that supported Flat Rock's established industrial economy during the post-war prosperity period. The ranch-style architectural character and modern suburban presentation effectively communicate the property's historical associations with the mature phase of the community's evolution from industrial village to prosperous suburban municipality.

Association (EXCELLENT): The residence possesses STRONG integrity of association with the Late Period of Significance, maintaining clear connections to the post-war residential development patterns that characterized the mature phase of Flat Rock's industrial-driven community growth. The 1951 construction date and continued single-family residential use demonstrate the community's successful evolution into a suburban community attracting middle-class families during the post-war economic expansion.

The residence at 25745 Gibraltar Road FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The dwelling possesses STRONG integrity in all seven aspects and demonstrates STRONG significance under Criterion A for its association with the post-war suburban development that represented the mature and prosperous phase of Flat Rock's Late Period of Significance.

This property SIGNIFICANTLY CONTRIBUTES to the Flat Rock Historical District's integrity and SUPPORTS the district's ability to convey the complete historical narrative of residential development from Ford's original Village Industries worker housing through post-war suburban prosperity. The property demonstrates the successful evolution of Flat Rock into a comprehensive suburban community capable of attracting and retaining middle-class families while maintaining its industrial economic foundation during the mature phase of the Late Period of Significance.

This property EXCEEDS National Register standards for contributing resources within historic districts and is STRONGLY RECOMMENDED for approval by the State Historic Preservation Office.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0001_001 Lot 1 & 2 Henry Sheeks Sub (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25763 Gibraltar [1006 Erie St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0002_003, Lot 2 & 3 Henry Sheeks Sub (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094059		Long: -83.285063		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1924	
Architectural Style	Craftsman Bungalow	
Building Form	1.5-story rectilinear building	
Roof Form	Gabled roof w/ prominent front dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding w/ stone&brick veneer	
Foundation Materials	Concrete or masonry	
Window Materials	Wood frames with trim	
Window Type	Double-hung sash windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1924-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	25763 Gibraltar Road						
Historic/Original Owner	Clarence & Hazel Brown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown (possibly catalog kit home)						
Builder/Contractor	Clarence Brown Likely						

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 25763 Gibraltar Road represents an excellent example of early 1920s Craftsman Bungalow and American Foursquare-influenced residential architecture constructed during the foundational phase of Flat Rock's Late Period of Significance. Built in 1924, just two years after Henry Ford's establishment of the Village Industries Headlamp Plant and one year after production commenced, this 1.5-story dwelling exemplifies the immediate residential response to the industrial opportunities that transformed Flat Rock from Michael Vreeland's agricultural village into a planned industrial community supporting Ford's experimental approach to decentralized manufacturing combined with rural community living.

The house exhibits distinctive features of 1920s vernacular residential design that reflect both Craftsman Bungalow and American Foursquare influences popular during the period, demonstrating the practical yet stylish residential architecture that emerged to accommodate Ford's target workforce of farmers, craftsmen, and unemployed individuals from rural communities who were encouraged to maintain permanent residency while continuing agricultural pursuits. The 1.5-story form with prominent front-facing dormer represents the economical building practices that maximized living space within modest construction budgets while providing the architectural interest and functional upper-level accommodations necessary for growing families in the expanding industrial community.

The structure demonstrates the building practices and materials commonly employed during the 1920s construction boom that accompanied Ford's industrial development, representing the rapid residential expansion that supported the Headlamp Plant's workforce requirements and Ford's vision of stable, community-centered industrial employment. The building displays architectural elements including aluminum siding that reflects both the continued availability of local timber resources from the area's earlier sawmill operations and the practical aesthetic sensibilities appropriate for a working-class community committed to permanent residential investment rather than temporary industrial housing.

The facility represents the architectural foundation of residential development that would continue throughout the Late Period of Significance, demonstrating how Ford's Village Industries experiment established the residential patterns that would support decades of continued community growth and development. The 1924 construction date places this dwelling within the critical formative years when Ford's experimental approach to industrial development required immediate housing solutions for the workforce that formed the foundation of the Village Industries program.

Character-defining architectural features include the building's 1.5-story massing with prominent front-facing dormer that provides both architectural distinction and functional upper-level living space, aluminum siding exterior that demonstrates the practical building materials and construction approaches typical worker housing, double-hung sash windows arranged in a functional fenestration pattern that prioritizes natural light and cross-ventilation, elevated foundation with front steps providing necessary drainage and entrance access, and overall residential composition that reflects the balance between economy and livability that characterized Ford's Village Industries worker housing.

The front-facing dormer represents a significant character-defining feature that demonstrates both the architectural sophistication possible within economical construction parameters and the practical need for upper-level living space that could accommodate families committed to long-term residence rather than temporary industrial employment. The dormer configuration reflects the Craftsman and American Foursquare influences that provided architectural character while maintaining the straightforward construction approaches necessary for rapid residential development.

The elevated foundation and front steps demonstrate the practical construction considerations necessary for the local site conditions while creating the proper residential character that distinguished permanent community housing from temporary worker accommodations. This foundation treatment reflects the substantial construction standards that Ford's Village Industries program required to support the long-term residential stability that was central to the experimental industrial community concept.

The building exhibits the functional room arrangement and practical design approaches that characterized 1920s worker housing designed to accommodate families seeking both industrial employment and continued agricultural activities.

The residence includes a detached garage that represents an important accessory structure reflecting the growing importance of automobile ownership during the 1920s and the transition from the pedestrian-oriented village that Vreeland had established to the automobile-conscious community that emerged during Ford's industrial development period.

The building is situated on Gibraltar Road within the residential area that developed immediately adjacent to Ford's industrial operations, maintaining the essential spatial relationships that demonstrate the planned nature of the community's industrial and residential development during the foundational years of the Late Period of Significance.

The property maintains good integrity through the preservation of its original 1920s architectural elements, dormer configuration, aluminum siding system, and residential character, while the residential lot with mature trees demonstrates the long-term occupancy patterns and community investment that Ford sought to encourage through his residency requirements and emphasis on permanent settlement rather than transient industrial employment.

This one and a half-story, single-family fame residence with matching double car garage is situated on Lot 3 & 4 in the Henry Sheeks Subdivision and in 1941, the address was 25763 Gibraltar St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, Clarence Brown owned lot 3 & 4 in the Henry Sheeks Sub; and the residence thereon.[2] In 1930, Clarence & Dexie Brown were living at 1006 Erie St. [Gibraltar], and Clarence was employed as a Excavation Contractor.[3] In 1939, Clarence Brown was living at 25763 Gibraltar.[4] In 1939, Hazel Doda and family were living at 25763 Gibraltar.[5] In 1939, James and Mattie Hall were living at 25763 Gibraltar.[6] In 1950, Clarence and Hazel Brown resided at 25763 Gibraltar; and Clarence Brown worked as crane operator at excavating.[7] In 1961, Clarence Brown resided at 25763 Gibraltar Road.[8] In 1970, Clarence Brown resided at 25763 Gibraltar Road.[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residence at 25763 Gibraltar Road is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This dwelling exemplifies the EARLY INDUSTRIAL RESIDENTIAL DEVELOPMENT that represents the foundational phase of Flat Rock's Late Period of Significance. Built in 1924, just two years after Ford's Village Industries establishment, this property demonstrates the IMMEDIATE RESIDENTIAL RESPONSE to industrial opportunity and embodies the housing solutions that enabled the success of Ford's experimental approach to decentralized manufacturing combined with rural community development.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a CRITICAL CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the FOUNDATIONAL RESIDENTIAL DEVELOPMENT that characterized the initial phase of the Late Period of Significance. The 1924 construction date places this dwelling within the immediate implementation period of Ford's Village Industries experiment, demonstrating the housing solutions that enabled workers to meet the six-month residency requirement while maintaining the agricultural activities that Ford encouraged as part of his vision for balanced industrial and rural living.

The dwelling is ESSENTIAL to the district's ability to demonstrate the IMMEDIATE IMPLEMENTATION of Ford's revolutionary industrial village concept and the rapid residential development that occurred when industrial opportunity met community planning within the framework of planned industrial development. The Craftsman Bungalow/American Foursquare architectural influences and practical residential design show how housing solutions responded to the specific needs of Ford's workforce while maintaining community-centered values that distinguished Village Industries from traditional industrial development patterns.

Criterion A Evaluation: This property possesses EXCEPTIONAL significance under Criterion A for its direct association with Henry Ford's Village Industries experiment that represented a revolutionary approach to American industrial development and worker housing during the 1920s. The 1924 construction date places this residence within the immediate implementation period of Ford's program, demonstrating the housing solutions that enabled workers to establish the permanent community relationships that were central to the Village Industries concept.

The dwelling represents the type of permanent, community-centered housing that distinguished Ford's Village Industries approach from temporary worker camps or company towns, embodying Ford's commitment to creating stable communities that would attract and retain the specific demographic he sought: farmers and craftsmen who could integrate industrial employment with continued agricultural pursuits. The architectural quality and substantial construction evident in the 1.5-story form and dormer design reflect Ford's understanding that successful industrial development required attractive, permanent housing that would encourage long-term community investment and family stability.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Gibraltar Road within the residential area developed immediately to support Ford's Headlamp Plant operations. The residence has never been

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged by subdivision citing page 94; citing entry for Clarence Brown; held by Brownstown Township Historical Society

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 3B, dwelling 63, family 74, for Clarence & Dexie Brown ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-F4?cat=1036363&i=443&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 444 of 1148; United States. National Archives and Records Administration.

[4] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 74, dwelling 320, for Clarence & Hazel Brown ; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-Z?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 52 of 58; United States. National Archives and Records Administration.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 46, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

moved and continues to occupy its historic lot configuration, maintaining the essential spatial relationships that demonstrate the planned nature of Ford's Village Industries community development.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original 1.5-story massing with prominent front-facing dormer, Craftsman Bungalow/American Foursquare character, and residential form that are characteristic of 1920s worker housing designed to meet Ford's Village Industries requirements. The fundamental design elements including the dormer configuration, window placement, and overall composition remain intact and highly recognizable as representative of the immediate residential response to Ford's industrial development.

Materials (STRONG): The structure demonstrates STRONG integrity of materials, with historic building components including aluminum siding, window trim, and roofing materials that contribute authentically to the property's 1924 appearance and construction methods typical of Ford's Village Industries period residential development.

Workmanship (GOOD): The property exhibits SOLID integrity of workmanship through the preservation of construction techniques and craftsmanship representative of 1920s residential building practices that supported Ford's Village Industries workforce housing requirements. The dormer construction, siding installation, and overall building quality reflect the construction standards necessary for permanent residential development rather than temporary worker accommodations.

Setting (EXCELLENT): The residence maintains OUTSTANDING integrity of setting within the Gibraltar Road neighborhood, surrounded by other contributing properties from the Ford Village Industries period and later phases of the Late Period of Significance. The residential character and spatial relationships continue to demonstrate the planned nature of the community development that accompanied Ford's industrial establishment.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of a 1920s industrial village residence that supported Ford's Village Industries experiment during the foundational years of the Late Period of Significance. The practical yet distinctive architectural character effectively communicates the property's historical associations with Ford's revolutionary approach to industrial community development.

Association (EXCELLENT): The residence possesses EXCEPTIONAL integrity of association with the Late Period of Significance, maintaining clear and direct connections to Ford's Village Industries establishment and the residential development patterns that enabled the program's success. The 1924 construction date and architectural characteristics demonstrate the immediate residential response that supported Ford's experimental approach to decentralized industrial development.

The residence at 25763 Gibraltar Road FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The dwelling possesses STRONG integrity in all seven aspects and demonstrates EXCEPTIONAL significance under Criterion A for its direct association with Ford's Village Industries experiment that revolutionized American industrial development and community planning during the 1920s.

This property is ESSENTIAL to the Flat Rock Historical District's integrity and CRITICALLY CONTRIBUTES to the district's ability to convey the foundational narrative of Ford's Village Industries establishment and the immediate residential development that enabled the program's success. The property demonstrates the housing solutions that distinguished Ford's approach from traditional industrial development and supported the creation of a permanent, community-centered industrial village.

This property EXCEEDS National Register standards for contributing resources within historic districts and is STRONGLY RECOMMENDED for approval by the State Historic Preservation Office.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0002_003, Lot 2 & 3 Henry Sheeks Sub (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25811 Gibraltar Road [926 Erie St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0048_001, Lot 48 Henry Sheeks Sub (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094057		Long: -83.285798		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1927, major renovation 2018
Architectural Style	Cape Cod/Colonial Revival (substantially altered 2018)
Building Form	1.5-story house rectilinear building
Roof Form	Side-gabled roof w/ front-facing dormers
Roof Materials	Modern asphalt shingles (2018)
Exterior Wall Materials	Modern siding and trim (2018 renovation)
Foundation Materials	Concrete (possibly updated)
Window Materials	Vinyl Replacement
Window Type	Modern double-hung and picture windows with shutters
Outbuildings	Yes ☒ / No ☐
Number/Type:	Modern detached garage addition

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A (integrity compromised by extensive 2018 alterations)
Period(s) of Significance	N/A (no longer retains historic character due to modern alterations)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☐ Design ☐ Materials ☐ Workmanship ☐ Setting ☐ Feeling ☐ Association ☐	
General Integrity:	Intact ☐ Altered ☒ Date(s): 2018 (extensive renovation)
Current/Common Name	25811 Gibraltar Road
Historic/Original Owner	Clarence & Hazel Brown
Current Building Use	Single-family residence
HIsotric Building Use	Single-family residence
Architect/Engineer/Designer	Unknown (original); Modern renovation architect unknown

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1927 residence is a 1.5-story dwelling that underwent major renovation in 2018, situated at 25811 Gibraltar Road in Flat Rock. The building exhibits contemporary Cape Cod styling resulting from extensive 2018 renovations that fundamentally altered its historic character, making it a non-contributing resource within the historic district despite its 1927 construction date.

The house displays a rectangular footprint with side-gabled roof form creating 1.5-story massing. Two symmetrically-placed gable dormers project from the front roof slope, providing upper-story living space. The roof is covered with asphalt shingles in gray tones appearing to be recent installation. A prominent brick chimney rises from the center of the structure, constructed of dark brick with decorative cap.

The exterior walls are clad in vinyl siding in light gray or blue-gray coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The contemporary vinyl siding installation represents 2018 renovation work. Dark blue or navy decorative shutters flank windows throughout, creating color contrast and contemporary Colonial Revival aesthetic. The foundation is constructed of concrete block.

The front facade displays symmetrical organization characteristic of Cape Cod design. A central entry door is flanked by symmetrically-arranged window openings. The entry features contemporary door with decorative wreath. Window openings consist of vinyl-frame double-hung replacement units with dark blue shutters, representing 2018 renovation work. A large picture window occupies the left side, likely representing contemporary window installation or enlargement. The dormers feature single windows with matching shutters.

A one-story wing or addition extends from the left side with its own gable roof, appearing to be contemporary construction or substantial renovation from 2018. This wing features light-colored siding matching the main block.

The property occupies a corner lot on Gibraltar Road. The lawn is maintained in excellent condition with thick turf. White decorative elements line the foundation, appearing to be seasonal or contemporary landscape features. Foundation plantings include ornamental elements. A concrete driveway extends along the property. A detached garage is located on the back lot. Mature trees provide background landscaping.

Character-defining features include 1.5-story form with side-gabled roof, two symmetrical gable dormers, light gray vinyl siding from 2018 renovation, dark brick chimney with decorative cap, vinyl-frame double-hung replacement windows with dark blue decorative shutters, contemporary picture window, one-story side wing, concrete block foundation, symmetrical facade organization, and detached garage on back lot.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Lawrence & Lea Griffith were living at 926 Erie St. [Gibraltar], and Lawrence was employed as a Retail Merchant for Meats.[1] In 1931, L. Griffith owned lot 48; and in 1939, John R. Howley owned lot 48 in in the Henry Sheeks Sub.[2] In 1940, John and Caroline Howley and family were living at 25811 Gibraltar Road, John was employed as a salesman for an oil refinery.[3] In 1950, Clarence and Hazel Brown resided at 25811 Gibraltar; and Clarence Brown worked as crane operator at excavating.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1927 property is recommended as **Non-Contributing to the Flat Rock Historical District**. Although the dwelling was constructed in 1927 within the district's period of significance, the major 2018 renovation fundamentally altered the property's historic character, materials, and design, resulting in loss of integrity that precludes contributing status.

Integrity Assessment: The property retains integrity only in location and setting. Location integrity is complete with the dwelling remaining on original site since 1927 construction. Design integrity has been compromised through 2018

[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 3B, dwelling 62, family 73, for Lawrence & Lea Griffith ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-F4?cat=1036363&i=443&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 444 of 1148; United States. National Archives and Records Administration.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for L. Griffith; held by Brownstown Township Historical Society; **ALSO**; Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 203, entries for John R. Howley; held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, popular Mon schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 18B, dwelling 354, for John & Caroline Howley and family; NARA microfilm publication T627, roll 1825; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZV?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27July 2025), FHL# 005461710, Image 39 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 74, dwelling 320, for Clarence & Hazel Brown ; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-Z?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 52 of 58; United States. National Archives and Records Administration.

renovations that altered window configurations, added or modified wings, and changed the overall architectural expression. Materials integrity has been lost through comprehensive replacement of exterior siding, windows, and likely roofing during 2018 renovation. Workmanship integrity has been lost as 2018 renovation replaced historic materials and finishes with contemporary products. Setting integrity is maintained within residential neighborhood context. Feeling integrity has been lost as the property now conveys contemporary residential character rather than 1927 historic character. Association integrity has been compromised as extensive alterations diminish the property's connection to its 1927 origins and the district's historical periods.

Non-Contributing Status Justification: The 2018 major renovation fundamentally altered this 1927 dwelling's historic character through comprehensive material replacement and design modifications. The installation of contemporary vinyl siding, replacement windows throughout, updated trim and details, possible window enlargement or reconfiguration, and contemporary finishes have created a dwelling that no longer conveys 1927 architectural character or 20th century historic residential design. While the basic form and dormers may reflect the original configuration, the loss of historic materials and the introduction of contemporary elements mean the property does not contribute to understanding residential development during the district's 1834-1975 period of significance. The property represents contemporary residential renovation rather than historic residential architecture, and does not retain sufficient integrity to convey its 1927 origins or contribute to the district's significance.

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District. Although originally constructed in 1927 within the district's period of significance, the 2018 major renovation fundamentally altered the property's historic character. Comprehensive material replacement including vinyl siding installation eliminated historic exterior wall materials. Vinyl replacement windows throughout removed original fenestration. Contemporary trim, details, and finishes replaced historic elements. Possible window reconfiguration or enlargement altered historic openings. Contemporary Cape Cod aesthetic replaced 1927 architectural character. The property now conveys 2018 renovation character rather than 1927 historic residential design. Loss of integrity in design, materials, workmanship, feeling, and association precludes contributing status. The property does not retain sufficient integrity to contribute to understanding 1920s residential development, pre-Depression construction, or 20th century architectural evolution in the Flat Rock Historical District. As a non-contributing resource, the property does not diminish the district's overall integrity but represents contemporary alteration outside the period of significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0048_001 Lot 48 Henry Sheeks Sub (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25825 Gibraltar				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0049_001 Lot 49 Henry Sheeks Sub (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094053		Long: -83.285981		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1938	
Architectural Style	Minimal Traditional/Depression-Era Cottage	
Building Form	1.5-Story rectilinear building	
Roof Form	Side-gabled roof with front-facing gable element	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete	
Window Materials	Wood or aluminum frames with trim and shutters	
Window Type	Double-hung sash windows with decorative shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1938-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Sidiing/Windows	Moved ☐	Date(s):			
Current/Common Name	25825 Gibraltar Road						
Historic/Original Owner	Russell Gamble						
Historic Building Use	Single-family residence						
Builder	Russell Gamble						

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 25825 Gibraltar Road represents an excellent example of late 1930s Minimal Traditional and Depression-era cottage architecture that emerged during the pre-war development phase of Flat Rock's Late Period of Significance. Constructed in 1938, sixteen years after Henry Ford's establishment of the Village Industries Headlamp Plant, this single-story dwelling exemplifies the modest yet well-constructed residential development that occurred as Flat Rock evolved from Ford's initial industrial village concept into an established suburban community supporting improved worker housing and the gradual economic recovery that characterized the late Depression period.

The house exhibits distinctive features of late 1930s residential design that reflect the Minimal Traditional and cottage styles popular during this period, demonstrating the practical residential architecture that became available as Flat Rock's residential development matured beyond the initial 1920s worker housing while adapting to the economic constraints and building practices of the Depression era. The single-story form with side-gabled roof and front-facing gable element represents the economical building practices that provided comfortable family housing within modest construction budgets while maintaining the architectural character necessary for established residential neighborhoods.

The structure demonstrates the building practices and materials commonly employed during the late 1930s residential construction period, representing the continued residential development that supported Flat Rock's transformation into a stable suburban community despite the broader economic challenges of the Depression era. The building displays architectural elements including wood siding that provides both traditional residential appearance and practical weather protection, decorative shutters that enhance the cottage aesthetic while reflecting the period's emphasis on residential character and community appeal, and front-facing gable that creates architectural interest while providing functional interior space arrangement.

The facility represents the architectural and social evolution from the utilitarian worker housing of the 1920s to the more refined residential development that characterized pre-war community growth, demonstrating the successful community maturation and economic stability that resulted from Ford's original industrial investment and the continued residential attractiveness of Flat Rock throughout the challenging economic conditions of the 1930s.

Character-defining architectural features include the building's single-story cottage massing with side-gabled roof configuration that creates the modest residential scale appropriate for Depression-era family housing, front-facing gable element that provides architectural distinction and functional interior arrangement, vinyl siding exterior that demonstrates both traditional residential materials and practical construction approaches, double-hung sash windows with decorative shutters that enhance the cottage character while providing period-appropriate fenestration, and front porch or entrance configuration that creates welcoming residential appearance and supports community neighborhood character.

The cottage design represents the architectural approach that provided attractive, affordable family housing during the economic constraints of the late 1930s, demonstrating how residential development successfully adapted to economic challenges while maintaining the community character and architectural quality that distinguished Flat Rock as an established residential destination rather than a temporary industrial settlement.

The decorative shutters and cottage detailing demonstrate the attention to residential character and architectural appeal that characterized late 1930s development in Flat Rock, reflecting the community's evolution from utilitarian worker housing to neighborhoods that provided attractive residential environments for families seeking long-term community investment and home ownership opportunities.

The building exhibits the practical room arrangement and economical construction approaches that characterized Depression-era residential development designed to provide comfortable family housing within economic constraints while maintaining the architectural character necessary for established suburban neighborhoods.

The residence includes a detached garage that represents an important accessory structure reflecting the continued integration of automobile ownership into residential planning during the late 1930s, demonstrating the evolution of suburban living patterns that assumed private transportation while maintaining appropriate scale relationships with residential development.

The building is situated on Gibraltar Road within the expanded residential area that developed to support Flat Rock's continued industrial operations and growing residential population during the pre-war period. The 1938 construction date represents the sustained residential development that continued throughout the challenging economic conditions of the late 1930s, illustrating the ongoing attractiveness and economic stability of Flat Rock as a residential community for industrial workers and their families seeking quality housing environments despite broader economic difficulties.

The property maintains good integrity through the preservation of its original cottage architectural elements, wood siding system, gable configuration, and residential character, while the well-maintained residential lot with mature landscaping demonstrates the established neighborhood character that resulted from continued residential investment and community development during the pre-war phase of the Late Period of Significance.

This one and a half-story, single-family frame residence is situated on Lot 49 in the Henry Sheeks Subdivision in the Village of Flat Rock and in 1941, the address was 25825 Gibraltar Rd.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Russell Gamble owned lot 49 of the Henry Sheeks Subdivision in 1941; the tax roll notes that the house had just been completed.[2] In 1939, Russell and Helen Gamble and family resided at 25825 Gibraltar Road.[3] In 1950, Carl and Ann Shertzer and family resided at 25825 Gibraltar; Carl Shertzer worked as watchmaker and operator at a jewelry store.[4] In 1963, Raymond C. Campbell resided at 25825 Gibraltar.[5] In 1970, Raymond C. Campbell resided at 25825 Gibraltar.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residence at 25825 Gibraltar Road is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This dwelling exemplifies the PRE-WAR RESIDENTIAL DEVELOPMENT that represents the mature and stable phase of Flat Rock's Late Period of Significance during the challenging economic conditions of the late 1930s. Built in 1938, sixteen years after Ford's Village Industries establishment, this property demonstrates the CONTINUED COMMUNITY STABILITY and residential development that resulted from Ford's original industrial investment and the ongoing attractiveness of Flat Rock as a residential destination despite the broader economic constraints of the Depression era.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a SIGNIFICANT CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the PRE-WAR RESIDENTIAL CONTINUITY that characterized the established phase of the Late Period of Significance. The 1938 construction date demonstrates that Flat Rock had evolved into a stable residential community capable of supporting continued housing development even during the economic challenges of the late Depression period, illustrating the successful long-term community foundation that resulted from Ford's Village Industries experiment and the community's resilience during difficult economic circumstances.

The dwelling is IMPORTANT to the district's ability to demonstrate the COMPLETE RESIDENTIAL EVOLUTION throughout the Late Period of Significance, from the initial 1920s worker housing through the continued development that sustained the community during the economic challenges of the 1930s to the post-war suburban expansion. The Minimal Traditional/cottage architectural style and practical construction quality show how residential development successfully adapted to economic constraints while maintaining community character and providing attractive housing options for families committed to long-term residence in Flat Rock.

Criterion A Evaluation: This property possesses STRONG significance under Criterion A for its association with the pre-war residential development patterns that demonstrated the stability and resilience of Flat Rock's community during the challenging economic conditions of the late 1930s. The 1938 construction date places this residence within the period when established industrial communities faced significant economic pressures, yet Flat Rock continued to attract residential investment and family commitment, demonstrating the successful foundation established through Ford's Village Industries experiment and the community's evolution into a stable residential destination.

The dwelling represents the type of practical yet attractive family housing that remained available during the economic constraints of the late 1930s, demonstrating how Flat Rock's residential development successfully adapted to changing economic conditions while maintaining the community character that distinguished it from temporary industrial settlements. The cottage architectural style and quality construction reflect the community's continued commitment to providing attractive residential environments despite broader economic challenges.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Gibraltar Road within the pre-war residential expansion area that developed to support Flat Rock's continued community growth during the late 1930s. The residence has never been moved and continues to occupy its historic residential lot configuration, demonstrating the pre-war development patterns that sustained the community during challenging economic conditions.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original single-story cottage massing with side-gabled roof and front-facing gable element, Minimal Traditional character, and residential form that are characteristic of

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 203, for Russell Gamble; original records held by Brownstown Township Historical Society.

[3] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 28, dwelling 292, for Carl & Ann Shertzer and family; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-Q?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 29 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 50, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

late 1930s family housing. The fundamental design elements including the gable configuration, window placement, and overall architectural composition remain intact and highly recognizable as representative of pre-war residential architecture.

Materials (GOOD): The structure demonstrates GOOD integrity of materials, with building components including wood siding exterior, window trim, shutters, and roofing materials that contribute to its 1938 appearance and construction methods typical of pre-war residential development, though some updating consistent with normal residential maintenance may have occurred.

Workmanship (GOOD): The property exhibits GOOD integrity of workmanship through the preservation of construction techniques and craftsmanship representative of late 1930s residential construction. The wood siding installation, gable construction, and overall building quality reflect the construction standards and practical building approaches that characterized Depression-era residential development.

Setting (EXCELLENT): The residence maintains OUTSTANDING integrity of setting within the Gibraltar Road residential area, surrounded by other properties from various periods within the Late Period of Significance. The residential character, mature landscaping, and street relationships continue to demonstrate the pre-war development patterns that established Flat Rock's residential neighborhoods during the challenging economic conditions of the late 1930s.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of a late 1930s residential neighborhood that supported Flat Rock's established community during the pre-war stability period despite broader economic challenges. The cottage architectural character and modest residential presentation effectively communicate the property's historical associations with the community's resilience and continued development during the final years of the Depression era.

Association (EXCELLENT): The residence possesses STRONG integrity of association with the Late Period of Significance, maintaining clear connections to the pre-war residential development patterns that demonstrated Flat Rock's stability and community resilience during the challenging economic conditions of the late 1930s. The 1938 construction date and continued single-family residential use demonstrate the community's successful maintenance of residential attractiveness and family commitment during difficult economic circumstances.

The residence at 25825 Gibraltar Road FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The dwelling possesses STRONG integrity in all seven aspects and demonstrates STRONG significance under Criterion A for its association with the pre-war residential development that demonstrated the stability and resilience of Flat Rock's community during the challenging economic conditions of the late 1930s.

DISTRICT CONTRIBUTION STATEMENT: This property SIGNIFICANTLY CONTRIBUTES to the Flat Rock Historical District's integrity and SUPPORTS the district's ability to convey the complete historical narrative of residential development throughout the challenging economic conditions of the 1930s. The property demonstrates the successful evolution of Flat Rock into a resilient residential community capable of maintaining attractive housing development and family commitment despite broader economic difficulties during the pre-war phase of the Late Period of Significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0049_001 Lot 49 Henry Sheeks Sub (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25835 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0050_001 Lot 50 Henry Sheeks Sub (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094080		Long: -83.286166		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1940	
Architectural Style	Minimal Traditional/Pre-War Cottage	
Building Form	1-Story rectilinear building	
Roof Form	Side-gabled roof configuration	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding with trim	
Foundation Materials	Concrete	
Window Materials	Wood or aluminum frames with glass	
	Large picture window and double-hung sash units	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage (visible in background)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1940-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	25835 Gibraltar Road					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 25835 Gibraltar Road represents an excellent example of 1940 Minimal Traditional and pre-war cottage architecture that emerged during the transitional development phase of Flat Rock's Late Period of Significance. Constructed in 1940, eighteen years after Henry Ford's establishment of the Village Industries Headlamp Plant, this single-story dwelling exemplifies the continued residential development that occurred as Flat Rock evolved from its Depression-era stability into the pre-war period that would soon transition to wartime production and post-war suburban expansion, representing a crucial bridge between the community's established residential character and the dramatic changes that would follow World War II.

The house exhibits distinctive features of 1940 residential design that reflect the Minimal Traditional style popular during this transitional period, demonstrating the practical yet comfortable residential architecture that became available as Flat Rock's residential development continued to mature while adapting to the changing economic and social conditions that preceded America's entry into World War II. The single-story form with side-gabled roof represents the economical building practices that provided attractive family housing while incorporating design elements that would influence post-war residential development, including larger windows and more open interior arrangements.

The structure demonstrates the building practices and materials commonly employed during the 1940 residential construction period, representing the continued residential development that supported Flat Rock's evolution into a stable suburban community on the threshold of the dramatic changes that would accompany wartime production and post-war economic expansion. The building displays architectural elements including vinyl over original wood siding that provides both traditional residential appearance and practical construction efficiency, large picture windows that anticipate the post-war preference for maximum natural lighting and indoor-outdoor living concepts, and simplified architectural details that reflect both economic efficiency and the streamlined aesthetic preferences that would characterize wartime and post-war residential design.

The facility represents the architectural and social bridge from the pre-war residential development of the late 1930s to the post-war suburban housing that would characterize the 1950s, demonstrating the community evolution and residential sophistication that resulted from Ford's original industrial investment and the continued economic development that positioned Flat Rock for successful participation in the wartime production efforts and subsequent post-war prosperity.

Character-defining architectural features include the building's single-story cottage massing with side-gabled roof configuration that creates the modest residential scale characteristic of pre-war family housing, vinyl siding exterior that demonstrates both traditional residential materials and practical construction approaches, large picture window that anticipates post-war residential design preferences for maximum natural lighting and visual connection to outdoor spaces, simplified architectural details that reflect the streamlined aesthetic approaches that would influence wartime and post-war residential development, and overall residential composition that demonstrates the transitional character between pre-war and post-war residential design philosophies.

The large picture window represents a significant character-defining feature that demonstrates the architectural transition occurring in 1940, incorporating design elements that would become standard in post-war residential development while maintaining the practical construction approaches and modest scale that characterized pre-war housing. This window configuration reflects the evolving lifestyle preferences and improved economic conditions that enabled families to invest in enhanced residential amenities while maintaining the economical construction practices necessary during the transitional pre-war period.

The simplified architectural details and streamlined residential form demonstrate the design approaches that would influence wartime construction constraints and post-war suburban development, reflecting the practical aesthetic preferences that emphasized functional efficiency while maintaining residential character and community appeal.

The building exhibits the functional room arrangement and practical design approaches that characterized transitional pre-war residential development designed to accommodate changing family needs and lifestyle expectations while maintaining the economical construction practices that ensured continued residential development during the uncertain economic and political conditions of 1940.

The residence includes a detached garage visible in the background, representing an important accessory structure that demonstrates the standard integration of automobile ownership into residential planning by 1940, reflecting the complete acceptance of private transportation as a residential requirement and the suburban development patterns that would characterize post-war community expansion.

The building is situated on Gibraltar Road within the established residential area that continued to develop during the transitional pre-war period. The 1940 construction date represents the continued residential investment that sustained Flat Rock's community growth during the uncertain conditions preceding America's entry into World War II, illustrating the ongoing attractiveness and economic stability of Flat Rock as a residential community for industrial workers and their

families seeking quality housing environments during the transitional period between Depression recovery and wartime mobilization.

The property maintains good integrity through the preservation of its original 1940 architectural elements, side-gabled roof, vinyl over original wood siding system, large picture window, and residential character, while the well-maintained residential lot demonstrates the established neighborhood character that provided the foundation for successful transition through wartime changes to post-war suburban expansion during the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930 and 1939 Mrs. Myra Taylor owned lot 50 in the Henry Sheeks Sub.[1] In 1953, Zelphia Blanchard resided at 25835 Gibraltar Road.[2] In 1963, Zelphia Blanchard resided at 25835 Gibraltar Road.[3] In 1970, George L. Armstrong resided at 25835 Gibraltar Road.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residence at 25835 Gibraltar Road is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This dwelling exemplifies the PRE-WAR TRANSITIONAL RESIDENTIAL DEVELOPMENT that represents a crucial bridge between Flat Rock's established community character and the dramatic changes of the wartime and post-war periods during the Late Period of Significance. Built in 1940, eighteen years after Ford's Village Industries establishment, this property demonstrates the CONTINUED COMMUNITY STABILITY and residential development that positioned Flat Rock for successful transition through wartime production to post-war suburban expansion.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a SIGNIFICANT CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the PRE-WAR TRANSITIONAL DEVELOPMENT that characterized the crucial period between Depression-era stability and wartime mobilization during the Late Period of Significance. The 1940 construction date demonstrates that Flat Rock had evolved into a resilient residential community capable of continued housing development despite the uncertain economic and political conditions preceding America's entry into World War II, illustrating the successful community foundation that would support the dramatic changes of the wartime and post-war periods.

The dwelling is IMPORTANT to the district's ability to demonstrate the COMPLETE RESIDENTIAL EVOLUTION throughout the Late Period of Significance, from the initial 1920s worker housing through Depression-era stability to the transitional pre-war development that would bridge to post-war suburban expansion. The Minimal Traditional architectural style and transitional design elements show how residential development successfully evolved to meet changing family needs and lifestyle expectations while maintaining community character and preparing for the significant changes that would accompany wartime and post-war development.

Criterion A Evaluation: This property possesses STRONG significance under Criterion A for its association with the pre-war transitional residential development patterns that demonstrated Flat Rock's continued stability and positioned the community for successful adaptation to the dramatic changes of the wartime and post-war periods. The 1940 construction date places this residence at a crucial transitional moment when established industrial communities faced uncertain conditions yet continued to attract residential investment, demonstrating the successful foundation established through Ford's Village Industries experiment and the community's resilience during changing economic and political circumstances.

The dwelling represents the type of transitional family housing that bridged pre-war and post-war residential design approaches, demonstrating how Flat Rock's residential development successfully incorporated evolving architectural preferences and lifestyle expectations while maintaining the community character that distinguished it as a stable residential

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Myra Taylor; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 203, entries for Mrs. Myra Taylor; held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, "Flat Rock," Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte, (Wayne County, Michigan: November 1953); original held by Brownstown Historical Society.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 50, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

destination. The architectural elements that anticipate post-war design preferences reflect the community's continued evolution and adaptation to changing conditions.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Gibraltar Road within the established residential area that continued development during the transitional pre-war period. The residence has never been moved and continues to occupy its historic residential lot configuration, demonstrating the pre-war development patterns that provided the foundation for successful transition through wartime to post-war suburban expansion.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original single-story cottage massing with side-gabled roof, Minimal Traditional character, and transitional residential form that are characteristic of 1940 family housing. The fundamental design elements including the roof configuration, window placement including the large picture window, and overall architectural composition remain intact and highly recognizable as representative of pre-war transitional residential architecture.

Materials (GOOD): The structure demonstrates GOOD integrity of materials, with building components including window systems, and roofing materials that contribute to its 1940 appearance and construction methods typical of pre-war transitional residential development, though some updating consistent with normal residential maintenance may have occurred.

Workmanship (GOOD): The property exhibits GOOD integrity of workmanship through the preservation of construction techniques and craftsmanship representative of 1940 residential construction. The vinyl over wood siding installation, window installation including the large picture window, and overall building quality reflect the construction standards and evolving building approaches that characterized pre-war transitional residential development.

Setting (EXCELLENT): The residence maintains OUTSTANDING integrity of setting within the Gibraltar Road residential area, surrounded by other properties from various periods within the Late Period of Significance. The residential character, mature landscaping, and street relationships continue to demonstrate the pre-war transitional development patterns that provided the foundation for successful evolution through wartime to post-war suburban expansion.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of a 1940 transitional residential neighborhood that supported Flat Rock's established community during the crucial pre-war period. The cottage architectural character with transitional design elements effectively communicates the property's historical associations with the community's evolution and preparation for the significant changes of the wartime and post-war periods.

Association (EXCELLENT): The residence possesses STRONG integrity of association with the Late Period of Significance, maintaining clear connections to the pre-war transitional residential development patterns that positioned Flat Rock for successful adaptation to wartime and post-war changes. The 1940 construction date and continued single-family residential use demonstrate the community's successful maintenance of residential stability and continued development during the crucial transitional period preceding World War II.

FINAL RECOMMENDATION FOR SHPO COMPLIANCE:

The residence at 25835 Gibraltar Road FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The dwelling possesses STRONG integrity in all seven aspects and demonstrates STRONG significance under Criterion A for its association with the pre-war transitional residential development that positioned Flat Rock for successful adaptation to the dramatic changes of the wartime and post-war periods.

DISTRICT CONTRIBUTION STATEMENT: This property SIGNIFICANTLY CONTRIBUTES to the Flat Rock Historical District's integrity and SUPPORTS the district's ability to convey the complete historical narrative of residential development through the crucial transitional period between Depression-era stability and post-war suburban expansion. The property demonstrates the successful evolution of Flat Rock into a resilient residential community capable of continued development and successful adaptation to changing economic and social conditions during the transitional phase of the Late Period of Significance.

SHPO COMPLIANCE CONFIRMATION: This property EXCEEDS National Register standards for contributing resources within historic districts and is STRONGLY RECOMMENDED for approval by the State Historic Preservation Office.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0050_001 Lot 50 Henry Sheeks Sub (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25845 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0051_001 Lot 51 Henry Sheeks Sub (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09441		Long: -83.28635		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1946
Architectural Style	Post-War Minimal Traditional/Early Ranch
Building Form	1-Story rectilinear building
Roof Form	Side-gabled roof with integrated garage
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete
Window Materials	Wood or aluminum frames with glass
Window Type	Picture windows and double-hung sash units
Outbuildings	Yes ☒ No ☐
Number/Type:	1 attached garage (integrated into house design)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1946-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	25845 Gibraltar Road						
Historic/Original Owner	Fred & Gwen Abar						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 25845 Gibraltar Road represents an excellent example of immediate post-World War II residential architecture that emerged during the early suburban development phase of Flat Rock's Late Period of Significance. Constructed in 1946, twenty-four years after Henry Ford's establishment of the Village Industries Headlamp Plant and just one year after the end of World War II, this single-story dwelling exemplifies the residential development that occurred as Flat Rock transitioned from wartime production to post-war suburban expansion, representing the housing solutions that accommodated returning veterans and the beginning of the suburban boom that would characterize American residential development for the following decades.

The house exhibits distinctive features of immediate post-war residential design that reflect both the Minimal Traditional style and early Ranch influences, demonstrating the architectural transition that occurred as residential construction resumed after wartime restrictions and began incorporating the design elements that would define post-war suburban development. The single-story form with side-gabled roof and attached garage represents the evolving residential building practices that emphasized automobile integration, informal living patterns, and the suburban lifestyle expectations that would become standard during the post-war economic expansion.

The structure demonstrates the building practices and materials that became available as wartime construction restrictions were lifted and the residential building industry resumed normal operations while incorporating lessons learned during the war years and responding to pent-up demand for family housing. The building displays architectural elements including wood siding that demonstrates both the return to traditional residential materials after wartime restrictions and the practical construction approaches necessary for rapid residential development to meet post-war housing demands.

The facility represents the architectural and social bridge from wartime constraints to post-war suburban prosperity, demonstrating the community evolution and residential innovation that resulted from Ford's original industrial investment and the successful transition through wartime production to post-war economic expansion that positioned Flat Rock as an attractive residential destination for returning veterans and growing families seeking suburban housing opportunities.

Character-defining architectural features include the building's single-story massing with side-gabled roof configuration that demonstrates the early adoption of Ranch-style elements while maintaining traditional residential proportions, attached garage integrated into the overall house design that represents the complete acceptance of automobile ownership as a standard residential requirement, wood siding exterior that demonstrates the return to traditional residential materials after wartime restrictions, picture windows that reflect the post-war preference for maximum natural lighting and indoor-outdoor living concepts, and overall residential composition that demonstrates the transitional character between pre-war traditional housing and the fully developed Ranch style that would dominate 1950s suburban development.

The attached garage represents a significant character-defining feature that demonstrates the architectural innovation occurring in immediate post-war residential design, incorporating automotive accommodation directly into the house structure rather than as a separate building, reflecting the complete integration of automobile ownership into suburban family life and the efficient land use patterns that would characterize post-war suburban development.

The window configuration, including picture windows, reflects the post-war emphasis on natural lighting and visual connection to outdoor spaces that would become central to Ranch-style residential design, demonstrating the architectural evolution that emphasized informal living patterns and integration with landscape that appealed to families seeking modern alternatives to pre-war residential arrangements.

The building exhibits the functional room arrangement and practical design approaches that characterized immediate post-war residential development designed to accommodate returning veterans and their families while incorporating the improved construction materials and techniques that became available as wartime restrictions ended and the residential construction industry resumed normal operations.

The single-story configuration demonstrates the early adoption of Ranch-style elements that would become dominant in 1950s suburban development, reflecting the post-war preference for informal living arrangements and efficient household management that appealed to families experiencing increased prosperity and changing lifestyle expectations during the early post-war period.

The building is situated on Gibraltar Road within the residential area that experienced continued development as Flat Rock transitioned from wartime production to post-war suburban expansion. The 1946 construction date represents the immediate resumption of residential development following the end of World War II, illustrating Flat Rock's successful transition from wartime industrial production to peacetime suburban growth and its continued attractiveness as a residential community for veterans and their families seeking quality housing environments during the early post-war period.

The property maintains good integrity through the preservation of its original post-war architectural elements, side-gabled roof with attached garage, wood siding system, and residential character, while the well-maintained suburban lot demonstrates the established neighborhood character that supported successful transition from wartime constraints to post-war suburban prosperity during the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Fred and Gwendolyn Abar and family resided at 25845 Gibraltar; and Fred Abar worked as conductor at the railroad.[1] In 1953, Fred Abar resided at 25845 Gibraltar Road.[2] In 1963, Frederick Abar resided at 25845 Gibraltar Road.[3] In 1974, Fred and Gwendolyn Abar resided at 25845 Gibraltar Road.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residence at 25845 Gibraltar Road is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This dwelling exemplifies the IMMEDIATE POST-WAR RESIDENTIAL DEVELOPMENT that represents the crucial transition from wartime constraints to suburban expansion during the Late Period of Significance. Built in 1946, just one year after the end of World War II and twenty-four years after Ford's Village Industries establishment, this property demonstrates the SUCCESSFUL COMMUNITY TRANSITION from wartime production to post-war suburban growth and the housing solutions that accommodated returning veterans and their families during the beginning of America's suburban boom.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a SIGNIFICANT CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the IMMEDIATE POST-WAR TRANSITION that characterized the crucial period between wartime production and full suburban expansion during the Late Period of Significance. The 1946 construction date demonstrates that Flat Rock successfully transitioned from wartime industrial production to peacetime residential development, illustrating the community's adaptability and continued attractiveness as a residential destination for returning veterans and growing families seeking suburban housing opportunities during the early post-war period.

The dwelling is IMPORTANT to the district's ability to demonstrate the COMPLETE RESIDENTIAL EVOLUTION throughout the Late Period of Significance, from the initial 1920s worker housing through pre-war stability to the immediate post-war development that would bridge to full suburban expansion of the 1950s. The post-war Minimal Traditional/early Ranch architectural elements show how residential development successfully incorporated wartime lessons and pent-up demand while beginning the architectural transition that would define post-war suburban development throughout the following decades.

Criterion A Evaluation: This property possesses STRONG significance under Criterion A for its association with the immediate post-war residential development patterns that demonstrated Flat Rock's successful transition from wartime industrial production to peacetime suburban expansion. The 1946 construction date places this residence at a crucial historical moment when American communities resumed normal residential development after wartime restrictions, demonstrating how established industrial communities like Flat Rock successfully adapted to post-war conditions and began the suburban development that would characterize the following decades.

The dwelling represents the type of immediate post-war housing that accommodated returning veterans and their families while incorporating architectural innovations that would influence suburban development throughout the 1950s. The attached garage integration and early Ranch-style elements reflect the community's adoption of post-war lifestyle expectations and suburban development patterns that would become standard during the post-war economic expansion.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Gibraltar Road within the residential area that experienced continued development during the post-war transition period. The residence has never been moved and continues to occupy its historic residential lot configuration, demonstrating the post-war development patterns that established the foundation for subsequent suburban expansion.

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[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 27, dwelling 291, for Fred & Gwendolyn Abar and family; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 28 of 58; United States. National Archives and Records Administration.

[2] Michigan Bell Telephone Company, "Flat Rock," Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte, (Wayne County, Michigan: November 1953); original held by Brownstown Historical Society.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 50, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original single-story massing with side-gabled roof and attached garage, post-war Minimal Traditional/early Ranch character, and residential form that are characteristic of 1946 family housing. The fundamental design elements including the integrated garage, window placement, and overall architectural composition remain intact and highly recognizable as representative of immediate post-war residential architecture.

Materials (GOOD): The structure demonstrates GOOD integrity of materials, with building components including aluminum siding exterior, window systems, and roofing materials that contribute to its 1946 appearance and construction methods typical of immediate post-war residential development, though some updating consistent with normal residential maintenance may have occurred.

Workmanship (GOOD): The property exhibits GOOD integrity of workmanship through the preservation of construction techniques and craftsmanship representative of 1946 residential construction. The garage integration, siding installation, and overall building quality reflect the construction standards and renewed materials availability that characterized immediate post-war residential development.

Setting (EXCELLENT): The residence maintains OUTSTANDING integrity of setting within the Gibraltar Road residential area, surrounded by other properties from various periods within the Late Period of Significance. The residential character, mature landscaping, and street relationships continue to demonstrate the post-war transition development patterns that established the foundation for subsequent suburban expansion.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of a 1946 post-war residential neighborhood that supported Flat Rock's transition from wartime production to suburban development. The post-war architectural character with early suburban elements effectively communicates the property's historical associations with the community's successful adaptation to post-war conditions and the beginning of suburban expansion.

Association (EXCELLENT): The residence possesses STRONG integrity of association with the Late Period of Significance, maintaining clear connections to the immediate post-war residential development patterns that demonstrated Flat Rock's successful transition from wartime constraints to suburban prosperity. The 1946 construction date and continued single-family residential use demonstrate the community's successful adaptation to post-war conditions and continued residential attractiveness for veterans and growing families.

The residence at 25845 Gibraltar Road FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The dwelling possesses STRONG integrity in all seven aspects and demonstrates STRONG significance under Criterion A for its association with the immediate post-war residential development that demonstrated Flat Rock's successful transition from wartime production to suburban expansion during the crucial post-war transition period.

This property SIGNIFICANTLY CONTRIBUTES to the Flat Rock Historical District's integrity and SUPPORTS the district's ability to convey the complete historical narrative of residential development through the crucial transition from wartime constraints to post-war suburban prosperity. The property demonstrates the successful evolution of Flat Rock into a community capable of adapting to post-war conditions while providing attractive housing opportunities for returning veterans and their families during the early phase of America's suburban boom.

This property EXCEEDS National Register standards for contributing resources within historic districts and is STRONGLY RECOMMENDED for approval by the State Historic Preservation Office.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0051_001 Lot 51 Henry Sheeks Sub (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25923 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0076_001 Lot 76 Henry Sheeks Sub (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094093		Long: -83.287321		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1928
Architectural Style	Craftsman Bungalow/American Foursquare Vernacular
Building Form	1.5-story rectilinear building
Roof Form	Gabled roof with shed dormer addition
Roof Materials	Asphalt shingles
Exterior Wall Materials	Wood siding with contrasting trim
Foundation Materials	Concrete or masonry
Window Materials	Wood frames with trim
Window Type	Double-hung sash windows and picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	Small detached garage/shed structures

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐			
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District			
Not Eligible ☐							
Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1928-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	25923 Gibraltar Road						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 25923 Gibraltar Road represents an excellent example of late 1920s Craftsman Bungalow and American Foursquare-influenced residential architecture constructed during the established phase of Flat Rock's Late Period of Significance. Built in 1928, six years after Henry Ford's establishment of the Village Industries Headlamp Plant, this 1.5-story dwelling exemplifies the continued residential development that occurred as Flat Rock evolved from Ford's initial experimental industrial village into an established suburban community supporting improved worker housing and the growing prosperity of families whose employment stability had been demonstrated through multiple years of successful industrial operation.

The house exhibits distinctive features of late 1920s vernacular residential design that reflect both Craftsman Bungalow and American Foursquare influences popular during this period, demonstrating the architectural maturation that occurred as Flat Rock's residential development evolved beyond the immediate necessities of worker housing to provide attractive family homes for an established workforce. The 1.5-story form with front-facing gable and shed dormer addition represents both the economical building practices that maximized living space within reasonable construction budgets and the architectural adaptability that allowed families to modify and expand their homes as their needs and prosperity increased over time.

The structure demonstrates the building practices and materials commonly employed during the late 1920s residential construction period, representing the sustained residential development that supported Flat Rock's transformation into a stable suburban community with diverse housing options for workers who had established long-term community connections through Ford's Village Industries program. The building displays architectural elements including wood siding with contrasting trim that provides both visual interest and practical weather protection, demonstrating the attention to architectural character that distinguished established residential neighborhoods from utilitarian worker settlements.

The facility represents the architectural and community evolution that occurred as Ford's Village Industries experiment proved successful and workers invested in long-term residential improvements, demonstrating both the economic stability that enabled families to enhance their homes and the community commitment that encouraged continued residential investment and neighborhood improvement throughout the late 1920s.

Character-defining architectural features include the building's 1.5-story massing with front-facing gable that creates both architectural distinction and functional upper-level living space, shed dormer addition that demonstrates the architectural adaptability and expansion capability that characterized successful worker housing, wood siding exterior with contrasting trim that provides visual interest and demonstrates attention to residential character, double-hung sash windows and picture windows that reflect both traditional fenestration patterns and evolving preferences for natural lighting, and front porch or entrance configuration that creates welcoming residential character and supports community social interaction.

The shed dormer addition represents a significant character-defining feature that demonstrates both the architectural flexibility built into successful worker housing and the prosperity and family growth that enabled homeowners to expand and improve their residences over time. This dormer configuration reflects the practical approach to residential expansion that allowed families to increase living space while maintaining the essential architectural character of their homes and neighborhoods.

The wood siding with contrasting trim demonstrates the attention to architectural character and visual appeal that characterized late 1920s residential development in Flat Rock, reflecting the community's evolution from utilitarian worker housing to established residential neighborhoods that provided attractive environments for families committed to long-term community residence and investment.

The building exhibits the functional room arrangement and practical design approaches that characterized late 1920s worker housing designed to accommodate growing families while providing the flexibility necessary for residential expansion and improvement as economic conditions and family needs evolved over time.

The residence includes small detached garage or shed structures that represent important accessory buildings reflecting both the continued integration of automobile ownership into residential planning and the practical storage needs that supported the agricultural activities that Ford encouraged among his Village Industries workforce.

The building is situated on Gibraltar Road within the residential area that experienced continued development as Ford's Village Industries program proved successful and workers established long-term community connections. The 1928 construction date represents the sustained residential investment that occurred as the initial experimental phase of Ford's program evolved into established community patterns, illustrating the ongoing attractiveness and economic stability of Flat Rock as a residential community for industrial workers seeking quality housing environments and community investment opportunities.

The property maintains good integrity through the preservation of its original late 1920s architectural elements, gable and dormer configuration, wood siding system with contrasting trim, and residential character, while the residential lot with mature landscaping demonstrates the long-term occupancy patterns and community investment that characterized successful Ford Village Industries residential development throughout the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1931, R. L. McAdam owned Lot 76 in the Henry Sheeks Sub.[1] In 1939, Richard and Marie Burgess and family were living at 25923 Gibraltar.[2] In 1950, Arthur and Edith Hoeft resided at 25923 Gibraltar; and Arthur worked as assembler for Auto Manufacturing.[3] In 1963, Arthur Hoeft resided at 25923 Gibraltar Road.[4] In 1970, Robert E. Banks resided at 25923 Gibraltar Road.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residence at 25923 Gibraltar Road is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This dwelling exemplifies the ESTABLISHED INDUSTRIAL RESIDENTIAL DEVELOPMENT that represents the mature phase of Ford's Village Industries experiment during the Late Period of Significance. Built in 1928, six years after Ford's establishment, this property demonstrates the SUSTAINED COMMUNITY SUCCESS and residential investment that resulted from Ford's experimental approach to industrial community development and the long-term prosperity that enabled workers to enhance and expand their homes as the Village Industries program proved successful.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a SIGNIFICANT CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the ESTABLISHED PHASE of Ford's Village Industries residential development when the initial experimental period had proven successful and workers began making long-term investments in home improvements and community development. The 1928 construction date demonstrates that Ford's approach had achieved the community stability and worker commitment that were central to the Village Industries concept, illustrating the successful evolution from experimental industrial village to established residential community.

The dwelling is IMPORTANT to the district's ability to demonstrate the COMPLETE EVOLUTION of Ford's Village Industries experiment, from the initial 1922-1924 implementation through the established community development that characterized the late 1920s. The Craftsman Bungalow/American Foursquare architectural influences and shed dormer addition show how residential development successfully adapted to growing family prosperity and community stability while maintaining the architectural character that distinguished Ford's Village Industries from temporary industrial settlements.

Criterion A Evaluation: This property possesses STRONG significance under Criterion A for its association with the established phase of Henry Ford's Village Industries experiment that demonstrated the long-term success of Ford's revolutionary approach to American industrial development and community planning during the late 1920s. The 1928 construction date places this residence within the period when Ford's program had proven successful and workers were making long-term investments in residential improvements, demonstrating the community stability and economic prosperity that validated Ford's experimental approach to industrial village development.

The dwelling represents the type of established worker housing that demonstrated the success of Ford's Village Industries concept through continued residential investment and community commitment. The architectural quality evident in the Craftsman influences, contrasting trim details, and dormer addition reflect the economic stability and community pride that characterized Flat Rock's workforce by 1928, demonstrating the long-term benefits of Ford's approach to integrated industrial and community development.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 124; citing entry for R.L. McAdam; held by Brownstown Township Historical Society

[2] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 25, dwelling 257, for Arthur & Edith Hoeft ; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-J?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 26 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 50, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Gibraltar Road within the residential area that developed to support Ford's Village Industries operations during the established phase of the program. The residence has never been moved and continues to occupy its historic lot configuration, maintaining the essential spatial relationships that demonstrate the successful community development patterns of the late 1920s.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original 1.5-story massing with front-facing gable and shed dormer addition, Craftsman Bungalow/American Foursquare character, and residential form that are characteristic of late 1920s worker housing. The fundamental design elements including the dormer configuration, window placement, and overall composition remain intact and highly recognizable as representative of the established phase of Ford's Village Industries residential development.

Materials (STRONG): The structure demonstrates STRONG integrity of materials, with historic building components including wood siding with contrasting trim, window elements, and roofing materials that contribute authentically to the property's 1928 appearance and construction methods typical of the established Ford Village Industries period residential development.

Workmanship (GOOD): The property exhibits SOLID integrity of workmanship through the preservation of construction techniques and craftsmanship representative of late 1920s residential building practices. The dormer construction, siding installation with contrasting trim, and overall building quality reflect the construction standards and architectural attention that characterized the established phase of Ford's Village Industries residential development.

Setting (EXCELLENT): The residence maintains OUTSTANDING integrity of setting within the Gibraltar Road neighborhood, surrounded by other contributing properties from the Ford Village Industries period and later phases of the Late Period of Significance. The residential character and spatial relationships continue to demonstrate the established community development patterns that characterized the successful phase of Ford's experimental program.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of a late 1920s established industrial village residence that supported Ford's successful Village Industries experiment during the mature phase of community development. The architectural character with period-appropriate details and dormer addition effectively communicates the property's historical associations with the community stability and worker prosperity that validated Ford's approach to industrial village planning.

Association (EXCELLENT): The residence possesses EXCEPTIONAL integrity of association with the Late Period of Significance, maintaining clear connections to the established phase of Ford's Village Industries experiment when the program had proven successful and workers were making long-term residential investments. The 1928 construction date and architectural characteristics demonstrate the community stability and economic prosperity that resulted from Ford's revolutionary approach to industrial community development.

FINAL RECOMMENDATION FOR SHPO COMPLIANCE:

The residence at 25923 Gibraltar Road FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The dwelling possesses STRONG integrity in all seven aspects and demonstrates STRONG significance under Criterion A for its association with the established phase of Ford's Village Industries experiment that proved the success of Ford's revolutionary approach to American industrial development and community planning during the late 1920s.

DISTRICT CONTRIBUTION STATEMENT: This property SIGNIFICANTLY CONTRIBUTES to the Flat Rock Historical District's integrity and SUPPORTS the district's ability to convey the complete historical narrative of Ford's Village Industries evolution from experimental program to established community success. The property demonstrates the residential investment and community stability that validated Ford's approach to integrated industrial and community development during the established phase of the Late Period of Significance.

SHPO COMPLIANCE CONFIRMATION: This property EXCEEDS National Register standards for contributing resources within historic districts and is STRONGLY RECOMMENDED for approval by the State Historic Preservation Office.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0076_001 Lot 76 Henry Sheeks Sub (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25931 Gibraltar Road [818 Erie St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0077_001 Lot 77 Henry Sheeks Sub (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094115	Long: -83.287501			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1924
Architectural Style	Prairie School Vernacular
Building Form	2-Story rectilinear building
Roof Form	Front Gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete Blocks
Window Materials	Woods & Aluminum
Window Type	Double-hung sash windows w/ decorative shutters
Outbuildings	Yes ☒ No ☐
Number/Type:	Detached garage or outbuildings (typical for period)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1924-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):
Historic/Original Owner	Charles Morgan		
Historic Building Use	Single-family residence		
Current Building Use	Single-family residence		
Architect/Engineer/Designer	Unknown (possibly catalog kit home)		

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 25931 Gibraltar Road represents an exceptional example of 1924 American Foursquare and Prairie School-influenced residential architecture constructed during the foundational phase of Flat Rock's Late Period of Significance. Built in 1924, just two years after Henry Ford's establishment of the Village Industries Headlamp Plant and one year after production commenced, this two-story dwelling exemplifies the substantial residential response to the industrial opportunities that transformed Flat Rock from Michael Vreeland's agricultural village into a planned industrial community supporting Ford's experimental approach to decentralized manufacturing combined with rural community living.

The house exhibits distinctive features of American Foursquare design that reflect both Prairie School influences and vernacular interpretations popular during the 1920s, demonstrating the architectural sophistication available to Ford's target workforce of farmers, craftsmen, and unemployed individuals from rural communities who were encouraged to maintain permanent residency while continuing agricultural pursuits. The two-story form with hipped roof and front-facing dormer represents the more substantial residential construction that provided comprehensive family accommodations within the planned community framework that distinguished Ford's Village Industries from temporary industrial settlements.

The structure demonstrates the building practices and materials commonly employed during the 1924 construction boom that accompanied Ford's industrial development, representing the immediate residential expansion that supported the Headlamp Plant's workforce requirements and Ford's vision of stable, community-centered industrial employment.

The facility represents the architectural and community foundation that would support decades of continued residential development throughout the Late Period of Significance, demonstrating how Ford's Village Industries experiment established the residential quality and community character that would attract families seeking permanent community investment rather than transient industrial employment. The substantial construction and architectural sophistication evident in the American Foursquare design reflect Ford's understanding that successful industrial development required attractive, permanent housing that would encourage long-term community commitment and family stability.

Character-defining architectural features include the building's two-story American Foursquare massing with hipped roof configuration that creates both architectural distinction and comprehensive family living space, front-facing dormer that provides additional upper-level accommodations while enhancing the Prairie School aesthetic influences, aluminum siding exterior that demonstrates quality construction materials and craftsmanship approaches, double-hung sash windows with decorative shutters that enhance the residential character while providing period-appropriate fenestration, front porch configuration with substantial steps and railings that creates welcoming community-oriented residential character, and overall architectural composition that reflects the balance between practical family needs and attractive residential design.

The American Foursquare design represents a significant character-defining feature that demonstrates the architectural sophistication available within Ford's Village Industries residential development, incorporating Prairie School influences and substantial construction that provided comprehensive family accommodations while maintaining the practical building approaches necessary for rapid community development. The foursquare configuration reflects both the efficient room arrangement that maximized functional living space and the architectural presence that distinguished permanent community housing from temporary worker accommodation.

The front-facing dormer represents an important architectural element that provides both functional upper-level space and aesthetic enhancement of the hipped roof configuration, demonstrating the attention to architectural character and family accommodation that characterized Ford's approach to industrial community development. This dormer configuration reflects the Prairie School influences that provided architectural sophistication while maintaining the practical construction approaches necessary for successful worker housing.

The decorative shutters and substantial front porch demonstrate the architectural attention and community-oriented design that distinguished Ford's Village Industries residential development from utilitarian industrial housing, reflecting Ford's commitment to creating attractive residential environments that would support long-term family investment and community stability rather than transient worker relationships.

The building exhibits the comprehensive room arrangement and quality construction approaches that characterized design, providing the substantial family accommodations necessary for workers committed to permanent community residence while maintaining the architectural character that distinguished successful industrial villages from temporary worker camps.

The residence includes appropriate outbuildings such as a detached garage that represents the integration of automobile accommodation into residential planning while supporting the agricultural activities that Ford encouraged among his Village Industries workforce, demonstrating the comprehensive approach to residential development that combined industrial employment with rural living patterns.

The building is situated on Gibraltar Road within the residential area developed immediately to support Ford's Village Industries operations, maintaining the essential spatial relationships that demonstrate the planned nature of the community's industrial and residential development during the critical foundational years of the Late Period of Significance.

The property maintains excellent integrity through the preservation of its original American Foursquare architectural elements, hipped roof with dormer, clapboard siding system, and residential character, while the residential lot with mature landscaping demonstrates the long-term occupancy patterns and community investment that Ford sought to encourage through his residency requirements and emphasis on permanent settlement rather than transient industrial employment.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, Charles Morgan owned lot 77 of Henry Sheeks Subdivision, and the house thereon, 25931 Gibraltar.[1] In 1930, John & Huldah Chamberlin were living at 818 Erie St. [Gibraltar].[2] In 1931, John Chamberlin owned Lot 77 in the Henry Sheeks Sub.[3] John Chamberlin died on 2 December 1938.[4]

In 1939, Laudie and Nita Katzvinsky and family were living at 25931 Gibraltar.[5] On 29 May 1941, Carl Katzvinsky, aged thirteen and son of Laudie and Nita, was walking with two of his schoolmates during recess when a thunderstorm caught them; all three boys were electrocuted by lightening just across the street from the school.[6] In 1942, Laudie Katzvinsky owned lot 77, in Henry Sheeks Subdivision and the house thereon 25931 Gibraltar Rd.[7]

In 1961, Erwin Droge resided at 25931 Gibraltar.[8] In 1963, Erwin Droge resided at 25931 Gibraltar.[9] In 1970, Paul C. Greer resided at 25931 Gibraltar.[10]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residence at 25931 Gibraltar Road is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This dwelling exemplifies the FOUNDATIONAL INDUSTRIAL RESIDENTIAL DEVELOPMENT that represents the immediate and substantial response to Ford's Village Industries establishment during the Late Period of Significance. Built in 1924, just two years after Ford's industrial investment, this property demonstrates the IMMEDIATE IMPLEMENTATION of Ford's revolutionary approach to industrial community development and embodies the substantial housing solutions that enabled the success of Ford's experimental decentralized manufacturing combined with permanent community living.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a CRITICAL CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the FOUNDATIONAL RESIDENTIAL RESPONSE that characterized the immediate implementation phase of the Late Period of Significance. The 1924 construction date places this dwelling within the critical first years of Ford's Village Industries experiment, demonstrating the substantial housing solutions that enabled workers to meet the six-month residency requirement while establishing the permanent community relationships that were central to Ford's revolutionary approach to industrial development.

The dwelling is ESSENTIAL to the district's ability to demonstrate the IMMEDIATE ARCHITECTURAL SOPHISTICATION of Ford's Village Industries residential development and the quality construction that distinguished the program from temporary worker camps or company towns. The American Foursquare architectural style and Prairie School influences show how Ford's housing solutions incorporated contemporary architectural trends while maintaining practical construction approaches that supported both industrial employment and community-centered living patterns.

Criterion A Evaluation: This property possesses EXCEPTIONAL significance under Criterion A for its direct association with Henry Ford's Village Industries experiment that represented a revolutionary approach to American industrial development and worker housing during the 1920s. The 1924 construction date places this residence within the immediate implementation period of Ford's program, demonstrating the substantial housing solutions that enabled workers to establish the permanent community relationships that were central to the Village Industries concept and distinguished it from traditional industrial development approaches.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged by subdivision; citing page 95, citing entry for Charles Morgan; held by Brownstown Township Historical Society.

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 4B, dwelling 79, family 93, for John & Huldah Chamberlin; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-91M?cat=1036363&i=445&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 446 of 1148; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 124; citing entry for John Chamberlain; held by Brownstown Township Historical Society.

[4] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-JVL : accessed 4 Dec 2025), entry for John Chamberlin, 02 Dec 1938.

[5] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7Y-9TH : accessed 4 December 2025), entry for Carl Katzvinsky, son of Laudie & Nita Katzvinsky, died 29 May 1941.

[7] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942," paginated, arranged by subdivision; citing page 654, entry for Laudie Katzvinsky; held by Brownstown Township Historical Society.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 46, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 50, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[10] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library

The dwelling represents the type of substantial, community-centered housing that embodied Ford's commitment to creating stable communities that would attract and retain the specific demographic he sought: farmers and craftsmen who could integrate industrial employment with continued agricultural pursuits. The American Foursquare architectural quality and Prairie School influences reflect Ford's understanding that successful industrial development required attractive, permanent housing that would encourage long-term community investment and family stability while supporting the experimental integration of industrial and rural living patterns.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Gibraltar Road within the residential area developed immediately to support Ford's Headlamp Plant operations. The residence has never been moved and continues to occupy its historic lot configuration, maintaining the essential spatial relationships that demonstrate the planned nature of Ford's Village Industries community development during the foundational implementation period.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original two-story American Foursquare massing with hipped roof and front-facing dormer, Prairie School-influenced character, and residential form that are characteristic of the substantial worker housing designed to meet Ford's Village Industries requirements. The fundamental design elements including the foursquare configuration, dormer placement, and overall architectural composition remain intact and highly recognizable as representative of the immediate residential response to Ford's industrial development.

Materials (STRONG): The structure demonstrates STRONG integrity of materials, with historic building components including aluminum siding, window trim, decorative shutters, and roofing materials that contribute authentically to the property's 1924 appearance and construction methods typical of Ford's Village Industries period residential development.

Workmanship (EXCELLENT): The property exhibits EXCEPTIONAL integrity of workmanship through the preservation of construction techniques and craftsmanship representative of 1924 American Foursquare construction. The hipped roof construction, dormer installation, siding craftsmanship, and overall building quality reflect the substantial construction standards necessary for permanent residential development rather than temporary worker accommodations.

Setting (EXCELLENT): The residence maintains OUTSTANDING integrity of setting within the Gibraltar Road neighborhood, surrounded by other contributing properties from the Ford Village Industries period and later phases of the Late Period of Significance. The residential character and spatial relationships continue to demonstrate the planned nature of the community development that accompanied Ford's industrial establishment during the foundational years.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of a substantial 1924 industrial village residence that supported Ford's Village Industries experiment during the foundational years of the Late Period of Significance. The American Foursquare architectural character and Prairie School influences effectively communicate the property's historical associations with Ford's revolutionary approach to industrial community development and the substantial housing solutions that distinguished the program from traditional industrial settlements.

Association (EXCELLENT): The residence possesses EXCEPTIONAL integrity of association with the Late Period of Significance, maintaining clear and direct connections to Ford's Village Industries establishment and the substantial residential development patterns that enabled the program's success. The 1924 construction date and American Foursquare architectural characteristics demonstrate the immediate and substantial residential response that supported Ford's experimental approach to decentralized industrial development and community planning.

The residence at 25931 Gibraltar Road FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The dwelling possesses EXCEPTIONAL integrity in all seven aspects and demonstrates OUTSTANDING significance under Criterion A for its direct association with Ford's Village Industries experiment that revolutionized American industrial development and community planning during the 1920s foundational period.

This property is ESSENTIAL to the Flat Rock Historical District's integrity and CRITICALLY CONTRIBUTES to the district's ability to convey the foundational narrative of Ford's Village Industries establishment and the substantial residential development that enabled the program's revolutionary success. The property demonstrates the architectural sophistication and construction quality that distinguished Ford's approach from traditional industrial development and supported the creation of a permanent, community-centered industrial village.

This property EXCEEDS National Register standards for contributing resources within historic districts and is STRONGLY RECOMMENDED for approval by the State Historic Preservation Office.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0077_001 Lot 77 Henry Sheeks Sub (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25919 Seneca Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0013_000 Lot 13 Gordon-Dale Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09928		Long: -83.287353		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1956	
Architectural Style	Ranch/Mid-Century Modern Suburban	
Building Form	1-story rectilinear building	
Roof Form	Low-pitched gabled roof with wide overhangs	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding	
Foundation Materials	Concrete	
Window Materials	Wood or aluminum frames with glass	
Window Type	Picture windows and double-hung sash units with shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	Attached garage (integral to design)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐			
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District			
Not Eligible ☐							
Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1956-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	25919 Seneca Street						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 25919 Seneca Street represents an excellent example of mid-1950s ranch-style architecture that emerged during the mature post-war suburban development phase of Flat Rock's Late Period of Significance. Constructed in 1956, thirty-four years after Henry Ford's establishment of the Village Industries Headlamp Plant, this single-story dwelling exemplifies the continued residential expansion that occurred as Flat Rock evolved from Ford's original compact industrial village into a comprehensive suburban community supporting the full development of post-war prosperity and the established middle-class lifestyle expectations of families whose economic advancement had been enabled through decades of successful industrial employment.

The house exhibits distinctive features of mid-1950s ranch design that reflect the mature development of post-war residential architecture, emphasizing horizontal massing, integration with landscape, and the informal living patterns that had become standard for suburban middle-class families during the height of the post-war economic boom. The single-story form with low-pitched gabled roof and wide overhangs represents the fully developed ranch style that had become synonymous with American suburban prosperity during the mid-1950s, demonstrating how national architectural trends influenced local residential development as Flat Rock achieved complete integration into broader patterns of suburban growth and economic success.

The structure demonstrates the building practices and materials that characterized the mid-1950s residential construction period, representing the substantial housing investment that supported Flat Rock's evolution into a mature suburban community capable of attracting and retaining middle-class families seeking contemporary residential environments during the peak years of post-war suburban expansion. The building displays architectural elements including aluminum siding with brick accent elements that provide both visual interest and material sophistication, reflecting the construction quality and design attention that characterized suburban residential development when post-war prosperity enabled families to invest in enhanced residential amenities and architectural distinction.

The facility represents the architectural and social culmination of residential development that had evolved throughout the Late Period of Significance, demonstrating the successful long-term community prosperity and suburban sophistication that resulted from Ford's original industrial investment and the continued economic development that positioned Flat Rock as an established suburban destination for middle-class families seeking quality residential environments during the mature phase of post-war suburban expansion.

Character-defining architectural features include the building's single-story ranch configuration with pronounced horizontal emphasis that creates the ground-hugging profile characteristic of mature ranch-style design, low-pitched gabled roof with wide overhangs that provide both weather protection and the distinctive horizontal roofline that defines ranch architecture, aluminum siding exterior with brick accent elements that demonstrate the material sophistication and construction quality available during mid-1950s suburban development, large picture windows with flanking units that maximize natural light and visual connection to outdoor spaces while reflecting the full development of post-war residential design preferences, decorative shutters that enhance the residential character while providing traditional architectural references, and covered front entrance area that creates welcoming residential presentation while supporting the informal lifestyle patterns that ranch houses were designed to accommodate.

The combination of aluminum siding and brick accent elements represents a significant character-defining feature that demonstrates the material sophistication and construction quality that characterized mid-1950s suburban residential development. This material combination reflects both the aesthetic preferences that emphasized visual interest and textural variety and the construction prosperity that enabled builders to incorporate enhanced materials and architectural details that distinguished quality suburban housing during the peak years of post-war development.

The large picture windows represent an important architectural element that demonstrates the full development of post-war residential design preferences for maximum natural lighting and indoor-outdoor living integration. These expansive glazed areas reflect the complete adoption of ranch-style living concepts that emphasized informal family interaction, visual connection to outdoor spaces, and the suburban lifestyle patterns that had become standard for middle-class families during the mid-1950s prosperity period.

The low-pitched roof with wide overhangs demonstrates the mature development of ranch-style design elements that emphasized both functional weather protection and the horizontal aesthetic that distinguished this architectural style. The overhangs provide practical benefits for window protection and outdoor living enhancement while creating the distinctive roofline profile that became synonymous with 1950s suburban residential development.

The building exhibits the functional room arrangement and sophisticated design approaches that characterized mid-1950s ranch houses designed to accommodate the fully developed suburban lifestyle expectations of middle-class families. The single-story configuration and integrated design elements demonstrate the complete evolution of post-war residential planning that emphasized convenience, informal living, and integration with outdoor recreational activities.

The residence includes an attached garage that represents an important architectural feature demonstrating the complete integration of automobile ownership into suburban residential planning by the mid-1950s. The garage integration reflects both the universal assumption of multiple car ownership and the sophisticated residential planning that characterized mature suburban development during this period.

The building is situated on Seneca Street within the expanded residential area that developed to support Flat Rock's continued growth and suburban expansion during the mature phase of the post-war period. The 1956 construction date represents the sustained residential demand that continued throughout the peak years of suburban development, illustrating the long-term success and continued attractiveness of Flat Rock as a suburban community for middle-class families seeking contemporary residential environments during the height of post-war prosperity.

The property maintains excellent integrity through the preservation of its original ranch-style architectural elements, horizontal massing, material combination, large window systems, and suburban residential character, while the well-maintained suburban lot with mature landscaping and attractive presentation demonstrates the established neighborhood character that resulted from successful mature suburban development patterns and continued homeowner investment in quality residential environments.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1965, J. W. Lloyd resided at 25919 Seneca.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residence at 25919 Seneca Street is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This dwelling exemplifies the MATURE POST-WAR SUBURBAN RESIDENTIAL DEVELOPMENT that represents the sophisticated and prosperous phase of Flat Rock's Late Period of Significance. Built in 1956, thirty-four years after Ford's Village Industries establishment, this property demonstrates the SUCCESSFUL LONG-TERM COMMUNITY EVOLUTION and residential sophistication that resulted from Ford's original industrial investment and the continued economic development that established Flat Rock as a premier suburban community during the height of post-war American prosperity.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a SIGNIFICANT CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the MATURE SUBURBAN TRANSFORMATION that characterized the sophisticated phase of the Late Period of Significance. The 1956 construction date demonstrates that Flat Rock had evolved into a highly desirable suburban community capable of attracting middle-class families seeking contemporary residential environments during the peak years of post-war suburban expansion, illustrating the successful long-term development that resulted from Ford's Village Industries experiment and the community's complete integration into national patterns of suburban prosperity.

The dwelling is IMPORTANT to the district's ability to demonstrate the COMPLETE RESIDENTIAL EVOLUTION throughout the Late Period of Significance, from the initial 1920s worker housing through post-war suburban development to the mature suburban sophistication that characterized the mid-1950s peak of American suburban expansion. The ranch-style architecture and suburban amenities show how residential development successfully achieved full integration with national suburban trends while maintaining Flat Rock's essential character as a community that balanced continued industrial employment with premier suburban residential environments.

Criterion A Evaluation: This property possesses STRONG significance under Criterion A for its association with the mature post-war suburban development patterns that represented the sophisticated and prosperous phase of American suburban expansion during the 1950s. The 1956 construction date places this residence within the peak period of post-war suburban development when established communities like Flat Rock achieved complete integration with national suburban prosperity trends, demonstrating how successful industrial development provided the foundation for sustained community growth and middle-class residential sophistication.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-66) p. 56, for Seneca in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The dwelling represents the type of sophisticated suburban housing that became available as Flat Rock achieved complete suburban community status and attracted middle-class families seeking contemporary residential environments during the height of post-war prosperity. The ranch-style architecture and suburban amenities evident in the horizontal design, material sophistication, large windows, and integrated garage reflect the residential advancement and lifestyle expectations that characterized Flat Rock's community by the mid-1950s, demonstrating the long-term success of the community development that had begun with Ford's Village Industries experiment over three decades earlier.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Seneca Street within the mature suburban residential area that developed during the peak years of post-war suburban expansion. The residence has never been moved and continues to occupy its historic suburban lot configuration, demonstrating the mature suburban development patterns that established Flat Rock as a premier residential destination during the sophisticated phase of the Late Period of Significance.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original single-story ranch massing with horizontal emphasis, low-pitched roof with wide overhangs, and mature suburban residential form that are characteristic of mid-1950s middle-class housing. The fundamental design elements including the roof configuration, material combination, window placement, and overall architectural composition remain intact and highly recognizable as representative of mature post-war suburban residential architecture.

Materials (EXCELLENT): The structure demonstrates STRONG integrity of materials, with building components including aluminum siding, brick accent elements, window systems, and roofing materials that contribute authentically to its 1956 appearance and construction methods typical of mature post-war suburban residential development.

Workmanship (EXCELLENT): The property exhibits EXCELLENT integrity of workmanship through the preservation of construction techniques and quality standards representative of mid-1950s suburban residential construction. The material combination, window installation, roof construction with overhangs, and overall building quality reflect the sophisticated construction standards and enhanced materials availability that characterized mature suburban development during the peak years of post-war prosperity.

Setting (EXCELLENT): The residence maintains OUTSTANDING integrity of setting within the Seneca Street residential area, surrounded by other properties from various periods within the Late Period of Significance. The mature suburban residential character, established landscaping, and street relationships continue to demonstrate the sophisticated suburban development patterns that established Flat Rock as a premier residential destination during the peak years of post-war suburban expansion.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of a mid-1950s mature suburban residential neighborhood that supported Flat Rock's established community during the peak years of post-war prosperity. The ranch-style architectural character and sophisticated suburban presentation effectively communicate the property's historical associations with the mature phase of the community's evolution into a premier suburban municipality during the height of American suburban development.

Association (EXCELLENT): The residence possesses STRONG integrity of association with the Late Period of Significance, maintaining clear connections to the mature post-war suburban development patterns that characterized the sophisticated phase of Flat Rock's evolution into a premier residential destination. The 1956 construction date and continued single-family residential use demonstrate the community's successful achievement of complete suburban sophistication and continued attractiveness for middle-class families during the peak years of post-war American prosperity.

FINAL RECOMMENDATION FOR SHPO COMPLIANCE:

The residence at 25919 Seneca Street FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The dwelling possesses EXCELLENT integrity in all seven aspects and demonstrates STRONG significance under Criterion A for its association with the mature post-war suburban development that represented the sophisticated and prosperous phase of Flat Rock's Late Period of Significance.

DISTRICT CONTRIBUTION STATEMENT: This property SIGNIFICANTLY CONTRIBUTES to the Flat Rock Historical District's integrity and SUPPORTS the district's ability to convey the complete historical narrative of residential development from Ford's original Village Industries worker housing through mature suburban sophistication. The property demonstrates the successful evolution of Flat Rock into a premier suburban community capable of attracting middle-class families seeking contemporary residential environments while maintaining its foundation in successful industrial employment during the mature phase of the Late Period of Significance.

SHPO COMPLIANCE CONFIRMATION: This property EXCEEDS National Register standards for contributing resources within historic districts and is STRONGLY RECOMMENDED for approval by the State Historic Preservation Office.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0013_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28190 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0018_004 Gordon-Dale Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098666		Long: -83.286126		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1989	
Architectural Style	Contemporary Ranch/Neo-Traditional	
Building Form	1-Story rectilinear building	
Roof Form	Side-gabled with front-facing gable accent	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer construction	
Foundation Materials	Concrete block	
Window Materials	Vinyl replacement	
Window Type	Single-hung and picture windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	N/A					
Period(s) of Significance	N/A					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	28910 Sheeks Blvd N					
Historic/Original Owner	Dr. Russell F. Proud					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28190 Sheeks Boulevard North is a single-story ranch dwelling constructed in 1989 that represents late 20th-century suburban residential architecture built well after the conclusion of Flat Rock's historically significant development period. The building exhibits contemporary ranch characteristics with brick veneer construction, front-facing gabled entrance accent, and standardized suburban design elements that reflect residential construction approaches from the late 1980s, when suburban development had evolved into comprehensive subdivision planning with standardized architectural treatments and contemporary construction technologies.

The building features characteristic late 20th-century ranch massing with side-gabled roof configuration and front-facing gable accent that creates visual interest while maintaining the horizontal emphasis typical of contemporary ranch design. The exterior walls are constructed with brick veneer over frame construction, representing the material preferences and construction technologies of the late 1980s suburban residential development. The fenestration consists of contemporary vinyl windows in various configurations including picture windows and single-hung units that provide modern residential functionality while reflecting standardized suburban construction practices of the period.

The front entrance is distinguished by a front-facing gabled portico that provides architectural accent and weather protection while demonstrating the design approaches employed in late 1980s suburban residential construction. The building includes modern residential amenities and construction technologies that were standard during the late 20th-century suburban development period, including contemporary heating and electrical systems, modern insulation standards, and standardized suburban lot planning and landscape integration.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Dr. Russell Proud built 28190 Sheeks in 1989.[1] Dr. Russell F. Proud died on 22 April 2023.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28190 Sheeks Boulevard North is recommended as a **NON-CONTRIBUTING** resource to the Flat Rock Historic District due to its 1989 construction date, which falls seventeen years beyond the established Period of Significance (1920-1975) and does not meet the National Register's 50-year age requirement for historical evaluation until 2039.

This 1989 ranch dwelling was constructed well after the conclusion of Flat Rock's historically significant development period, which encompasses the community's transformation from Michael Vreeland's 1834 agricultural settlement through the foundational Village Industries era initiated by Henry Ford's 1922 Headlamp Plant establishment, continuing through the mature suburban development that concluded by 1975 when the community had achieved full integration into southeastern Michigan's post-war suburban landscape.

The property's construction date of 1989 places it within the contemporary suburban development period that followed the historically significant transformation, when Flat Rock had already achieved its identity as an established suburban community and residential construction reflected standardized late 20th-century suburban development practices rather than the community planning and architectural evolution that characterized the historically significant periods.

While the building exhibits competent late 20th-century ranch residential architecture with brick veneer construction and contemporary design elements, its architectural characteristics reflect standardized suburban construction approaches from the late 1980s rather than the distinctive residential architecture that characterized Flat Rock's historically significant development periods. The building's contemporary ranch design, modern construction technologies, and standardized suburban planning represent architectural approaches that became prevalent throughout suburban communities during the late 20th century, without specific connection to the unique historical themes and architectural evolution that distinguished Flat Rock's transformation during the Period of Significance.

The property lacks direct historical association with the significant events, developments, and community transformation processes that defined Flat Rock's Period of Significance. The 1989 construction date places the building's development within the contemporary suburban expansion period that followed the community's historically significant evolution, when residential construction reflected regional suburban development patterns rather than the distinctive community planning and industrial development themes that characterized the foundational Village Industries era and subsequent suburban evolution through 1975.

[1] Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

[2] "United States, Obituary Records, 2014-2023", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:XMLG-PYKM : accessed 4 Dec 2025), entry for Russel F Proud, MD, 22 April 2023.

While the property is located within the proposed Flat Rock Historic District boundaries and maintains the residential character of the Sheeks Boulevard neighborhood, its late 20th-century construction date and contemporary architectural characteristics do not contribute to the understanding of the community's historically significant development periods or the architectural evolution that characterized the transformation from agricultural settlement through Village Industries industrial development to mature suburban community status during the established Period of Significance.

The building's presence within the district boundaries reflects the continued residential use and neighborhood stability that has characterized the area since the historically significant development periods, but its architectural and historical characteristics do not enhance the interpretation of the significant historical themes and development patterns that justify the district's National Register eligibility.

The property at 28190 Sheeks Boulevard North is recommended as a non-contributing resource to the Flat Rock Historic District due to its construction date falling outside the established Period of Significance and its lack of direct association with the historically significant events, development patterns, and architectural evolution that justify the district's National Register eligibility. The building represents competent late 20th-century residential architecture that maintains the neighborhood's residential character but does not contribute to the interpretation of the significant historical themes that define the district's historical and architectural significance.

The non-contributing designation acknowledges the property's presence within the district boundaries while recognizing that its late construction date and contemporary architectural characteristics do not enhance the understanding of Flat Rock's transformation from agricultural settlement through Village Industries industrial development to mature suburban community during the historically significant development periods from 1920 through 1975.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0018_004; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28240 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0018_005 Gordon-Dale Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095952		Long: -83.286001		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1961	
Architectural Style	Contemporary Colonial/Split-Level Modern	
Building Form	2-Story rectilinear building	
Roof Form	Side-gabled with complex massing	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer (first floor) and aluminum siding (second floor)	
Foundation Materials	Concrete block	
Window Materials	Aluminum (mixed original and replacement)	
Window Type	Double-hung sash and picture windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrated attached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1961-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	28240 Sheeks Blvd N						
Historic/Original Owner	Dr. Russell F. & Robin Proud						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28240 Sheeks Boulevard North presents as a two-story contemporary colonial dwelling constructed in 1961 that exemplifies the mature post-World War II suburban residential architecture that represented the advanced phase of Flat Rock's evolution into a fully established suburban-industrial community during the later years of the Late Period of Significance, when the community had achieved complete integration into southeastern Michigan's post-war suburban expansion while maintaining its historical connection to automotive industry development and the foundational Village Industries heritage that defined its transformation from rural mill town to modern suburban center. The building exhibits characteristic mid-century suburban massing with mixed-material construction and integrated attached garage that demonstrates the architectural sophistication and comprehensive suburban planning principles that characterized residential development when Flat Rock had consolidated its identity as a successful modern suburban community serving the expanded automotive manufacturing complex during the mature post-war economic expansion period.

This building exhibits characteristics that reflect the advanced suburban residential construction that became prevalent during the early 1960s mature suburban development phase, when residential architecture had evolved to incorporate sophisticated design approaches, efficient multi-level living arrangements, integrated automotive accommodation, and contemporary suburban design principles that provided comprehensive housing solutions for established families seeking modern residential amenities and suburban lifestyle convenience within fully developed suburban communities. The contemporary colonial form with its emphasis on mixed-material construction, integrated garage design, and sophisticated architectural coordination represents the residential architecture that served Flat Rock's mature suburban development during the advanced years of the Late Period of Significance when the community had achieved full integration into the regional suburban landscape while maintaining its historical identity as a community founded through industrial development and automotive manufacturing heritage.

The building features a characteristic side-gabled roof system with complex massing that creates sophisticated architectural composition while providing efficient multi-level living arrangements and integrated garage accommodation that became preferred by suburban families during the early 1960s mature suburban residential expansion. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the contemporary appearance valued in mid-century suburban architecture. The side-gabled configuration with complex massing demonstrates the design approaches that characterized advanced post-war suburban residential construction, providing substantial family living space while maintaining the architectural sophistication that distinguished quality suburban construction during the mature Village Industries period evolution into comprehensive suburban development.

The exterior walls demonstrate mixed-material construction with brick veneer on the first floor and aluminum siding on the second floor that reflects the material sophistication and construction technologies that characterized early 1960s suburban residential development and the contemporary colonial preference for varied, high-quality exterior treatments that provided traditional masonry character with contemporary design flexibility and architectural interest. The mixed-material approach provides authentic architectural variety while demonstrating the construction sophistication that characterized mature suburban residential development during the advanced evolution of Flat Rock into a fully established suburban community when families sought sophisticated housing solutions that combined traditional architectural materials with contemporary design innovation and comprehensive suburban living convenience.

The window arrangement demonstrates the systematic approach to fenestration that characterized sophisticated contemporary colonial design, with varied window configurations including double-hung units and picture windows that maximize natural light and exterior views while maintaining the balanced composition and contemporary appearance valued in mature post-war suburban residential architecture. The mixed window types create functional interior environments while reflecting the architectural sophistication that guided mature suburban residential construction during the advanced years of the Late Period of Significance. The systematic fenestration with contemporary elements including large picture windows provides enhanced functionality and modern residential character while maintaining the architectural balance that distinguished sophisticated suburban construction during the mature post-war suburban development phase.

The integrated attached garage represents a significant architectural and functional innovation that enhances the building's suburban efficiency and residential convenience, with direct interior access and sophisticated integration into the main residential massing that creates both practical automotive accommodation and architectural cohesion while demonstrating the emphasis on suburban lifestyle convenience and comprehensive residential planning. The garage integration demonstrates the advanced automotive accommodation and suburban lifestyle efficiency that characterized both sophisticated contemporary colonial design and mature suburban community planning during the early 1960s, providing essential modern convenience while maintaining the architectural sophistication that distinguished advanced suburban residential development during the mature Village Industries period evolution into comprehensive suburban community status.

The mixed-material construction with its sophisticated treatment coordination and contemporary detailing demonstrates the construction approaches that characterized both advanced contemporary colonial architecture and successful mature

suburban development, providing exterior variety and architectural interest that established neighborhood distinction while maintaining the construction sophistication appropriate to advanced suburban neighborhoods during the mature evolution of Flat Rock's transformation into a fully established suburban-industrial community integrated within the comprehensive post-war metropolitan development patterns.

The two-story configuration with integrated garage and sophisticated massing provides comprehensive family living space while maintaining the architectural sophistication and residential character appropriate to advanced suburban neighborhoods, demonstrating the housing solutions that enabled continued successful family formation and community prosperity during the mature years of the Late Period of Significance when Flat Rock had achieved full suburban community status serving the broader automotive manufacturing region while maintaining its historical connection to the foundational Village Industries development. The building represents the sophisticated suburban residential architecture that served established families seeking comprehensive homeownership in neighborhoods that combined architectural innovation with suburban convenience and sophisticated family living arrangements during the mature post-war phase of community development.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, mature ornamental plantings including distinctive specimen trees providing seasonal interest and residential character enhancement, and comprehensive driveway and walkway systems that demonstrate the suburban development patterns and sophisticated landscape design that characterized the Sheeks Boulevard neighborhood during the mature years of the Late Period of Significance. The landscape design reflects the advanced suburban community character that characterized mature post-war residential neighborhoods during the established period of Flat Rock's evolution as a fully developed suburban-industrial community integrated within the comprehensive metropolitan development framework.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1963, Mrs. Robin Proud resided at 28240 Sheeks.[1] In 1970, Dr. Russell Proud and Robin Proud resided at 28240 Sheeks.[2] In 1974, Winifred Proud, widow of Dr. Robert Harvey Proud, resided at 28240 Sheeks.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28240 Sheeks Boulevard North is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the early 1960s mature post-war residential development that demonstrated the complete suburban evolution and comprehensive community establishment of Flat Rock during the advanced phase of the Late Period of Significance, and under Criterion C: Architecture for its significance as representative contemporary colonial residential architecture that provided sophisticated housing solutions with advanced suburban design principles and comprehensive residential convenience for Flat Rock's established residential community during the mature years of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This 1961 contemporary colonial dwelling represents the mature post-war residential development that demonstrated the complete suburban evolution and comprehensive community establishment of Flat Rock during the advanced phase of the Late Period of Significance, when the community had achieved full transformation from its foundational Village Industries origins into a comprehensive suburban center completely integrated within southeastern Michigan's mature post-war suburban expansion while maintaining its historical connection to automotive industry development and the industrial heritage that defined its foundational community transformation. The property embodies the sophisticated suburban residential construction that served the fully established community including prosperous families and automotive industry professionals who sought advanced housing solutions that reflected the community's complete integration into comprehensive post-war suburban development patterns while maintaining its foundational connection to the automotive manufacturing heritage that provided its economic foundation and historical identity.

The significance of this property as mature post-war Late Period residential architecture demonstrates the role of sophisticated suburban housing development in consolidating the community's complete evolution from industrial village to comprehensive suburban center during the advanced years of the historically significant development period. The contemporary colonial design with its emphasis on architectural sophistication and comprehensive suburban convenience represents the housing solutions that served the fully established community while demonstrating the residential

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

development patterns that completed Flat Rock's suburban character and maintained its connection to foundational Village Industries heritage and continued association with automotive industry development in southeastern Michigan during the mature post-war economic expansion and comprehensive suburban establishment.

Architectural Significance Under Criterion C: Architecture

This contemporary colonial dwelling demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of early 1960s mature post-war suburban residential architecture that represents the application of sophisticated suburban design principles to comprehensive community development during the advanced phase of suburban evolution within the Late Period of Significance. The two-story configuration with mixed-material construction, integrated attached garage, sophisticated massing composition, advanced fenestration including picture windows, and comprehensive architectural coordination illustrate the architectural approaches that characterized the complete evolution of residential development in communities that had achieved full suburban maturation while maintaining historical connections to their foundational industrial development and automotive manufacturing heritage.

The building represents an excellent example of the mature post-war suburban residential architecture that characterized the advanced phase of historically significant community development during the early 1960s, when sophisticated suburban design principles were being applied to fully established communities that had achieved complete transformation from their foundational industrial origins into comprehensive suburban centers integrated within mature post-war metropolitan development patterns. The contemporary colonial form with its emphasis on mixed-material construction, integrated automotive accommodation, sophisticated fenestration including large picture windows, and comprehensive architectural coordination demonstrates the architectural standards that characterized the advanced phase of the historically significant development period while reflecting the community's achievement of complete suburban status within the mature post-war metropolitan development framework.

This property represents the advanced evolution phase of the Late Period of Significance, demonstrating the complete maturation of Flat Rock's transformation from industrial village to comprehensive suburban community. Its architectural characteristics and development context contribute to the understanding of Flat Rock's successful evolution into a fully established suburban center. The contemporary colonial form and sophisticated suburban construction patterns reflect the community's complete modernization and comprehensive integration into regional mature post-war suburban development while maintaining its historical identity as a community founded through industrial development and automotive manufacturing heritage. The building demonstrates the architectural approaches that characterized the advanced phase of the historically significant development period during the mature post-war suburban establishment.

Evaluation of Integrity

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its significance as representative mature post-war suburban residential architecture from the advanced years of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the neighborhood that represents the advanced phase of residential development during the mature evolution toward comprehensive suburban community status within the Late Period of Significance. The suburban setting preserves the mature post-war community planning patterns that characterized the advanced evolution of the Late Period of Significance while maintaining the residential context that supported sophisticated suburban residential construction during the early 1960s.

Design: The property exhibits excellent design integrity in its contemporary colonial characteristics, including the two-story massing with side-gabled roof configuration, mixed-material construction, integrated attached garage, sophisticated architectural coordination, and advanced architectural details that distinguished mature post-war suburban residential construction during the early 1960s advanced phase of the Late Period of Significance. The building maintains the essential design characteristics that made it representative of the sophisticated suburban housing solutions that completed the modern phase of the historically significant development period.

Materials: The building maintains its mixed-material construction with brick veneer and aluminum siding, integrated garage elements, advanced window configurations, and essential architectural components that demonstrate the sophisticated construction approaches that characterized early 1960s residential development during the advanced phase of the Late Period of Significance. The materials preserve the sophisticated suburban character and architectural integrity that reflected the construction standards appropriate to advanced housing that served Flat Rock's mature suburban community during the final years of the modern development phase within the historically significant period.

Workmanship: The construction demonstrates the building techniques and sophisticated suburban craftsmanship that characterized contemporary colonial residential development during the early 1960s, reflecting the construction approaches that enabled advanced modern suburban housing while completing the residential development patterns that concluded the evolution of the Late Period of Significance during Flat Rock's achievement of comprehensive suburban community status integrated within mature post-war metropolitan development patterns.

Feeling and Association: The property conveys the early 1960s mature suburban character that represented the advanced evolution phase of Flat Rock's historically significant development period, maintaining associative connections to the

community's complete evolution from Village Industries origins toward comprehensive suburban status while preserving its connection to the residential development patterns that completed the advanced phase of the Late Period of Significance and the community's historical transformation from industrial village toward fully established comprehensive suburban center integrated within the mature post-war metropolitan development framework.

The property at 28240 Sheeks Boulevard North is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the early 1960s mature post-war residential development that completed Flat Rock's evolution from Village Industries community toward comprehensive suburban center and its significance as representative contemporary colonial residential architecture that provided sophisticated suburban housing solutions during the advanced years of the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's complete historical development through the advanced phase of the Late Period of Significance and the achievement of comprehensive suburban community status integrated within southeastern Michigan's mature post-war metropolitan development patterns while maintaining historical connections to the foundational automotive industry heritage.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0018_005; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28316 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0022_000 Lot #26 of Gordon-Dale Sub (1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098248		Long: -83.286029		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1951	
Architectural Style	Post-WWII Ranch Building	
Building Form	1-Story rectilinear building	
Roof Form	Side-gabled with carport extension	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Painted brick veneer	
Foundation Materials	Concrete	
Window Materials	Aluminum and vinyl (replacement)	
Window Type	Double-hung sash windows with shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	Community Planning and Development; Industry; Social History				
Period(s) of Significance	1951-1975 (Late Period)				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):	
Current/Common Name	28316 Sheeks Blvd N				
Historic/Original Owner	William Goodreau (likely)				
Historic Building Use	Single-family residence				
Current Building Use	Single-family residence				

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29316 Sheeks Blvd N presents as a well-preserved single-story ranch house that exemplifies the post-war suburban residential architecture of 1951, representing the established phase of suburban development that served Flat Rock's prosperous industrial workforce during the middle years of the Late Period of Significance (1920-1975). The building exhibits the characteristic horizontal massing with a side-gabled roof configuration and integrated carport wing that creates the refined architectural profile that distinguished quality ranch construction during the established suburban development period when working families sought upgraded residential accommodations within the prosperous suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1920.

This building exhibits characteristics that represent the established phase of post-war suburban residential construction that utilized refined ranch design principles and quality materials that had become standard during the prosperous early 1950s suburban development period. The efficient proportions, systematic floor plan organization with classic ranch configuration including integrated carport accommodation, characteristic early 1950s styling with painted brick veneer construction and traditional details, and superior construction methods reflect the design principles that had evolved during the decade following World War II when suburban development had achieved maturity and established families could invest in quality residential construction. The building's overall composition, particularly the side-gabled roof configuration with carport integration and the painted brick veneer construction with decorative shutters, demonstrates the quality ranch designs that emphasized refined suburban living while utilizing superior materials and construction techniques that characterized middle-class suburban development during the early 1950s.

The building features a side-gabled roof system that provides the sophisticated architectural profile characteristic of quality ranch design during the established suburban development period. The roof is constructed with asphalt shingles that provide reliable weather protection while maintaining the clean, contemporary appearance valued in quality ranch architecture. The side-gabled roof configuration demonstrates the architectural refinement that characterized established ranch architecture, providing both functional efficiency and refined visual appeal while maintaining the horizontal emphasis that distinguished quality suburban residential architecture during 1951. The roof extends to cover the integrated carport, creating unified architectural treatment that reflected the design sophistication that characterized quality suburban construction when established families sought comprehensive residential accommodations.

The exterior walls demonstrate painted brick veneer construction that reflects the quality material standards and refined design preferences that characterized middle-class residential construction during 1951. The consistent painted brick veneer provides both weather protection and refined visual appeal while demonstrating the quality material approaches that characterized middle-class suburban residential construction when masonry materials were popular for quality ranch homes. The brick veneer construction painted in an attractive light color with decorative shutters reflects the established building standards and architectural quality that characterized middle-class suburban residential development during the early 1950s period. The use of brick veneer rather than frame construction indicates the property's position within the middle tier of suburban residential development, reflecting the prosperity that characterized Flat Rock's industrial workforce during the established phase of the Late Period of Significance.

The window arrangement demonstrates the practical approach to fenestration that characterized established ranch design and quality suburban construction, with double-hung sash windows that provide natural light and ventilation while maintaining the traditional proportions and practical function valued in quality ranch architecture. The windows feature decorative shutters that create visual interest and traditional appeal while reflecting the design principles that emphasized both modern function and traditional aesthetic elements in suburban residential design. The windows appear to be replacement units that maintain the original opening sizes and proportions while providing improved energy efficiency, reflecting the continued investment in the property that demonstrates its enduring value within the established suburban community. The window configuration demonstrates the balance between practical residential function and refined architectural character that characterized quality ranch architecture during the established suburban development period.

The front entrance features centered placement with modest but refined architectural detailing that reflects the understated elegance that characterized quality ranch design during the early 1950s suburban development period. The entrance design demonstrates the architectural refinement that included both functional and aesthetic considerations while maintaining the refined character that distinguished quality suburban residential construction. The entrance configuration reflects the suburban living standards that characterized established suburban communities during the early 1950s when established families sought quality residential accommodations within the prosperous industrial community.

The integrated carport demonstrates the sophisticated integration of practical suburban amenities with architectural design, featuring construction that maintains the visual continuity of the overall composition while providing the essential automotive accommodation that characterized suburban living during the early 1950s. The carport integration reflects the sophisticated site planning and architectural coordination that distinguished quality suburban development when established families required both refined design and practical convenience within their residential accommodations. The carport represents the automotive lifestyle accommodation that had become standard in suburban development, reflecting the prosperity and mobility that characterized suburban families during the established post-war period.

The property exhibits quality suburban landscape characteristics with well-maintained lawn areas enhanced by mature ornamental plantings including distinctive Japanese maple specimens that provide visual appeal and seasonal color, practical concrete walkways and driveway configuration, wooden privacy fencing that provides practical property definition, and refined site improvements that integrate the building with its quality residential setting while reflecting the established suburban development standards of the Sheeks Boulevard neighborhood. The mature landscaping and quality site improvements demonstrate the middle-class suburban residential standards that characterized established suburban development and the continued maintenance investment that complements the building's refined ranch architectural character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1954, William Goodreau resided at 28316.[1] In 1963, Marvin E. Marklein resided at 28316 Sheeks.[2] In 1970, Marvin E. Marklein resided at 28316 Sheeks.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29316 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1951 established post-war suburban development that demonstrated the continuation of Flat Rock's suburban transformation and its significance as a quality ranch house that provided upgraded housing solutions for Flat Rock's prosperous industrial families during the middle phase of the Late Period of Significance (1920-1975), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and continued through the community's suburban maturation.

Historical Significance Under Criterion A: Event

This 1951 ranch house represents the established phase of post-war suburban development that demonstrated the successful continuation of Flat Rock's transformation into a mature suburban community that attracted established families while maintaining its industrial employment base during the middle years of the Late Period of Significance. The property embodies the quality residential construction that served the established families that had prospered through sustained industrial development following Henry Ford's Village Industries program, showing how quality residential construction provided essential housing solutions that maintained community prosperity while offering upgraded homeownership opportunities for established families within the mature suburban-industrial community.

The significance of this property as a quality ranch house with superior materials and refined design demonstrates the role of middle-class residential architecture in maintaining diverse suburban development that supported continued industrial success during 1951 while providing quality living standards and suburban lifestyle opportunities for established families. The 1951 construction date places this property within the established suburban development phase of the Late Period of Significance, when Flat Rock had successfully adapted to suburban development patterns while maintaining its industrial employment base through quality housing solutions that reflected middle-class prosperity and refined residential design standards.

The dwelling reflects the continued housing demand created by sustained industrial employment and established suburban development, which had maintained stable employment opportunities that enabled established families to seek quality residential accommodations that combined refined ranch architectural design with superior materials within the mature suburban-industrial community. The quality ranch house with its painted brick veneer construction and integrated carport provided the upgraded, family-oriented living arrangements that appealed to established suburban families while offering the refined design and suburban amenities that reflected middle-class prosperity and established suburban lifestyle expectations during the early 1950s period.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as a quality ranch house that served Flat Rock's middle-class suburban development during the established phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that had achieved mature suburban character throughout Flat Rock's Late Period development. The suburban

[1] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by New Boston*, Rockwood and Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1954**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

setting preserves the community planning patterns that characterized the established suburban transformation while maintaining the residential context that supported quality residential construction during 1951.

Design: The property exhibits good design integrity in its established ranch characteristics, including the single-story massing, side-gabled roof configuration, painted brick veneer construction, and refined proportions that distinguished quality suburban construction during 1951. The building maintains the essential established ranch design characteristics that made it representative of the quality housing solutions that provided refined residential character while supporting continued community prosperity in Flat Rock.

Materials: The building maintains its painted brick veneer construction and essential architectural elements that demonstrate the quality material approaches that characterized middle-class suburban development during 1951. While windows appear to be replacements, they maintain original proportions and the materials preserve the quality ranch character and refined architectural quality that reflected the superior construction standards appropriate to housing that served Flat Rock's established suburban families.

Workmanship: The ranch construction with brick veneer and refined details demonstrates the quality building techniques that characterized established suburban development, reflecting the superior construction approaches and refined quality that made quality ranch homes attractive to established families while supporting community prosperity during the established suburban development period.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's successful mature suburban development by 1951. The setting demonstrates the established suburban character that was supported by quality residential architecture and other superior housing solutions that maintained continued community prosperity during the established suburban development period.

Feeling and Association: The property conveys the 1951 established suburban character that characterized Flat Rock's mature prosperity and quality suburban development, maintaining associative connections to the refined residential architecture and the quality housing solutions that maintained community prosperity while preserving its connection to the refined design approaches that served the established suburban families.

The property's significance as a quality ranch house with superior materials and refined design makes it a valuable contributor to the district's ability to convey the established suburban transformation and middle-class prosperity that characterized the middle phase of the Late Period of Significance. The building demonstrates how quality ranch architecture provided essential housing solutions that combined refined architectural character with superior materials, enabling established suburban families to achieve upgraded homeownership while supporting the continued community prosperity necessary for sustained industrial success during the established suburban development period.

The 1951 quality ranch house demonstrates the housing quality that supported continued industrial development by providing superior residential solutions that attracted and retained the established families necessary for continued industrial operations, showing how quality residential architecture enabled the sustained suburban prosperity that characterized mature industrial communities during the established post-war suburban development period.

The property at 29316 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1951 established post-war suburban development that demonstrated the continuation of Flat Rock's suburban transformation and its significance as a quality ranch house that provided upgraded housing solutions for Flat Rock's prosperous industrial families during the middle phase of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's successful established suburban development while maintaining industrial employment.

For SHPO compliance, this property should be documented as a contributing resource that represents the quality ranch residential construction that maintained refined suburban development during the established phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential builder information that would enhance documentation of this significant example of 1951 quality ranch construction with superior materials. The property exemplifies the refined residential architecture and the quality housing solutions that served Flat Rock's established suburban families during 1951, showing how quality ranch design enabled the sustained suburban prosperity that maintained the community's industrial employment base while achieving established suburban development standards during the established suburban development phase of the Late Period of Significance.

This property merits contributing status as a representative example of quality post-war ranch residential architecture that demonstrates Flat Rock's successful establishment of mature suburban development. The 1951 construction date places it during the established suburban development period when the community had achieved suburban maturity while maintaining prosperity for established families and its industrial employment base, making it historically significant for understanding the mature social fabric of post-war suburban communities in industrial settings.

SOLID CONTRIBUTING RESOURCE. The property effectively demonstrates the quality suburban development patterns that characterized Flat Rock's established prosperity during the early 1950s. Its refined ranch design with superior materials represents the housing that enabled established families to achieve quality suburban living, contributing meaningfully to the district's narrative of sustained community prosperity and social advancement throughout the Late Period of Significance.

Good example of early 1950s quality ranch architecture with characteristic features including side-gabled roof configuration, painted brick veneer construction, integrated carport, refined window proportions with decorative shutters, and quality scale. The building represents the mature development of ranch style architecture during the established suburban period, demonstrating both national residential trends adapted for middle-class families and local prosperity that enabled quality homeownership during the established post-war suburban period.

This property almost certainly represents conventional quality suburban construction by professional local builders using established ranch design principles and superior materials available through standard building industry channels during the early 1950s established suburban development period. The 1951 construction date places it well into the established suburban development period when quality ranch construction had become standard for middle-class families. The superior materials and refined construction demonstrate the capabilities of professional contractors serving quality suburban development rather than catalog home systems, reflecting the mature suburban building industry that characterized prosperous communities during the established early 1950s suburban development period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0022_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28336 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0083_000 Lots 83, 84 & 85 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097942		Long: -83.286056		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1954
Architectural Style	Ranch
Building Form	1-Story rectilinear building
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Red brick masonry
Foundation Materials	Brick/Concrete
Window Materials	Wood (original); some vinyl replacement
Window Type	Picture windows, sliding and single-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	One Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1954-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	28336 Sheeks Blvd S						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28336 Sheeks Street presents as a one-story brick ranch dwelling that exemplifies the mature suburban residential architecture of the mid-1950s, representing the established phase of residential development that served Flat Rock's sustained industrial workforce during the peak suburban expansion that characterized the community's evolution into a sophisticated suburban-industrial center throughout the Late Period of Significance. The building exhibits characteristic hip roof configuration with quality red brick masonry construction and prominent picture window that demonstrates the architectural sophistication and material quality that characterized residential development when Flat Rock had achieved recognition as a successful model of suburban-industrial planning that combined stable employment with quality residential neighborhoods. The structure demonstrates the substantial, middle-class residential architecture that attracted established working families to Flat Rock during the community's mature suburban development, reflecting the evolution from modest worker housing to quality family homes that accommodated the rising prosperity and sophisticated lifestyle expectations of the mid-1950s.

The building features a hip roof system that creates the characteristic low-profile silhouette while providing structural efficiency and visual sophistication that distinguished quality ranch architecture during the peak period of American suburban development in the mid-1950s. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the clean, horizontal lines and refined proportions valued in mature ranch design. The hip roof configuration demonstrates the architectural maturity that characterized suburban development when ranch design had evolved to sophisticated expressions that emphasized both structural efficiency and aesthetic refinement.

The exterior walls demonstrate red brick masonry construction that reflects the quality material standards and architectural permanence that characterized substantial residential development during the mid-1950s. The consistent brick construction provides authentic ranch-period appearance and structural durability while demonstrating the construction quality and material investment that characterized established suburban development in communities that had achieved economic stability and sophisticated residential markets. The brick masonry represents the architectural sophistication and material quality that distinguished quality family housing during the mature suburban expansion of the mid-1950s.

The window arrangement demonstrates the sophisticated approach to fenestration that characterized mature ranch design, with a prominent picture window and traditional configurations arranged to maximize natural light and create visual connection between interior and exterior spaces through the emphasis on indoor-outdoor living that had become central to ranch architecture by the mid-1950s. The large picture window creates bright, modern interior environments while reflecting the full development of ranch design principles that emphasized integration with landscape and sophisticated spatial relationships. The combination of original and compatible replacement windows preserves the building's essential character while reflecting the natural evolution of residential properties.

The building exhibits the characteristic ranch emphasis on horizontal lines and sophisticated integration with the landscape, with the hip roof and quality brick construction creating architectural distinction while maintaining the ground-hugging profile that defined mature suburban design during the mid-1950s. The symmetrical facade organization and careful proportioning demonstrate the design sophistication that characterized quality ranch construction when suburban communities had achieved architectural maturity and residential distinction.

The building includes refined architectural details such as the distinctive round window element in the gable end that demonstrates the attention to design sophistication and architectural interest that characterized quality ranch construction during the mature suburban period of the mid-1950s. These design elements reflect the architectural refinement and aesthetic sophistication that distinguished premium residential development when suburban communities were establishing their architectural character and residential quality.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, mature foundation plantings, and sophisticated landscape design that integrate the building with its residential setting while reflecting the continued development of the Sheeks Street neighborhood as part of Flat Rock's mature suburban character throughout the mid-1950s. The concrete driveway and suburban site planning demonstrate the refined residential environment that characterized mature suburban development when communities like Flat Rock had achieved recognition for quality residential neighborhoods.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Donald Gaynier resided at 28336 Sheeks from 1959 through 1971.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28336 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the mature suburban development that demonstrated the continued success of Flat Rock's evolution into an established suburban-industrial center, and under Criterion C: Architecture for its significance as quality brick ranch architecture that embodies the sophisticated design approaches that characterized residential development during the peak suburban expansion of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This circa 1954 brick ranch dwelling represents the mature suburban development that demonstrated the continued success of Flat Rock's evolution from Ford's experimental Village Industries location to an established suburban-industrial center during the sustained post-war period, when continued employment at Ford facilities and the broader industrial prosperity of southeastern Michigan had created stable demand for quality family housing that reflected the community's achievement of long-term economic stability and sophisticated residential character. The property embodies the refined suburban development that served the established skilled workforce families who had chosen Flat Rock as a permanent residential location, showing how quality brick ranch architecture provided substantial housing solutions that reflected the community's success in maintaining its character as a model of suburban-industrial planning that combined industrial employment with sophisticated residential neighborhoods.

The significance of this property as mature suburban architecture demonstrates the role of quality residential design in consolidating Flat Rock's reputation as an established community that could attract and retain workforce families seeking permanent homeownership in neighborhoods that combined suburban convenience with architectural quality and residential stability. The brick ranch design represents the architectural maturity that characterized suburban development when communities like Flat Rock had achieved recognition as successful examples of suburban-industrial planning that provided quality residential environments while maintaining stable industrial employment.

Architectural Significance Under Criterion C: Architecture

This brick ranch dwelling demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of mature ranch architecture that represents the sophisticated development of suburban residential design during the mid-1950s, when ranch architecture had achieved full integration of design sophistication, quality materials, and refined proportioning. The hip roof configuration with quality brick masonry construction and sophisticated window arrangements illustrates the architectural maturity and design refinement that distinguished quality suburban development during the peak ranch period in American residential architecture.

The building represents an excellent example of the architectural sophistication that characterized American suburban development during the mid-1950s, when ranch design had achieved mature expression through quality material use, refined proportioning, and sophisticated design details that reflected the prosperity and lifestyle expectations of established suburban communities. The brick construction and architectural refinement demonstrate the quality and permanence that characterized residential architecture when suburban communities were establishing their long-term architectural character and residential distinction.

Evaluation of Integrity

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical and architectural significance as mature ranch architecture that served Flat Rock's sophisticated suburban development during the peak expansion phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Street within the neighborhood that developed as part of Flat Rock's mature suburban expansion during the sustained post-war period. The suburban setting preserves the community planning patterns that characterized sophisticated suburban-industrial development while maintaining the residential context that supported quality brick ranch construction during the mid-1950s.

Design: The property exhibits excellent design integrity in its mature ranch characteristics, including the hip roof configuration, brick masonry construction, sophisticated window arrangements, and refined architectural details that distinguished quality suburban housing during the mid-1950s. The building maintains the essential design characteristics that made it representative of the architectural sophistication that characterized Flat Rock's mature suburban development.

[1] Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Materials: The building maintains its brick masonry construction and essential architectural elements that demonstrate the quality material approaches that characterized substantial suburban development during the mid-1950s. The materials preserve the ranch character and architectural sophistication that reflected the construction standards appropriate to housing that served Flat Rock's established and prosperous industrial workforce.

Workmanship: The construction demonstrates the building techniques and architectural sophistication that characterized quality suburban development during the mature ranch period, reflecting the construction refinement and design quality that made quality brick ranch housing attractive to established families while representing the community's achievement of suburban architectural sophistication.

Feeling and Association: The property conveys the mid-1950s mature suburban character that characterized Flat Rock's continued evolution as a sophisticated suburban-industrial community, maintaining associative connections to the quality housing solutions and refined design approaches that reflected the community's sustained success while preserving its connection to the sophisticated living standards that served the established industrial workforce.

The property at 29336 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the mature suburban development that demonstrated the continued success of Flat Rock's evolution into an established suburban-industrial center and its significance as quality brick ranch architecture that embodies the sophisticated design approaches of the mid-1950s during the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's sustained architectural sophistication and residential quality during the peak suburban expansion period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0083_300, Lots 83, 84 & 85 in Henry Sheeks Sub. (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28356 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0086_000 Lot# 86 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097660		Long: -83.286058		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1927
Architectural Style	Vernacular Cottage/Colonial Revival influence
Building Form	2-Story rectilinear building
Roof Form	Front-facing gable w/ intersecting side gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete Block
Window Materials	Aluminum
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1927-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):

Current/Common Name	28356 Sheeks Blvd N
Historic/Original Owner	John & Katherine (nee Bauman) Wagner
Historic Building Use	Single-family residence
Current Building Use	Single-family residence

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1927 vernacular residence is a 2-story gable-front dwelling situated on Sheeks Boulevard in Flat Rock. The building represents early Village Industries-era residential development, predating the formal establishment of Ford's lamp plant by approximately one year, and retains its essential form and massing despite material alterations typical of the district's residential properties.

The house exhibits a traditional gable-front form with the primary roof ridge oriented perpendicular to the street, creating a prominent front-facing gable. A secondary side-gable projection extends from the north elevation, adding visual interest and additional interior space to the floor plan. The roof is covered with asphalt shingles in a dark gray tone, a standard replacement material that maintains appropriate appearance. A brick chimney rises from the interior of the roof near the ridge line, providing evidence of the original heating system and representing one of the few original exterior features that remains visible.

The exterior walls are clad in vinyl siding in a light gray color, a replacement material that obscures but does not fundamentally alter the building's original form and proportions. Corner boards and trim elements have been replaced with vinyl components that maintain the visual definition of the building's edges and openings. The foundation is constructed of concrete block, a standard foundation material for houses of this period in southeastern Michigan, visible at the base of the structure.

The front entrance is sheltered by a small gabled entry porch with an open design. The porch features a simple gabled roof supported by plain posts, with wooden steps providing access from grade level. The entry porch, while modest in scale, provides weather protection and establishes the primary entrance location on the front facade. The entrance door appears to be a replacement unit with a half-light upper panel.

The windows throughout the house are aluminum replacement units in a double-hung configuration. While not original materials, the replacement windows maintain appropriate proportions and placement within the original openings, preserving the fenestration pattern established during original construction. The front facade displays an asymmetrical arrangement with windows positioned to serve interior room layouts.

A detached garage is located at the rear of the property, accessed by a concrete driveway along the north side of the house.

Character-defining features include the gable-front form with side-gable projection, the 2-story massing, the original brick chimney, and the overall residential scale and setback that contributes to the streetscape character of Sheeks Boulevard.

This two-story, single-family frame residence is situated on Lot 86 in the Gordon Dale Subdivision and in 1941, the address was 28356 Sheeks Blvd. N.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1931, Jack Wagner owned Lot 86 in the Gordon-Dale Sub.[2] In 1939, John and Katherine Wagner and family were living at 28356 Sheeks.[3] In 1940, John & Katherine Wagner and family were living at 28328 Sheeks Blvd., and Jack was employed as a general foreman for the auto factory.[4] Jack Wagner Sr. registered for the draft [WW2] on 16 Feb 1942; he was born 3 Dec 1900, was employed by Ford Motor Company Corporation (Flat Rock, Michigan) and he and his family resided at 28356 Sheeks Blvd. in Flat Rock, Michigan.[5] Jack Wagner Jr., his son, registered for the draft [WW2] on 29 June 1942; he was born 9 August 1923, was employed by the Great Lakes Steel Corporation (Ecorse, Michigan) and his parents resided at 28356 Sheeks Blvd. in Flat Rock, Michigan; he served and was discharged on 2 March 1946.[6]

In 1950, Katherine Wagner, now divorced, resided at 28356 Sheeks.[7] Katherine Wagner resided at 28356 Sheeks through 1968.[8] Katherine died on 26 April 1969 and is buried in Oak Ridge Cemetery.[9]

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[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for Sheeks Blvd.; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 128; citing entry for Jack Wagner; held by Brownstown Township Historical Society

[3] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 5A, dwelling 91, for John & Katherine Wagner and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWC6?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 13 of 1034; United States. National Archives and Records Administration.

[5] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPRZ-5KX7 : accessed 4 Dec 2025), entry for John J Wagner Sr., 16 Feb 1942.

[6] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPRZ-PFYD : accessed 4 Dec 2025), entry for Jack Wagner Jr., 29 Jun 1942.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 21, dwelling 219, for Katherine Wagner; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 22 of 58; United States. National Archives and Records Administration.

[8] Michigan Bell Telephone Company, "Flat Rock," Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte, (Wayne County, Michigan: November 1953); original held by Brownstown Historical Society.

[9] FindAGrave.com (https://www.findagrave.com/memorial/181681477/katherine-e.-wagner : accessed 5 Dec 2025)

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28356 Sheeks Boulevard North is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the late 1920s affordable residential development that demonstrated the comprehensive success of Henry Ford's Village Industries model in providing diverse housing options for working families of varying economic circumstances, and under Criterion C: Architecture for its significance as representative vernacular cottage residential architecture that provided practical housing solutions with economical construction and dignified residential character for Flat Rock's expanding industrial workforce during the mature years of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This 1927 vernacular cottage dwelling represents the diverse residential development that demonstrated the comprehensive success of Henry Ford's Village Industries model in providing affordable housing options for working families of varying economic circumstances during the peak years of the late 1920s, when Flat Rock had evolved from its foundational industrial expansion into a stable suburban-industrial community offering a complete range of housing solutions for its established workforce. The property embodies the practical residential construction that served working families who had been attracted by the sustained employment opportunities created through the Headlamp Plant and Village Industries program, showing how affordable cottage residential architecture provided essential housing solutions that enabled community diversity while offering economical homeownership opportunities for working families seeking practical residences within the mature industrial community.

The significance of this property as mature Village Industries affordable residential architecture demonstrates the role of diverse housing development in sustaining comprehensive suburban development that supported continued industrial growth during the established years of the late 1920s while maintaining architectural dignity and community-oriented design principles across economic levels. The cottage design with its practical construction and dignified appearance represents the housing solutions that were central to successful Village Industries planning, creating neighborhoods that fostered social diversity and community stability among working families seeking affordable housing within the developed suburban-industrial community during the mature phase of comprehensive residential development.

Architectural Significance Under Criterion C: Architecture

This vernacular cottage dwelling demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of practical affordable residential architecture that represents the application of economical community-oriented design principles to working-class housing during the late 1920s. The one-and-one-half-story configuration with front-facing gable and side wing, simplified clapboard exterior treatment, practical fenestration arrangement, and economical construction details illustrate the architectural approaches that made cottage design attractive to working families seeking both affordable construction and dignified residential character that reflected their homeownership aspirations within the developing suburban-industrial community.

The building represents an excellent example of the practical community-oriented residential architecture that characterized affordable cottage development during the late 1920s, when economical design principles were being successfully applied to the housing needs of working families seeking reliable homeownership within established suburban-industrial communities. The front-gabled orientation with practical construction details and dignified residential appearance demonstrate the architectural standards that made efficient cottage residential design attractive to working families while supporting the development of diverse residential neighborhoods that fostered community interaction and economic diversity during the mature Village Industries period.

This property exhibits some characteristics that could be consistent with modest catalog kit home construction or locally-built construction that incorporated popular cottage design elements available during the late 1920s affordable housing expansion. The front-gabled cottage form with practical proportions and simplified construction details align with economical design principles, though the specific architectural configuration with side wing addition may represent either catalog home customization or local building practices that adapted popular cottage design elements to specific family housing needs. The building represents practical affordable residential architecture that demonstrates the housing solutions available to working families during the mature Village Industries expansion period, regardless of its specific construction origins.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical and architectural significance as practical cottage residential architecture that served Flat Rock's affordable housing development during the mature years of the Village Industries success.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the neighborhood that developed to accommodate the diverse residential expansion that supported Henry Ford's established industrial operations. The suburban setting preserves the community planning patterns that characterized the mature suburban-industrial development while maintaining the residential context that supported practical cottage residential construction during the late 1920s established period.

Design: The property exhibits good design integrity in its cottage characteristics, including the one-and-one-half-story massing with front-facing gable and side wing configuration, practical fenestration patterns, and simplified architectural details that distinguished affordable residential construction during the late 1920s. The building maintains the essential design characteristics that made it representative of the practical housing solutions that provided residential dignity while enabling affordable homeownership in Flat Rock.

Materials: The building maintains its wood clapboard siding construction, practical window arrangements, and essential architectural elements that demonstrate the economical material approaches that characterized cottage residential development during the late 1920s. The materials preserve the dignified character and architectural integrity that reflected the construction standards appropriate to affordable housing that served Flat Rock's working families while maintaining community-oriented design quality and practical family living arrangements during the mature development period.

Workmanship: The construction demonstrates the building techniques and practical craftsmanship that characterized affordable cottage residential development, reflecting the construction approaches that enabled economical housing while maintaining residential dignity appropriate to working families seeking homeownership within the mature Village Industries community during the established phase of suburban-industrial development.

Feeling and Association: The property conveys the late 1920s affordable residential character that characterized Flat Rock's diverse housing development, maintaining associative connections to the practical housing solutions and economical construction that enabled comprehensive community development while preserving its connection to the cottage character and community values that served working families during the mature Village Industries transformation and diverse residential development during the established period of suburban-industrial growth.

The property at 28356 Sheeks Boulevard North is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the late 1920s affordable residential development that demonstrated the comprehensive success of Henry Ford's Village Industries model in providing diverse housing options and its significance as practical vernacular cottage residential architecture that provided economical housing solutions with dignified residential character for Flat Rock's working families during the mature years of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's comprehensive development through diverse housing options and the practical residential architecture that enabled inclusive community development during the established Village Industries expansion.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #_094_04_0086_000 Lot# 86 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28406 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0087_000 Lot# 87 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097543		Long: -83.286033		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1974	
Architectural Style	Ranch/Suburban Modern	
Building Form	1-Story rectilinear building	
Roof Form	Side-gabled with front gable accent	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete block	
Window Materials	Aluminum (replacement)	
Window Type	Single-hung and picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1974-1975 (Late Period of Significance) - **50-Year Rule**					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic/Original Owner	Mike Dusseau					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28406 Sheeks Boulevard North presents as a single-story ranch dwelling constructed in 1974 that exemplifies the suburban residential architecture of the early 1970s, representing the final phase of residential development that concluded Flat Rock's transformation from its foundational industrial expansion through the Village Industries program into a fully established suburban-industrial community integrated within southeastern Michigan's broader metropolitan development patterns. The building exhibits characteristic ranch massing with side-gabled roof configuration, brick veneer construction, and attached garage integration that demonstrates the architectural standardization and suburban planning principles that characterized mature residential development when Flat Rock had evolved into a stable suburban community serving the broader automotive manufacturing region during the concluding years of the Late Period of Significance.

This building exhibits characteristics that reflect the standardized suburban residential construction that became prevalent during the early 1970s, when mass-produced housing development had evolved beyond the catalog kit home era into comprehensive subdivision planning that provided efficient, modern housing solutions for established working families seeking contemporary residential amenities within suburban communities. The ranch form with its emphasis on horizontal massing, integrated garage design, and simplified architectural detailing represents the residential architecture that served Flat Rock's mature suburban development during the final years of the Late Period of Significance when the community had achieved full integration into the regional suburban landscape.

The building features a characteristic side-gabled roof system with front-facing gable accent that creates the horizontal emphasis fundamental to ranch design while providing efficient single-story living arrangements that became preferred by suburban families during the early 1970s mature development period. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the simplified appearance valued in ranch architecture. The side-gabled configuration with front accent gable demonstrates the design approaches that characterized standardized suburban residential construction, providing efficient family living space while maintaining the architectural simplicity that distinguished ranch construction during the concluding Village Industries period.

The exterior walls demonstrate brick veneer construction over frame structure that reflects the material preferences and construction technologies that characterized early 1970s suburban residential development and the ranch preference for durable, low-maintenance exterior treatments that provided traditional appearance with contemporary construction efficiency. The brick veneer provides authentic masonry appearance while demonstrating the construction approaches that characterized mature suburban residential development during the final phase of Flat Rock's evolution into a fully established suburban community when families sought modern housing solutions that combined traditional architectural character with contemporary convenience and simplified maintenance requirements.

The window arrangement demonstrates the systematic approach to fenestration that characterized efficient ranch design, with varied window configurations including picture windows and single-hung units that maximize natural light and exterior views while maintaining the horizontal emphasis and simplified appearance valued in suburban ranch architecture. The mixed window types create functional interior environments while reflecting the architectural efficiency that guided mature suburban residential construction during the established final period of the Late Period of Significance. The systematic fenestration with contemporary configurations provides enhanced functionality while maintaining the architectural character that distinguished efficient ranch construction during the concluding development phase.

The integrated attached garage represents a significant architectural and functional feature that enhances the building's suburban character and residential efficiency, with direct interior access and generous proportions that create both practical vehicle storage and additional utility space integrated seamlessly into the main residential structure. The garage integration demonstrates the emphasis on automotive convenience and suburban lifestyle efficiency that characterized both ranch residential design and mature suburban community planning during the early 1970s, providing essential automotive accommodation while maintaining the architectural cohesion that distinguished standardized suburban residential development during the final Village Industries period.

The brick veneer construction with its durable material treatment and simplified detailing demonstrates the construction approaches that characterized both efficient ranch architecture and successful mature suburban development, providing exterior durability that reduces maintenance requirements while maintaining the architectural quality appropriate to established suburban neighborhoods during the concluding phase of Flat Rock's transformation into a fully mature suburban-industrial community integrated within the broader metropolitan development patterns.

The single-story ranch configuration provides efficient family living space while maintaining the architectural simplicity and residential character appropriate to established suburban neighborhoods, demonstrating the housing solutions that enabled continued family formation and community stability during the final years of the Late Period of Significance when Flat Rock had achieved full maturation as a suburban community serving the broader automotive manufacturing region. The building represents the efficient suburban residential architecture that served established working families seeking modern

homeownership in neighborhoods that combined architectural practicality with suburban character and contemporary family living arrangements during the concluding phase of the community's historical development period.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, mature shade trees providing residential character, and concrete driveway access to the integrated garage that demonstrate the suburban development patterns and landscape design that characterized the Sheeks Boulevard neighborhood during the final years of the Late Period of Significance. The landscape design reflects the suburban community character that characterized mature residential neighborhoods during the concluding period of Flat Rock's evolution into a fully established suburban-industrial community.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Myron (Mike) Dusseau has resided at 28406 Sheeks Boulevard North for many years and operated a tax accounting business from this address.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28406 Sheeks Boulevard North is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the concluding phase of residential development that demonstrated the complete maturation of Flat Rock's evolution from Henry Ford's Village Industries community into a fully established suburban center, and under Criterion C: Architecture for its significance as representative ranch residential architecture that provided modern housing solutions with suburban efficiency and contemporary design for Flat Rock's established residential community during the final years of the Late Period of Significance (1920-1975), extended through 50-year rule application).'

50-Year Rule Application: Under the National Register's 50-year rule, properties constructed in 1974 have achieved the requisite age for historical evaluation as of 2024, allowing for assessment of this property's potential contribution to the understanding of Flat Rock's complete developmental history through the conclusion of the Late Period of Significance and the community's evolution into a mature suburban center.

Historical Significance Under Criterion A: Event

This 1974 ranch dwelling represents the concluding phase of residential development that demonstrated the complete maturation of Flat Rock's evolution from its foundational Village Industries origins into a fully established suburban community integrated within southeastern Michigan's broader metropolitan development patterns during the final years that can be considered within the extended Late Period of Significance. The property embodies the suburban residential construction that served the established community that had evolved from the original Village Industries workforce into a mature suburban population seeking modern housing solutions that reflected the community's complete integration into regional suburban development patterns while maintaining its historical connection to the automotive manufacturing heritage that defined its foundational transformation.

The significance of this property as concluding Late Period residential architecture demonstrates the role of contemporary suburban housing development in completing the community's evolution from industrial village to mature suburban center during the final years of the historically significant development period. The standardized ranch design with its emphasis on suburban efficiency represents the housing solutions that served the fully established community while maintaining the residential development patterns that connected Flat Rock's mature suburban character to its foundational Village Industries heritage and historical association with automotive industry development in southeastern Michigan.

Architectural Significance Under Criterion C: Architecture

This ranch dwelling demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of early 1970s suburban residential architecture that represents the application of standardized suburban design principles to mature community development during the concluding years of the Late Period of Significance. The single-story ranch configuration with integrated garage, brick veneer construction, simplified architectural details, and efficient suburban spatial organization illustrate the architectural approaches that characterized the final phase of residential development in communities that had achieved full suburban maturation while maintaining historical connections to their foundational industrial development and automotive manufacturing heritage.

The building represents an excellent example of the suburban residential architecture that characterized the concluding phase of historically significant community development during the early 1970s, when standardized suburban design

[1] Personal knowledge of Rhonda Buehrer, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Buehrer is a member of the Flat Rock Historical Commission and her husband's family have been multi-generational residents of Flat Rock, August 2025.

principles were being applied to mature communities that had evolved from their foundational industrial origins into fully established suburban centers. The ranch form with its emphasis on horizontal massing, integrated automotive accommodation, and simplified construction details demonstrates the architectural standards that characterized the final phase of the historically significant development period while reflecting the community's evolution into mature suburban status.

While this property represents the concluding phase of the Late Period of Significance rather than the foundational Village Industries era, its architectural characteristics and development context contribute to the complete understanding of Flat Rock's evolution from industrial village to mature suburban community. The ranch form and suburban development patterns reflect the community's successful transformation and integration into regional suburban growth while maintaining its historical identity as a community founded through industrial development and automotive manufacturing heritage. The building demonstrates the architectural approaches that characterized the final phase of the historically significant development period.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its significance as representative suburban residential architecture from the concluding phase of the Late Period of Significance under 50-year rule application.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the neighborhood that represents the final phase of residential expansion that concluded Flat Rock's historically significant development period. The suburban setting preserves the mature community planning patterns that characterized the concluding phase of the Late Period of Significance while maintaining the residential context that supported ranch residential construction during the early 1970s.

Design: The property exhibits good design integrity in its ranch characteristics, including the single-story massing with side-gabled roof configuration, integrated attached garage, brick veneer construction, and simplified architectural details that distinguished suburban residential construction during the early 1970s concluding phase of the Late Period of Significance. The building maintains the essential design characteristics that made it representative of the suburban housing solutions that concluded the historically significant development period.

Materials: The building maintains its brick veneer construction, integrated garage elements, and essential architectural components that demonstrate the suburban construction approaches that characterized early 1970s residential development during the concluding phase of the Late Period of Significance. The materials preserve the suburban character and architectural integrity that reflected the construction standards appropriate to housing that served Flat Rock's mature suburban community during the final years of the historically significant development period.

Workmanship: The construction demonstrates the building techniques and suburban standardization that characterized ranch residential development during the early 1970s, reflecting the construction approaches that enabled efficient suburban housing while concluding the residential development patterns that defined the Late Period of Significance during Flat Rock's evolution into a fully mature suburban community integrated within regional metropolitan development.

Feeling and Association: The property conveys the early 1970s suburban character that represented the concluding phase of Flat Rock's historically significant development period, maintaining associative connections to the community's complete evolution from Village Industries origins to mature suburban status while preserving its connection to the residential development patterns that concluded the Late Period of Significance and the community's historical transformation from industrial village to established suburban center.

The property at 28406 Sheeks Boulevard North is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C, with 50-year rule application, for its representation of the concluding phase of residential development that completed Flat Rock's evolution from Village Industries community to mature suburban center and its significance as representative early 1970s ranch residential architecture that provided contemporary housing solutions during the final years of the Late Period of Significance. The building maintains good integrity and contributes to the district's representation of the community's complete historical development through the conclusion of the Late Period of Significance and the achievement of mature suburban community status integrated within southeastern Michigan's broader metropolitan development patterns.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0087_000 Lot# 87 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28414 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0088_000 Lot# 88 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097392		Long: -83.285994		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1927	
Architectural Style	Vernacular Cottage	
Building Form	2-Story rectilinear building	
Roof Form	Front Gable	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Wood siding	
Foundation Materials	Concrete Block	
Window Materials	Mixed - Wood (original) & Replacement	
Window Type	Double-hung sash, one-over-one	
Outbuildings	Yes ☒	No ☐
Number/Type:	Small Shed	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1927-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Historic/Original Owner	Max & Mildred Morrsion						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1927 vernacular cottage is a 2-story gable-front dwelling situated on Sheeks Boulevard in Flat Rock. The building represents early Village Industries-era residential development and exhibits notably good material integrity through retention of original wood clapboard siding and some original wood windows, distinguishing it from many properties in the district that have undergone more extensive material replacement.

The house exhibits a gable-front form with the primary roof ridge oriented perpendicular to the street, creating a prominent front-facing gable. Secondary side-gable projections extend from the side elevations, adding visual interest and creating the picturesque roofline characteristic of vernacular cottage designs of the 1920s. The roof is covered with asphalt shingles in a dark gray or black tone, and a brick chimney rises from the rear portion of the roof, providing evidence of the original heating system.

The exterior walls are clad in original wood clapboard siding painted in a light tan or beige color, representing exceptional preservation of historic building materials. The wood siding appears to be well-maintained and in good condition, with consistent exposure widths and tight joints that demonstrate both the quality of original construction and ongoing preservation efforts by property owners. White-painted wood trim defines window and door openings, corner boards, and the transition between wall surfaces and roof elements. This retention of original wood siding is increasingly rare in the district and provides valuable evidence of early 20th-century construction materials and techniques.

The front facade features a small gabled entry porch that provides shelter for the main entrance. The porch has a steeply pitched gable roof that echoes the main roof form, supported by simple posts with a wooden railing system featuring square balusters. Wooden steps lead up to the porch deck, and lattice panels enclose the area below the porch, a characteristic detail of the period. The entry porch configuration demonstrates the modest but functional design approach typical of worker housing from this era.

The fenestration pattern displays the asymmetrical arrangement characteristic of vernacular cottages designed around interior room layouts rather than strict exterior symmetry. The front gable features paired double-hung windows at the second-floor level, providing light to upper bedrooms while creating a focal point within the gable field. First-floor windows are arranged according to interior function, with paired windows on one side of the entrance and a single window on the other. Some windows appear to retain their original wood frames with traditional proportions, while others have been replaced with aluminum units that maintain the original opening sizes and configurations. The retention of some original wood windows contributes significantly to the property's material integrity.

The foundation is constructed of concrete block, visible at grade level, representing standard foundation construction for the period. The foundation appears to be in good condition and maintains the building's structural integrity.

The property occupies a generous lot with mature deciduous trees that frame the house and provide shade, contributing to the established residential character of the streetscape. A concrete driveway provides access to the rear of the property where a small shed is located for storage purposes. The landscaping includes foundation plantings and maintained lawn areas consistent with the residential neighborhood character.

Character-defining features include the gable-front form with side-gable projections, the 2-story massing, the original wood clapboard siding, the retention of some original wood windows, the gabled entry porch with wooden railings and lattice details, the brick chimney, and the overall cottage-like residential character that exemplifies modest worker housing from the Village Industries era.

This two-story, single-family frame residence is situated on Lot 88 in the Gordon-Dale Subdivision of the Village of Flat Rock and in 1941, the address was 28414 Sheeks Blvd.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for Sheeks Blvd.; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, lot 88 in the Gordon-Dale Subdivision was listed in the tax rolls with no owner of record listed; however, there is evidence of recent construction of a home valued at $1,200 [in 1927].[2] In 1931, C. Oxford [?] owned Lot 88 in the Gordon-Dale Subdivision and the house thereon.[3] In 1939, H. Hanson [410, W. Forest St., Ypsilanti, Michigan], owned lot 88 in the Gordon-Dale Subdivision and the residence thereon, 28414 Sheeks Blvd.[4] In 1942, Holger Hanson owned lot 88 in the Gordon-Dale Subdivision and the residence thereon, 28414 Sheeks Blvd.[5] Holger Hanson was a retired banker, never been married, and was living in his brother-in-law's household in Ypsilanti with his sister and their elderly mother.[6]

In 1939, Max and Mildred Morrison and family resided at 28414 Sheeks.[7] In 1940, Max & Mildred Morrison and family were renting at 28414 Sheeks Blvd., and Max was employed as a stillman for an oil refinery.[8] Max Hugh Morrison registered for the draft on 16 Feb 1942; he affirmed he was married to Mildred, was employed by the Socony Vacuum Co. (Trenton, Michigan) and his family resided at 28414 Sheeks Blvd.[9]

In 1950, Max and Mildred Morrison resided at 28414 Sheeks; and Max Morrison worked as stillman at an oil refinery.[10] Max Morrison resided at 28414 Sheeks Blvd. until 1972; he passed away on 14 July 1980.[11]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1927 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents early Village Industries-era residential development with notably good material integrity, including original wood clapboard siding and some original wood windows, making it a significant example of the worker housing that supported Ford's industrial community.

Criterion A - Community Planning and Development: Constructed c. 1927, immediately preceding the establishment of Ford's Village Industries lamp plant in Flat Rock, this house represents the residential development that anticipated and subsequently supported Ford's decentralized manufacturing experiment. The property illustrates the type of modest two-story cottage that enabled Ford workers to achieve homeownership and establish stable family residences within the community. Sheeks Boulevard developed as a residential street serving workers employed at Ford's Flat Rock facility, and this property exemplifies the housing stock that contributed to the exceptional homeownership rates distinguishing Village Industries communities from typical industrial centers.

Village Industries Context: The property's c. 1927 construction date places it at the very beginning of the Village Industries transformation of Flat Rock. Ford announced plans for the Flat Rock lamp plant in 1928, and workers seeking housing in advance of employment opportunities contributed to residential development along streets like Sheeks Boulevard. This residence represents the anticipatory housing development that preceded formal plant operations and accommodated the influx of workers and families drawn by Ford's industrial presence.

Material Integrity Significance: The retention of original wood clapboard siding distinguishes this property from many others in the district that have been re-sided with vinyl or aluminum. Original wood siding is increasingly rare and provides valuable evidence of early 20th-century construction materials, techniques, and aesthetic preferences. The partial retention of original wood windows further enhances the property's integrity and demonstrates the construction quality and craftsmanship of the period. This

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged by subdivision; citing page 116, entry for lot 88 of the Gordon-Dale Sub; held by Brownstown Township Historical Society

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision; citing page 128, entry for C. Oxford; held by Brownstown Township Historical Society.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; citing page 213, entry for H. Hanson; held by Brownstown Township Historical Society

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2" paginated, arranged by subdivision; citing vol. 2, page 364, entry Holger Hanson; held by Brownstown Township Historical Society

[6] 1940 U.S. census, Washtenaw County, Michigan, population schedule, Ypsilanti Township,City of Ypsilanti: Ward 3,enumeration district (ED) 81-62, sheet 6A, dwelling 153, for Clifton Wescott and household; NARA microfilm publication T627, roll 1823; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:K41B-PQ9 : accessed 5 Dec 2025), FHL# 005461709, Image 851 of 1110; United States. National Archives and Records Administration. *Note: We cannot find a connection between Holger Hanson and Flat Rock, it is likely he purchased the lot/home for investment purposes.*

[7] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: (1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 5B, dwelling 87, family ,Max & Mildred Morrison and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSH?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 14 of 1034; United States. National Archives and Records Administration.

[9] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPT3-W3SJ : accessed 5 Dec 2025), Entry for Max Hugh Morrison, 16 Feb 1942.

[10] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 21, dwelling 220, for Max & Mildred Morrison; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL#108990835, image 22 of 58; United States. National Archives and Records Administration.

[11] "Michigan, Obituaries, 1820-2006", FamilySearch (https://www.familysearch.org/ark:/61903/1:1:QL9V-ZYRF : accessed 5 Dec 2025), entry for Max Morrison, died 14 July 1980.

level of material preservation makes the property particularly valuable for understanding the original appearance and construction of Village Industries-era worker housing.

Integrity Assessment: The property retains integrity in all seven aspects. Integrity of location is maintained as the property remains on its original site. Integrity of design is preserved through the gable-front cottage form with side-gable projections, entry porch, and overall massing. Integrity of materials is notably strong due to retention of original wood clapboard siding and some original wood windows, with the concrete block foundation also original. Integrity of workmanship is evident in the well-preserved wood siding with consistent coursing and the surviving original windows. Integrity of setting is maintained through the property's relationship to neighboring residences and the established streetscape. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a modest single-family cottage from the Village Industries era with unusual authenticity due to material preservation.

Contributing Status Rationale: This property represents an excellent example of a contributing resource due to its combination of historical significance and material integrity. The retention of original wood siding and partial retention of original windows distinguishes it from many properties in the district and makes it particularly valuable for understanding the original character of Village Industries-era residential development on Sheeks Boulevard.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1927 construction date places this property at the beginning of Ford's Village Industries program in Flat Rock, representing the residential development that supported and anticipated industrial employment in the community. The retention of original wood clapboard siding is increasingly rare in the district and provides valuable evidence of early 20th-century construction materials and the original appearance of worker housing. The partial retention of original wood windows further enhances material integrity and demonstrates the construction quality characteristic of the period.

The property retains its original gable-front cottage form with side-gable projections, 2-story massing, and gabled entry porch with period details including wooden railings and decorative lattice beneath the porch deck. Original features including the brick chimney, concrete block foundation, and white-painted wood trim elements provide additional material evidence of original construction and craftsmanship. The property maintains appropriate scale, setback, and orientation that contribute to the established residential streetscape character of Sheeks Boulevard, and it retains integrity in all seven aspects, making it an excellent representative example of Village Industries-era residential development.

The original wood clapboard siding has been retained and remains in well-maintained condition, while some original wood windows have been preserved alongside later aluminum replacements that maintain original opening sizes and configurations. The gabled entry porch preserves its period configuration with lattice details, and the property remains on its original site with mature landscape elements that contribute to the historic setting. The residential character and streetscape relationship have been maintained throughout the property's history.

Minor alterations including the replacement of some windows with aluminum units, possible replacement components in the porch railings, and asphalt roof shingles do not diminish the property's contributing status. These represent typical maintenance and material updates that are common throughout the district and do not compromise the property's ability to convey its historical significance and associations with Village Industries-era community development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0088_000 Lot# 88 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28436 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0090_000 Lot# 90 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097111	Long: -83.286007			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1955	
Architectural Style	Post-WWII Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof with moderate pitch	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick veneer	
Foundation Materials	Brick	
Window Materials	Vinyl (replacement windows)	
Window Type	Sliding windows and picture window	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1955-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):			
Historic Owner:	Frank Jones Family						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28436 Sheeks Blvd N presents as a well-preserved single-story ranch house that exemplifies the mature post-war suburban residential architecture of 1955, representing the established phase of suburban development that served Flat Rock's prosperous industrial workforce during the middle years of the Late Period of Significance (1920-1975). The building exhibits the characteristic horizontal massing with a hip roof configuration that creates the refined architectural profile that distinguished quality ranch construction during the mid-1950s suburban development period when established families sought upgraded residential accommodations within the prosperous suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits characteristics that represent the established phase of post-war suburban residential construction that utilized mature ranch design principles and quality materials that had become standard during the prosperous mid-1950s suburban development period. The efficient proportions, systematic floor plan organization with classic ranch configuration, characteristic mid-1950s styling with red brick veneer construction and contemporary details, and superior construction methods reflect the design principles that had evolved during the three decades following the establishment of Ford's Village Industries when suburban development had achieved full maturity and established families could invest in quality residential construction. The building's overall composition, particularly the hip roof configuration and the red brick veneer construction with enclosed front entrance area, demonstrates the refined ranch designs that emphasized sophisticated suburban living while utilizing premium materials and construction techniques that characterized middle-class suburban development during the mid-1950s.

The building features a hip roof system that provides the sophisticated architectural profile characteristic of quality ranch design during the mature suburban development period. The roof is constructed with asphalt shingles that provide reliable weather protection while maintaining the clean, contemporary appearance valued in quality ranch architecture. The hip roof configuration demonstrates the architectural refinement that characterized mature ranch architecture, providing both functional efficiency and sophisticated visual appeal while maintaining the horizontal emphasis that distinguished quality suburban residential architecture during 1955. The roof configuration creates varied interior spaces and refined exterior massing that reflected the design sophistication that characterized quality suburban construction when established families sought distinctive residential accommodations.

The exterior walls demonstrate red brick veneer construction that reflects the premium material standards and sophisticated design preferences that characterized middle-class residential construction during 1955. The consistent red brick veneer provides both weather protection and refined visual appeal while demonstrating the quality material approaches that characterized middle-class suburban residential construction when masonry materials were popular for premium ranch homes. The brick veneer construction reflects the established building standards and architectural quality that characterized middle-class suburban residential development during the mid-1950s period. The use of brick veneer rather than frame construction indicates the property's position within the middle tier of suburban residential development, reflecting the prosperity that characterized Flat Rock's industrial workforce during the established phase of the Late Period of Significance.

The window arrangement demonstrates the contemporary approach to fenestration that characterized mature ranch design and quality suburban construction, with a combination of double-hung sash windows and picture windows that provide natural light and visual connection to the surrounding landscape while reflecting the design principles that emphasized interior-exterior relationships valued in contemporary ranch architecture. The windows appear to be replacement vinyl units that maintain the original opening sizes and general proportions while providing improved energy efficiency, reflecting the continued investment in the property that demonstrates its enduring value within the established suburban community. The window configuration demonstrates the balance between contemporary residential function and refined architectural character that characterized quality ranch architecture during the mature suburban development period.

The front entrance area features an enclosed porch or vestibule configuration that provides both practical weather protection and architectural interest while reflecting the design adaptations that characterized ranch residential construction during 1955. The enclosed entrance area demonstrates the architectural refinement that included both functional and aesthetic considerations while maintaining the sophisticated character that distinguished quality suburban residential construction. The entrance configuration reflects the suburban living standards that characterized established suburban communities during the mid-1950s when established families sought quality residential accommodations within the prosperous industrial community.

The prominent brick chimney demonstrates the integration of functional elements with architectural design, featuring red brick construction that provides essential heating accommodation while contributing to the overall architectural composition that characterized residential construction during the mid-1950s. The chimney design reflects the attention to

architectural detail that distinguished quality suburban development when established families sought both functional efficiency and architectural refinement within their residential accommodations.

The property exhibits quality suburban landscape characteristics with well-maintained lawn areas enhanced by mature deciduous and evergreen trees that provide substantial shade and visual appeal, practical concrete walkways and driveway configuration, and site improvements that integrate the building with its middle-class residential setting while reflecting the quality suburban development standards of the Sheeks Boulevard neighborhood.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1955, Frank Jones resided at 28436 Sheeks Blvd.[1] In 1963, Dean F. Jones, Frank Jones and Mary Louise Jones resided at 28436 Sheeks.[2] In 1970, Dean F. Jones, Mrs. F.H. Jones and Mary Louise Jones resided at 28436 Sheeks.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28436 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1955 mature post-war suburban development that demonstrated the continuation of Flat Rock's suburban transformation and its significance as a quality ranch house that provided upgraded housing solutions for Flat Rock's prosperous industrial families during the middle phase of the Late Period of Significance (1920-1975), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and continued through the community's suburban maturation.

Historical Significance Under Criterion A: Event

This 1955 ranch house represents the mature phase of post-war suburban development that demonstrated the continued success of Flat Rock's transformation into a sophisticated suburban community that attracted established families while maintaining its industrial employment base during the middle years of the Late Period of Significance. The property embodies the quality residential construction that served the established families that had prospered through sustained industrial development following Henry Ford's Village Industries program, showing how refined residential construction provided essential housing solutions that maintained community prosperity while offering upgraded homeownership opportunities for established families within the mature suburban-industrial community.

The significance of this property as a quality ranch house with premium materials and refined design demonstrates the role of middle-class residential architecture in maintaining diverse suburban development that supported continued industrial success during 1955 while providing quality living standards and suburban lifestyle opportunities for established families. The 1955 construction date places this property within the mature suburban development phase of the Late Period of Significance, when Flat Rock had successfully achieved full suburban development patterns while maintaining its industrial employment base through quality housing solutions that reflected middle-class prosperity and sophisticated residential design standards.

The dwelling reflects the continued housing demand created by sustained industrial employment and mature suburban development, which had maintained stable employment opportunities that enabled established families to seek quality residential accommodations that combined refined ranch architectural design with premium materials within the mature suburban-industrial community. The quality ranch house with its red brick veneer construction and contemporary details provided the upgraded, family-oriented living arrangements that appealed to established suburban families while offering the refined design and suburban amenities that reflected middle-class prosperity and mature suburban lifestyle expectations during the mid-1950s period.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as a quality ranch house that served Flat Rock's middle-class suburban development during the mature phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that had achieved mature suburban character throughout Flat Rock's Late Period development. The suburban

[1] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

setting preserves the community planning patterns that characterized the mature suburban transformation while maintaining the residential context that supported quality residential construction during 1955.

Design: The property exhibits good design integrity in its mature ranch characteristics, including the single-story massing, hip roof configuration, red brick veneer construction, and refined proportions that distinguished quality suburban construction during 1955. The building maintains the essential mature ranch design characteristics that made it representative of the quality housing solutions that provided sophisticated residential character while supporting continued community prosperity in Flat Rock.

Materials: The building maintains its red brick veneer construction and essential architectural elements that demonstrate the quality material approaches that characterized middle-class suburban development during 1955. While windows appear to be replacements, they maintain general proportions and the materials preserve the quality ranch character and refined architectural quality that reflected the premium construction standards appropriate to housing that served Flat Rock's established suburban families.

Workmanship: The ranch construction with brick veneer and refined details demonstrates the quality building techniques that characterized mature suburban development, reflecting the premium construction approaches and sophisticated quality that made quality ranch homes attractive to established families while supporting community prosperity during the mature suburban development period.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's successful mature suburban development by 1955. The setting demonstrates the established suburban character that was supported by quality residential architecture and other premium housing solutions that maintained continued community prosperity during the mature suburban development period.

Feeling and Association: The property conveys the 1955 mature suburban character that characterized Flat Rock's sophisticated prosperity and quality suburban development, maintaining associative connections to the refined residential architecture and the quality housing solutions that maintained community prosperity while preserving its connection to the sophisticated design approaches that served the established suburban families.

The property's significance as a quality ranch house with premium materials and refined design makes it a valuable contributor to the district's ability to convey the mature suburban transformation and middle-class prosperity that characterized the middle phase of the Late Period of Significance. The building demonstrates how quality ranch architecture provided essential housing solutions that combined sophisticated architectural character with premium materials, enabling established suburban families to achieve upgraded homeownership while supporting the continued community prosperity necessary for sustained industrial success during the mature suburban development period.

The 1955 quality ranch house demonstrates the housing sophistication that supported continued industrial development by providing premium residential solutions that attracted and retained the established families necessary for continued industrial operations, showing how sophisticated residential architecture enabled the sustained suburban prosperity that characterized mature industrial communities during the established post-war suburban development period.

The property at 28436 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1955 mature post-war suburban development that demonstrated the continuation of Flat Rock's suburban transformation and its significance as a quality ranch house that provided upgraded housing solutions for Flat Rock's prosperous industrial families during the middle phase of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's successful mature suburban development while maintaining industrial employment.

For SHPO compliance, this property should be documented as a contributing resource that represents the quality ranch residential construction that maintained sophisticated suburban development during the mature phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential builder information that would enhance documentation of this significant example of 1955 quality ranch construction with premium materials. The property exemplifies the sophisticated residential architecture and the quality housing solutions that served Flat Rock's established suburban families during 1955, showing how quality ranch design enabled the sustained suburban prosperity that maintained the community's industrial employment base while achieving mature suburban development standards during the mature suburban development phase of the Late Period of Significance.

This property merits contributing status as a representative example of quality post-war ranch residential architecture that demonstrates Flat Rock's successful achievement of mature suburban development. The 1955 construction date places it during the mature suburban development period when the community had achieved full suburban sophistication while maintaining prosperity for established families and its industrial employment base, making it historically significant for understanding the mature social fabric of post-war suburban communities in industrial settings.

SOLID CONTRIBUTING RESOURCE. The property effectively demonstrates the quality suburban development patterns that characterized Flat Rock's mature prosperity during the mid-1950s. Its refined ranch design with premium materials represents the housing that enabled established families to achieve quality suburban living, contributing meaningfully to the district's narrative of sustained community prosperity and social advancement throughout the Late Period of Significance.

Good example of mid-1950s quality ranch architecture with characteristic features including hip roof configuration, red brick veneer construction, contemporary window arrangements, enclosed front entrance area, prominent brick chimney, and refined scale. The building represents the mature development of ranch style architecture during the established suburban period, demonstrating both national residential trends adapted for middle-class families and local prosperity that enabled quality homeownership during the mature post-war suburban period.

This property certainly represents conventional quality suburban construction by professional local builders using established ranch design principles and premium materials available through standard building industry channels during the mid-1950s mature suburban development period. The 1955 construction date places it well into the established suburban development period when quality ranch construction had become standard for middle-class families. The premium materials and sophisticated construction demonstrate the capabilities of professional contractors serving quality suburban development rather than catalog home systems, reflecting the mature suburban building industry that characterized prosperous communities during the established mid-1950s suburban development period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0090_000 Lot# 90 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28446 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0091_000 Lot# 91 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096975		Long: -83.286014		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1951	
Architectural Style	Post-WWII Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof with multiple sections	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick veneer	
Foundation Materials	Concrete	
Window Materials	Vinyl (replacement windows)	
Window Type	Double-hung sash windows and picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1951-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	28466 Sheeks Blvd N						
Historic/Original Owner	Clarence Johnson & Ann (nee Bergmoser) Williams						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28446 Sheeks Blvd N presents as a well-preserved single-story ranch house that exemplifies the post-war suburban residential architecture of 1951, representing the established phase of suburban development that served Flat Rock's prosperous industrial workforce during the middle years of the Late Period of Significance (1920-1975). The building exhibits the characteristic horizontal massing with a hip roof configuration that creates the refined architectural profile that distinguished quality ranch construction during the early 1950s suburban development period when established families sought upgraded residential accommodations within the prosperous suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits characteristics that represent the established phase of post-war suburban residential construction that utilized refined ranch design principles and quality materials that had become standard during the prosperous early 1950s suburban development period. The efficient proportions, systematic floor plan organization with classic ranch configuration, characteristic early 1950s styling with red brick veneer construction and contemporary details, and superior construction methods reflect the design principles that had evolved during the three decades following the establishment of Ford's Village Industries when suburban development had achieved maturity and established families could invest in quality residential construction. The building's overall composition, particularly the hip roof configuration and the red brick veneer construction with integrated porch and terrace elements, demonstrates the refined ranch designs that emphasized sophisticated suburban living while utilizing premium materials and construction techniques that characterized middle-class suburban development during the early 1950s.

The building features a hip roof system with multiple sections that provides the sophisticated architectural profile characteristic of quality ranch design during the established suburban development period. The roof is constructed with asphalt shingles that provide reliable weather protection while maintaining the clean, contemporary appearance valued in quality ranch architecture. The hip roof configuration with multiple sections demonstrates the architectural refinement that characterized established ranch architecture, providing both functional efficiency and sophisticated visual appeal while maintaining the horizontal emphasis that distinguished quality suburban residential architecture during 1951. The complex roof system creates varied interior spaces and refined exterior massing that reflected the design sophistication that characterized quality suburban construction when established families sought distinctive residential accommodations.

The exterior walls demonstrate red brick veneer construction that reflects the premium material standards and sophisticated design preferences that characterized middle-class residential construction during 1951. The consistent red brick veneer provides both weather protection and refined visual appeal while demonstrating the quality material approaches that characterized middle-class suburban residential construction when masonry materials were popular for premium ranch homes. The brick veneer construction reflects the established building standards and architectural quality that characterized middle-class suburban residential development during the early 1950s period. The use of brick veneer rather than frame construction indicates the property's position within the middle tier of suburban residential development, reflecting the prosperity that characterized Flat Rock's industrial workforce during the established phase of the Late Period of Significance.

The window arrangement demonstrates the contemporary approach to fenestration that characterized established ranch design and quality suburban construction, with a combination of double-hung sash windows and picture windows that provide natural light and visual connection to the surrounding landscape while reflecting the design principles that emphasized interior-exterior relationships valued in contemporary ranch architecture. The windows appear to be replacement vinyl units that maintain the original opening sizes and general proportions while providing improved energy efficiency, reflecting the continued investment in the property that demonstrates its enduring value within the established suburban community. The window configuration demonstrates the balance between contemporary residential function and refined architectural character that characterized quality ranch architecture during the established suburban development period.

The front porch features columns that create architectural focus and provide practical weather protection while reflecting the traditional design influences that remained popular in suburban residential construction during 1951. The porch configuration demonstrates the architectural refinement that included both functional and aesthetic considerations while maintaining the sophisticated character that distinguished quality suburban residential construction. The columned porch reflects the design vocabulary that combined contemporary ranch principles with traditional American architectural references, creating distinctive residential statements that appealed to established suburban families.

The integrated brick terrace/patio demonstrates the sophisticated integration of outdoor living amenities with architectural design, featuring brick construction that maintains visual continuity with the main structure while providing enhanced outdoor recreation space that characterized suburban living during the early 1950s. The terrace reflects the sophisticated site planning and architectural coordination that distinguished quality suburban development when established families required both refined design and recreational convenience within their residential accommodations. The brick terrace represents the outdoor lifestyle accommodation that had become standard in quality suburban

development, reflecting the prosperity and leisure expectations that characterized suburban families during the established post-war period.

The property exhibits quality suburban landscape characteristics with well-maintained lawn areas enhanced by mature deciduous trees and ornamental shrubs that provide substantial visual appeal and seasonal interest, practical concrete walkways and driveway configuration, and refined site improvements that integrate the building with its middle-class residential setting while reflecting the quality suburban development standards of the Sheeks Boulevard neighborhood. The mature landscaping and quality site improvements demonstrate the middle-class suburban residential standards that characterized established suburban development and the continued maintenance investment that complements the building.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Clarence and Anna Williams resided at 28446 Sheeks; and Clarence worked as Manager for a Hardware Retail.[1] In 1953, C.J. Williams resided at 28446 Sheeks.[2] In 1963, C.J. Williams resided at 28446 Sheeks.[3] In 1970, C.J. Williams resided at 28446 Sheeks.[4] Clarence Johnson Williams resided in the house he built until her died 7 May 2007.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28446 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1951 established post-war suburban development that demonstrated the continuation of Flat Rock's suburban transformation and its significance as a quality ranch house that provided upgraded housing solutions for Flat Rock's prosperous industrial families during the middle phase of the Late Period of Significance (1920-1975), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and continued through the community's suburban maturation.

Historical Significance Under Criterion A: Event

This 1951 ranch house represents the established phase of post-war suburban development that demonstrated the continued success of Flat Rock's transformation into a mature suburban community that attracted established families while maintaining its industrial employment base during the middle years of the Late Period of Significance. The property embodies the quality residential construction that served the established families that had prospered through sustained industrial development following Henry Ford's Village Industries program, showing how refined residential construction provided essential housing solutions that maintained community prosperity while offering upgraded homeownership opportunities for established families within the mature suburban-industrial community.

The significance of this property as a quality ranch house with premium materials and refined design demonstrates the role of middle-class residential architecture in maintaining diverse suburban development that supported continued industrial success during 1951 while providing quality living standards and suburban lifestyle opportunities for established families. The 1951 construction date places this property within the established suburban development phase of the Late Period of Significance, when Flat Rock had successfully established suburban development patterns while maintaining its industrial employment base through quality housing solutions that reflected middle-class prosperity and refined residential design standards.

The dwelling reflects the continued housing demand created by sustained industrial employment and established suburban development, which had maintained stable employment opportunities that enabled established families to seek quality residential accommodations that combined refined ranch architectural design with premium materials within the mature suburban-industrial community. The quality ranch house with its red brick veneer construction and integrated outdoor amenities provided the upgraded, family-oriented living arrangements that appealed to established suburban families while offering the refined design and suburban amenities that reflected middle-class prosperity and established suburban lifestyle expectations during the early 1950s period.

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[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 21, dwelling 221, for Clarence & Anna Williams ; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 22 of 58; United States. National Archives and Records Administration.

[2] Michigan Bell Telephone Company, "Flat Rock," Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte, (Wayne County, Michigan: November 1953); original held by Brownstown Historical Society.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "United States, Obituary Records, 2014-2023", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:XMLG-8HSV : Thu Nov 28 19:06:14 UTC 2024), Entry for C J Williams, died 22 April 2023.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as a quality ranch house that served Flat Rock's middle-class suburban development during the established phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that had achieved mature suburban character throughout Flat Rock's Late Period development. The suburban setting preserves the community planning patterns that characterized the established suburban transformation while maintaining the residential context that supported quality residential construction during 1951.

Design: The property exhibits good design integrity in its established ranch characteristics, including the single-story massing, hip roof configuration with multiple sections, red brick veneer construction, and refined proportions that distinguished quality suburban construction during 1951. The building maintains the essential established ranch design characteristics that made it representative of the quality housing solutions that provided refined residential character while supporting continued community prosperity in Flat Rock.

Materials: The building maintains its red brick veneer construction and essential architectural elements that demonstrate the quality material approaches that characterized middle-class suburban development during 1951. While windows appear to be replacements, they maintain general proportions and the materials preserve the quality ranch character and refined architectural quality that reflected the premium construction standards appropriate to housing that served Flat Rock's established suburban families.

Workmanship: The ranch construction with brick veneer and refined details demonstrates the quality building techniques that characterized established suburban development, reflecting the premium construction approaches and sophisticated quality that made quality ranch homes attractive to established families while supporting community prosperity during the established suburban development period.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's successful mature suburban development by 1951. The setting demonstrates the established suburban character that was supported by quality residential architecture and other premium housing solutions that maintained continued community prosperity during the established suburban development period.

Feeling and Association: The property conveys the 1951 established suburban character that characterized Flat Rock's mature prosperity and quality suburban development, maintaining associative connections to the refined residential architecture and the quality housing solutions that maintained community prosperity while preserving its connection to the sophisticated design approaches that served the established suburban families.

The property's significance as a quality ranch house with premium materials and refined design makes it a valuable contributor to the district's ability to convey the established suburban transformation and middle-class prosperity that characterized the middle years of the Late Period of Significance. The building demonstrates how quality ranch architecture provided essential housing solutions that combined refined architectural character with premium materials, enabling established suburban families to achieve upgraded homeownership while supporting the continued community prosperity necessary for sustained industrial success during the established suburban development period.

The 1951 quality ranch house demonstrates the housing quality that supported continued industrial development by providing premium residential solutions that attracted and retained the established families necessary for continued industrial operations, showing how quality residential architecture enabled the sustained suburban prosperity that characterized mature industrial communities during the established post-war suburban development period.

The property at 28446 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1951 established post-war suburban development that demonstrated the continuation of Flat Rock's suburban transformation and its significance as a quality ranch house that provided upgraded housing solutions for Flat Rock's prosperous industrial families during the middle phase of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's successful established suburban development while maintaining industrial employment.

For SHPO compliance, this property should be documented as a contributing resource that represents the quality ranch residential construction that maintained refined suburban development during the established phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential builder information that would enhance documentation of this significant example of 1951 quality ranch construction with premium materials. The property exemplifies the refined residential architecture and the quality housing solutions that served Flat Rock's established suburban families during 1951, showing how quality ranch design enabled the sustained suburban prosperity that maintained the community's industrial employment base while achieving established suburban development standards during the established suburban development phase of the Late Period of Significance.

This property merits contributing status as a representative example of quality post-war ranch residential architecture that demonstrates Flat Rock's successful establishment of mature suburban development. The 1951 construction date places it during the established suburban development period when the community had achieved suburban maturity while

maintaining prosperity for established families and its industrial employment base, making it historically significant for understanding the mature social fabric of post-war suburban communities in industrial settings.

SOLID CONTRIBUTING RESOURCE. The property effectively demonstrates the quality suburban development patterns that characterized Flat Rock's established prosperity during the early 1950s. Its refined ranch design with premium materials represents the housing that enabled established families to achieve quality suburban living, contributing meaningfully to the district's narrative of sustained community prosperity and social advancement throughout the Late Period of Significance.

Good example of early 1950s quality ranch architecture with characteristic features including hip roof configuration with multiple sections, red brick veneer construction, contemporary window arrangements, front porch with columns, integrated brick terrace, and refined scale. The building represents the mature development of ranch style architecture during the established suburban period, demonstrating both national residential trends adapted for middle-class families and local prosperity that enabled quality homeownership during the established post-war suburban period.

This property almost certainly represents conventional quality suburban construction by professional local builders using established ranch design principles and premium materials available through standard building industry channels during the early 1950s established suburban development period. The 1951 construction date places it well into the established suburban development period when quality ranch construction had become standard for middle-class families. The premium materials and sophisticated construction demonstrate the capabilities of professional contractors serving quality suburban development rather than catalog home systems, reflecting the mature suburban building industry that characterized prosperous communities during the established early 1950s suburban development period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0091_000 Lot# 91 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28476 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0092_000 Lot# 92 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096840		Long: -83.286029		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1953	
Architectural Style	Minimal Traditional/Cape Cod Revival	
Building Form	1.5 story rectilinear building	
Roof Form	Side gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl siding (replacement)	
Foundation Materials	Concrete Block	
Window Materials	Vinyl (replacement windows)	
Window Type	Double-hung sash windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1953-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):

Current/Common Name	28476 Sheeks Blvd. N.
Historic/Original Owner	Thomas and Ruth Swann
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1953 Cape Cod residence is a 1.5-story dwelling situated on Sheeks Boulevard in Flat Rock. The building represents post-World War II residential expansion during the mature phase of the Village Industries era and exemplifies the Cape Cod house type that became enormously popular for worker housing during the late 1940s and 1950s. The property retains its essential form and massing despite material alterations, illustrating the continued residential development that characterized Flat Rock's prosperity under Ford's industrial presence.

The house exhibits the characteristic Cape Cod form with a side-gabled roof and compact, efficient floor plan. The roof is covered with asphalt shingles in a gray tone and features a prominent front-facing shed dormer that extends across much of the front roof slope, providing light and headroom to the upper half-story. This shed dormer configuration was a common variation on the Cape Cod form that maximized usable space in the upper level. A brick chimney rises from the center of the roof ridge, indicating the original central heating system location characteristic of the Cape Cod plan.

The exterior walls are clad in vinyl siding in an attractive blue color with contrasting white trim, representing a replacement material that obscures but does not fundamentally alter the building's original form and proportions. The vinyl siding features a horizontal lap profile that approximates the appearance of wood clapboard. White-painted trim defines window and door openings, corner boards, and the transition between wall surfaces and roof elements, maintaining the traditional Cape Cod aesthetic of contrasting trim against colored siding.

The front facade displays the symmetrical arrangement typical of Cape Cod design, with the entrance centered on the first floor flanked by windows on either side. A small entry porch with a simple shed roof provides shelter for the main entrance, featuring painted wooden steps and railings with square balusters in white. The entry door appears to be a replacement unit, and a decorative wreath adds a welcoming touch to the facade. The dormer above contains paired windows that provide light to the upper-floor bedrooms.

The windows throughout the house are aluminum replacement units in a double-hung configuration. While not original materials, the replacement windows maintain appropriate proportions and placement within the original openings, preserving the fenestration pattern established during original construction. The white window frames complement the white trim and create the crisp, clean appearance characteristic of Cape Cod styling.

The foundation is constructed of concrete block, a standard foundation material for houses of this period in southeastern Michigan. The foundation is visible at grade level and appears to be in good condition.

The property occupies a lot with a concrete driveway providing access along the side of the house. The front yard shows evidence of recent landscaping work with mulched planting beds in progress. The property's relationship to neighboring houses, including a similar Cape Cod visible to the left, demonstrates the pattern of consistent residential development along Sheeks Boulevard during the post-war period.

Character-defining features include the Cape Cod form, the 1.5-story massing with side-gabled roof, the front shed dormer, the centered entrance with flanking windows, the brick chimney, and the overall modest residential scale that contributes to the streetscape character of Sheeks Boulevard.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Thomas and Ruth Swann and family resided at 28476 Sheeks; and Thomas Swann worked as an operator at oil refinery.[1] In 1963, Thomas W. Swann resided at 28476 Sheeks.[2] In 1970, Thomas W. Swann resided at 28476 Sheeks.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1953 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents post-World War II residential expansion during the mature Village Industries era and demonstrates the continued housing development that supported Ford's industrial community through the mid-20th century.

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 21, dwelling 222, for Thomas & Ruth Swann and family; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 22 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Criterion A - Community Planning and Development: Constructed c. 1953, during the mature phase of Ford's Village Industries operations in Flat Rock, this Cape Cod represents the continued residential development that characterized the community's sustained prosperity. By the early 1950s, Ford's Flat Rock lamp plant had operated for over two decades, and the community had established itself as a stable, desirable residential area for industrial workers and their families. This property illustrates the type of modest, efficiently designed housing that enabled continued homeownership and family formation in the Village Industries community. The Cape Cod form, with its economical use of space and materials, was particularly well-suited to the needs of working families seeking affordable homeownership.

Village Industries Context: The property's c. 1953 construction date places it within the sustained growth period of Flat Rock's development as a Village Industries community. By this time, the patterns established in the late 1920s and 1930s had matured into a stable residential community with strong homeownership rates. The continued construction of quality single-family housing along established streets like Sheeks Boulevard demonstrates the enduring success of Ford's decentralized manufacturing experiment and its positive impact on community development. The presence of similar Cape Cod houses in the immediate vicinity indicates coordinated development during this period.

Architectural Context: The Cape Cod represents one of the most significant American house types of the post-World War II era, combining traditional New England design elements with modern efficiency and affordability. The form became ubiquitous in American suburbs during the late 1940s and 1950s as returning veterans and growing families sought affordable homeownership. In Flat Rock, the Cape Cod represented a continuation of the community's commitment to quality worker housing, offering a modest but dignified dwelling that met the needs of Ford employees and their families.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Sheeks Boulevard. Integrity of design is maintained through preservation of the Cape Cod form, 1.5-story massing with side-gabled roof, front shed dormer, and centered entrance configuration. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows, though the original brick chimney and concrete block foundation remain. Integrity of setting is preserved through the property's relationship to neighboring residences, including similar Cape Cod houses, and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a modest single-family residence from the post-war Village Industries era.

Contributing Status Rationale: Despite material alterations including vinyl siding and aluminum replacement windows, the property retains sufficient integrity to contribute to the district. The essential Cape Cod form, scale, and massing remain intact, and the property continues to convey its historical associations with post-war residential development in the Village Industries community.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1953 construction date places this property within the mature phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that sustained the community's growth and prosperity through the post-war period. The Cape Cod form exemplifies the efficient, affordable housing that enabled working families to achieve homeownership during the 1950s, continuing the strong homeownership tradition that distinguished Village Industries communities from typical industrial centers.

The property retains its original Cape Cod form with characteristic side-gabled roof, front shed dormer, centered entrance with flanking windows, and 1.5-story massing that define the type. The original brick chimney at the roof ridge provides material evidence of original construction and the central heating system characteristic of the Cape Cod plan. The concrete block foundation remains intact, and the overall residential scale and setback maintain appropriate streetscape relationships with neighboring properties, including similar Cape Cod houses that demonstrate the coordinated post-war development pattern along Sheeks Boulevard.

While vinyl siding and aluminum replacement windows have diminished material integrity, these alterations are typical of residential properties throughout the district and do not compromise the property's ability to convey its historical significance. The essential form, massing, and architectural character remain clearly legible, and the property continues to demonstrate its associations with the sustained residential development that characterized Flat Rock during the Village Industries era. The property's relationship to neighboring Cape Cod houses of similar vintage reinforces the historic development patterns and contributes to the overall integrity of the streetscape.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0092_000 Lot# 92 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28488 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0093_000 Lot# 93 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096700		Long: -83.285978		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1941	
Architectural Style	Minimal Traditional/Cape Cod Revival	
Building Form	1.5 story rectilinear building	
Roof Form	Side-gabled w/ front entrance projection	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding (replacement)	
Foundation Materials	Concrete Block	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung sash windows with shutter	
Outbuildings	Yes ☒	No ☐
Number/Type:	Detached garage Additional: Front deck, shutters, landscaping	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1941-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	28488 Sheeks Blvd N						
Historic/Original Owner	Frank (Jr.) & Dorothy (nee Hermann) Mathews						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1941 Cape Cod residence is a 1.5-story dwelling situated on Sheeks Boulevard in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries era and exemplifies the Cape Cod house type that gained widespread popularity during the late 1930s and early 1940s. The property retains its essential form and massing despite material alterations, illustrating the continued residential development that characterized Flat Rock's sustained growth under Ford's industrial presence.

The house exhibits the characteristic Cape Cod form with a side-gabled roof and compact, efficient floor plan. A front-facing gable projection extends from the main roof mass, adding visual interest and providing additional headroom and light to the upper half-story. This gable projection represents a common variation on the basic Cape Cod form that enhanced both the exterior appearance and interior functionality of the house. The roof is covered with asphalt shingles in a gray tone, and a brick chimney rises from the rear slope of the roof, indicating the original heating system.

The exterior walls are clad in aluminum siding in white, a replacement material that obscures but does not fundamentally alter the building's original form and proportions. The aluminum siding features a horizontal lap profile that approximates the appearance of wood clapboard. The white color with matching trim presents a clean, well-maintained appearance consistent with the traditional Cape Cod aesthetic.

The front facade displays the characteristic Cape Cod arrangement with the entrance positioned on the first floor, sheltered by a front porch. The porch features white-painted railings with square balusters and provides a transitional outdoor living space typical of residential design in this era. Concrete steps lead up to the porch deck, and a decorative lamp post stands in the front yard, adding period-appropriate detail to the property. The front gable projection contains windows that provide light to upper-floor bedrooms, while first-floor windows flank the entrance area.

The windows throughout the house are vinyl replacement units in a double-hung configuration. While not original materials, the replacement windows maintain appropriate proportions and placement within the original openings, preserving the fenestration pattern established during original construction. The white window frames integrate well with the aluminum siding and maintain the cohesive appearance of the facade.

The foundation is constructed of concrete block, a standard foundation material for houses of this period in southeastern Michigan. The foundation is visible at grade level and appears to be in good condition, with stone or decorative block accents visible near the porch steps.

A detached garage is located at the rear of the property, accessed by a concrete driveway along the side of the house. The garage appears to be clad in materials compatible with the main house and provides covered automobile storage, reflecting the automobile-oriented lifestyle enabled by Ford employment. The driveway configuration is typical of residential properties in the district.

Character-defining features include the Cape Cod form with front gable projection, the 1.5-story massing with side-gabled roof, the front porch with railings, the brick chimney, the detached garage, and the overall modest residential scale that contributes to the streetscape character of Sheeks Boulevard.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Frank Matthews Jr. owned lot 93 in the Gordon Dale Subdivision in the Village of Flat Rock; there was no house on the lot in 1939.[1] In 1942, Frank Matthews Jr. owned lot 93 in the Gordon Dale Subdivision in the Village of Flat Rock; and the residence thereon, 28488 Sheeks Blvd.[2] In 1950, Frank & Dorothy Mathews and family resided at 28488 Sheeks; and Frank Mathews worked as a stationary engineer at auto manufacturing [Ford].[3] In 1963, Frank Mathews resided at 28488 Sheeks.[4] In 1970, Frank Mathews resided at 28488 Sheeks.[5] In 1974, Donald and Theresa Mathews resided at 28488 Sheeks.[6] Grank George Mathews died on 16 September 1999, a the age of eighty-six.[7]

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 13, entry for Frank Mathews Jr.; original records held by Brownstown Township Historical Society.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2" paginated, arranged by subdivision; citing vol. 2, pg. 364, entry for Frank Mathews Jr.; original records held by Brownstown Township Historical Society.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 22, dwelling 223, for Frank & Dorothy Mathews and family; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-P?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 23 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

[7] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:Q2S9-2GV6 : Wed Apr 02 05:07:12 UTC 2025), Entry for Frank G Mathews, 16 Sep 1999.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1941 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents pre-World War II residential development during the established phase of the Village Industries era and demonstrates the continued housing development that supported Ford's industrial community through the mid-20th century.

Criterion A - Community Planning and Development: Constructed c. 1941, during the established phase of Ford's Village Industries operations in Flat Rock, this Cape Cod represents the residential development that continued to characterize the community's growth after the initial Village Industries boom of the late 1920s and 1930s. By 1941, Ford's Flat Rock lamp plant had operated for over a decade, and the community had established itself as a stable, desirable residential area for industrial workers and their families. This property illustrates the type of modest, efficiently designed housing that enabled continued homeownership and family formation in the Village Industries community. The Cape Cod form, with its economical use of space and materials, was particularly well-suited to the needs of working families seeking affordable homeownership during the years immediately preceding American entry into World War II.

Village Industries Context: The property's c. 1941 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. By this time, the residential patterns established in the late 1920s and early 1930s had produced a stable community with strong homeownership rates. The continued construction of quality single-family housing along established streets like Sheeks Boulevard demonstrates the sustained success of Ford's decentralized manufacturing experiment and its positive impact on community development. The presence of both earlier and later houses in the immediate vicinity illustrates the progressive residential development that characterized this street over several decades.

Architectural Context: The Cape Cod represents one of the most significant American house types of the pre-war and post-war periods. The form's combination of traditional New England design elements with modern efficiency and affordability made it attractive to working families seeking quality housing at reasonable cost. The front gable projection on this example represents a common variation that enhanced the basic Cape Cod form, providing additional architectural interest and functional interior space. In Flat Rock, the Cape Cod represented the community's commitment to quality worker housing, offering modest but dignified dwellings that met the needs of Ford employees and their families.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Sheeks Boulevard. Integrity of design is maintained through preservation of the Cape Cod form with front gable projection, 1.5-story massing with side-gabled roof, and front porch configuration. Integrity of materials and workmanship has been diminished through aluminum siding and replacement windows, though the original brick chimney and concrete block foundation remain. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a modest single-family residence from the Village Industries era.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1941 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that sustained the community's growth through the years immediately preceding World War II. The Cape Cod form exemplifies the efficient, affordable housing that enabled working families to achieve homeownership, continuing the strong homeownership tradition that distinguished Village Industries communities from typical industrial centers.

The property retains its original Cape Cod form with the characteristic side-gabled roof and front gable projection that adds visual interest and interior functionality. The 1.5-story massing, front porch with white railings, and overall residential scale define the property's historic character and maintain appropriate relationships with neighboring houses along Sheeks Boulevard. The original brick chimney provides material evidence of original construction, and the concrete block foundation remains intact beneath the structure.

The detached garage at the rear of the property reflects the automobile-oriented lifestyle that Ford employment enabled for Flat Rock residents, providing covered storage accessible via a concrete driveway along the side of the house. The well-maintained landscaping, including the prominent ornamental maple in the front yard, contributes to the established residential character of the streetscape and demonstrates continued investment in the property.

While aluminum siding and vinyl replacement windows have diminished material integrity, these alterations are typical of residential properties throughout the district and do not compromise the property's ability to convey its historical significance. The essential form, massing, and architectural character remain clearly legible, and the property continues to demonstrate its associations with the sustained residential development that characterized Flat Rock during the Village Industries era.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0093_000 Lot# 93 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28492 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0094_000 Lot# 94 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096573		Long: -83.286018		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1960	
Architectural Style	Post-WWII Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof with moderate pitch	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick veneer	
Foundation Materials	Concrete	
Window Materials	Aluminum and vinyl (replacement)	
Window Type	Picture windows and double-hung sash windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	Additional: Front porch with columns, ornamental landscaping, rock garden	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1960-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	28492 Sheeks Blvd N					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28492 Sheeks Blvd N presents as a well-preserved single-story ranch house that exemplifies the mature post-war suburban residential architecture of 1960, representing the established phase of suburban development that served Flat Rock's prosperous industrial workforce during the middle years of the Late Period of Significance (1920-1975). The building exhibits the characteristic horizontal massing with a hip roof configuration that creates the refined architectural profile that distinguished quality ranch construction during the early 1960s suburban development period when established families sought upgraded residential accommodations within the prosperous suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits characteristics that represent the mature phase of post-war suburban residential construction that utilized refined ranch design principles and quality materials that had become standard during the prosperous early 1960s suburban development period. The efficient proportions, systematic floor plan organization with classic ranch configuration, characteristic early 1960s styling with red brick veneer construction and contemporary details, and superior construction methods reflect the design principles that had evolved during the four decades following the establishment of Ford's Village Industries when suburban development had achieved full maturity and established families could invest in quality residential construction. The building's overall composition, particularly the hip roof configuration and the red brick veneer construction with contemporary window arrangements, demonstrates the refined ranch designs that emphasized sophisticated suburban living while utilizing premium materials and construction techniques that characterized middle-class suburban development during the early 1960s.

The building features a hip roof system that provides the sophisticated architectural profile characteristic of quality ranch design during the mature suburban development period. The roof is constructed with asphalt shingles that provide reliable weather protection while maintaining the clean, contemporary appearance valued in quality ranch architecture. The hip roof configuration demonstrates the architectural refinement that characterized mature ranch architecture, providing both functional efficiency and sophisticated visual appeal while maintaining the horizontal emphasis that distinguished quality suburban residential architecture during 1960. The roof configuration creates varied interior spaces and refined exterior massing that reflected the design sophistication that characterized quality suburban construction when established families sought distinctive residential accommodations.

The exterior walls demonstrate red brick veneer construction that reflects the premium material standards and sophisticated design preferences that characterized middle-class residential construction during 1960. The consistent red brick veneer provides both weather protection and refined visual appeal while demonstrating the quality material approaches that characterized middle-class suburban residential construction when masonry materials were popular for premium ranch homes. The brick veneer construction reflects the established building standards and architectural quality that characterized middle-class suburban residential development during the early 1960s period. The use of brick veneer rather than frame construction indicates the property's position within the middle tier of suburban residential development, reflecting the prosperity that characterized Flat Rock's industrial workforce during the mature phase of the Late Period of Significance.

The window arrangement demonstrates the contemporary approach to fenestration that characterized mature ranch design and quality suburban construction, with a combination of picture windows and double-hung sash windows that provide natural light and visual connection to the surrounding landscape while reflecting the design principles that emphasized interior-exterior relationships valued in contemporary ranch architecture. The windows appear to be replacement units that maintain the original opening sizes and general proportions while providing improved energy efficiency, reflecting the continued investment in the property that demonstrates its enduring value within the established suburban community. The window configuration demonstrates the balance between contemporary residential function and refined architectural character that characterized quality ranch architecture during the mature suburban development period.

The front porch features columns that create architectural focus and provide practical weather protection while reflecting the traditional design influences that remained popular in suburban residential construction during 1960. The porch configuration demonstrates the architectural refinement that included both functional and aesthetic considerations while maintaining the sophisticated character that distinguished quality suburban residential construction. The columned porch reflects the design vocabulary that combined contemporary ranch principles with traditional American architectural references.

The property exhibits sophisticated suburban landscape characteristics with well-maintained lawn areas enhanced by mature deciduous trees that provide substantial shade and visual appeal, creative ornamental landscaping including a distinctive rock garden feature with specimen plantings, practical concrete walkways, and refined site improvements that integrate the building with its middle-class residential setting while reflecting the quality suburban development standards

of the Sheeks Boulevard neighborhood. The mature landscaping and creative site improvements, including the artistic rock garden that demonstrates continued investment in the property's aesthetic appeal, demonstrate the middle-class suburban residential standards that characterized established suburban development and the continued maintenance investment that complements the building's refined ranch architectural character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1963, Thomas Law resided at 28492 Sheeks.[1] In 1970, Thomas Law resided at 28492 Sheeks.[2] In 1974, Thomas and Betty Law resided at 28492 Sheeks.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28492 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1960 mature post-war suburban development that demonstrated the continuation of Flat Rock's suburban transformation and its significance as a quality ranch house that provided upgraded housing solutions for Flat Rock's prosperous industrial families during the middle phase of the Late Period of Significance (1920-1975), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and continued through the community's suburban maturation.

Historical Significance Under Criterion A: Event

This 1960 ranch house represents the mature phase of post-war suburban development that demonstrated the continued success of Flat Rock's transformation into a sophisticated suburban community that attracted established families while maintaining its industrial employment base during the middle years of the Late Period of Significance. The property embodies the quality residential construction that served the established families that had prospered through sustained industrial development following Henry Ford's Village Industries program, showing how refined residential construction provided essential housing solutions that maintained community prosperity while offering upgraded homeownership opportunities for established families within the mature suburban-industrial community.

The significance of this property as a quality ranch house with premium materials and refined design demonstrates the role of middle-class residential architecture in maintaining diverse suburban development that supported continued industrial success during 1960 while providing quality living standards and suburban lifestyle opportunities for established families. The 1960 construction date places this property within the mature suburban development phase of the Late Period of Significance, when Flat Rock had successfully achieved full suburban development patterns while maintaining its industrial employment base through quality housing solutions that reflected middle-class prosperity and sophisticated residential design standards.

The dwelling reflects the continued housing demand created by sustained industrial employment and mature suburban development, which had maintained stable employment opportunities that enabled established families to seek quality residential accommodations that combined refined ranch architectural design with premium materials within the mature suburban-industrial community. The quality ranch house with its red brick veneer construction and contemporary details provided the upgraded, family-oriented living arrangements that appealed to established suburban families while offering the sophisticated design and suburban amenities that reflected middle-class prosperity and mature suburban lifestyle expectations during the early 1960s period.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as a quality ranch house that served Flat Rock's middle-class suburban development during the mature phase of the Late Period of Significance.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that had achieved mature suburban character throughout Flat Rock's Late Period development. The suburban setting preserves the community planning patterns that characterized the mature suburban transformation while maintaining the residential context that supported quality residential construction during 1960.

Design: The property exhibits good design integrity in its mature ranch characteristics, including the single-story massing, hip roof configuration, red brick veneer construction, and refined proportions that distinguished quality suburban construction during 1960. The building maintains the essential mature ranch design characteristics that made it representative of the quality housing solutions that provided sophisticated residential character while supporting continued community prosperity in Flat Rock.

Materials: The building maintains its red brick veneer construction and essential architectural elements that demonstrate the quality material approaches that characterized middle-class suburban development during 1960. While windows appear to be replacements, they maintain general proportions and the materials preserve the quality ranch character and refined architectural quality that reflected the premium construction standards appropriate to housing that served Flat Rock's established suburban families.

Workmanship: The ranch construction with brick veneer and refined details demonstrates the quality building techniques that characterized mature suburban development, reflecting the premium construction approaches and sophisticated quality that made quality ranch homes attractive to established families while supporting community prosperity during the mature suburban development period.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's successful mature suburban development by 1960. The setting demonstrates the established suburban character that was supported by quality residential architecture and other premium housing solutions that maintained continued community prosperity during the mature suburban development period.

Feeling and Association: The property conveys the 1960 mature suburban character that characterized Flat Rock's sophisticated prosperity and quality suburban development, maintaining associative connections to the refined residential architecture and the quality housing solutions that maintained community prosperity while preserving its connection to the sophisticated design approaches that served the established suburban families.

Quality Ranch Architecture and Suburban Maturity

The property's significance as a quality ranch house with premium materials and refined design makes it a valuable contributor to the district's ability to convey the mature suburban transformation and middle-class prosperity that characterized the middle phase of the Late Period of Significance. The building demonstrates how quality ranch architecture provided essential housing solutions that combined sophisticated architectural character with premium materials, enabling established suburban families to achieve upgraded homeownership while supporting the continued community prosperity necessary for sustained industrial success during the mature suburban development period.

The 1960 quality ranch house demonstrates the housing sophistication that supported continued industrial development by providing premium residential solutions that attracted and retained the established families necessary for continued industrial operations, showing how sophisticated residential architecture enabled the sustained suburban prosperity that characterized mature industrial communities during the established post-war suburban development period.

SHPO Compliance and Recommendation

The property at 28492 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1960 mature post-war suburban development that demonstrated the continuation of Flat Rock's suburban transformation and its significance as a quality ranch house that provided upgraded housing solutions for Flat Rock's prosperous industrial families during the middle phase of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's successful mature suburban development while maintaining industrial employment.

For SHPO compliance, this property should be documented as a contributing resource that represents the quality ranch residential construction that maintained sophisticated suburban development during the mature phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential builder information that would enhance documentation of this significant example of 1960 quality ranch construction with premium materials. The property exemplifies the sophisticated residential architecture and the quality housing solutions that served Flat Rock's established suburban families during 1960, showing how quality ranch design enabled the sustained suburban prosperity that maintained the community's industrial employment base while achieving mature suburban development standards during the mature suburban development phase of the Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property merits contributing status as a representative example of quality post-war ranch residential architecture that demonstrates Flat Rock's successful achievement of mature suburban development. The 1960 construction date places it during the mature suburban development period when the community had achieved full

suburban sophistication while maintaining prosperity for established families and its industrial employment base, making it historically significant for understanding the mature social fabric of post-war suburban communities in industrial settings.

Historic District Contribution: SOLID CONTRIBUTING RESOURCE. The property effectively demonstrates the quality suburban development patterns that characterized Flat Rock's mature prosperity during the early 1960s. Its refined ranch design with premium materials represents the housing that enabled established families to achieve quality suburban living, contributing meaningfully to the district's narrative of sustained community prosperity and social advancement throughout the Late Period of Significance.

Architectural Merit: Good example of early 1960s quality ranch architecture with characteristic features including hip roof configuration, red brick veneer construction, contemporary window arrangements, front porch with columns, and refined scale. The building represents the mature development of ranch style architecture during the established suburban period, demonstrating both national residential trends adapted for middle-class families and local prosperity that enabled quality homeownership during the mature post-war suburban period.

Integrity Assessment: The property maintains good integrity with original massing, roofline, materials, and quality ranch character largely intact. While window replacement has occurred, the building clearly conveys its 1960 quality ranch origins and continues to function as intended, with maintained exterior and suburban setting that preserve its sophisticated residential character and demonstrate continued investment in the property by established families.

Catalog Kit Home Analysis

Assessment: EXTREMELY UNLIKELY CATALOG HOME - NO PROBABILITY

Supporting Evidence Against Catalog Origin: • **Post-Catalog Era:** 1960 construction is two decades after the catalog home era, with major companies having ceased operations by 1940-1942 • **Mature Construction Industry:** Ranch style had achieved complete standardization through conventional building industry by early 1960s
• **Quality Construction Methods:** Represents sophisticated builder construction using premium materials and advanced methods • **Federal Program Evolution:** FHA and VA loan programs had fully matured to promote quality ranch construction through established conventional builders

Alternative Construction Methods More Likely: • **Quality Builder Construction:** Premium housing was built by established contractors using sophisticated methods and premium materials • **Professional Architect/Builder Services:** Quality ranch plans were available through professional architectural services and established builder networks • **Subdivision Development Patterns:** Represents quality suburban development using refined floor plans and premium construction • **Premium Material Availability:** Red brick veneer and quality materials available through established building supply networks

Design Characteristics Suggesting Conventional Construction: • **Red brick veneer** was standard practice for quality ranch homes by early 1960s • **Hip roof configuration** represents sophisticated ranch design available through conventional architectural services • **Contemporary window arrangements** reflect professional design rather than catalog standardization • **Overall design** reflects mature ranch architecture principles available through established building practices

Historical Context Against Catalog Origin: • **Catalog home era** had ended two decades before 1960 construction • **Quality suburban development** was served by established professional contractors and sophisticated builders • **Ranch style** had achieved complete maturation through conventional building practices for all economic levels • **Federal loan programs** promoted quality construction through established builders using advanced methods

Quality Construction Indicators: • **Red brick veneer** indicates premium material choice for sophisticated construction • **Hip roof configuration** reflects quality builder with advanced ranch construction experience • **Contemporary details** demonstrate professional design capabilities • **Overall construction** suggests established builder with quality ranch construction expertise

Recommendation: Further research recommended to investigate: • **Local building permits** and quality development contractor records from early 1960s • **Professional suburban development** patterns and established builders active in Sheeks Boulevard area • **Architectural services** and professional builder networks oriented toward quality construction • **Regional construction industry** serving quality suburban development

Conclusion: This property certainly represents conventional quality suburban construction by professional local builders using established ranch design principles and premium materials available through standard building industry channels during the early 1960s mature suburban development period. The 1960 construction date places it well into the established suburban development period when quality ranch construction had become standard for middle-class families. The premium materials and sophisticated construction demonstrate the capabilities of professional contractors serving quality suburban development rather than catalog home systems, reflecting the mature suburban building industry that characterized prosperous communities during the established early 1960s suburban development period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0094_000 Lot# 94 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28510 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0095_000 Lot # 95 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096240		Long: -83.286032		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1941	
Architectural Style	Minimal Traditional/Cape Cod Revival	
Building Form	1.5 story rectilinear building	
Roof Form	Side-gabled with multiple front-gabled dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding (replacement)	
Foundation Materials	Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung sash windows with black shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Industry, Social
Period(s) of Significance	1941-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Current/Common Name	28510 Sheeks Blvd N			
Historic/Original Owner	Arthur C. & Emma (nee Seitz) Oestrike			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1941 Cape Cod residence is a 1.5-story dwelling situated on a generous corner or side lot on Sheeks Boulevard in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries era and exemplifies a particularly well-designed variation of the Cape Cod house type with notable architectural details including a prominent exterior brick chimney and paired front dormers. The property retains excellent design integrity despite material alterations, representing one of the more architecturally distinguished Cape Cod examples along Sheeks Boulevard.

The house exhibits the characteristic Cape Cod form with a steeply pitched side-gabled roof and compact floor plan. Two front-facing gable dormers punctuate the front roof slope, providing light and headroom to the upper half-story bedrooms. The paired dormers are symmetrically positioned and feature their own gabled roofs with vinyl siding in the gable fields, creating a balanced and visually appealing composition. The roof is covered with asphalt shingles in a dark gray tone that complements the light-colored siding.

The most distinctive architectural feature of this property is the prominent exterior brick chimney positioned on the side elevation. The chimney rises the full height of the side wall and extends above the roof ridge, constructed of red brick with a decorative corbeled cap. This exterior chimney placement was a popular design choice for Cape Cod houses, evoking the colonial New England precedents that inspired the style while providing an efficient heating system. The substantial brick chimney adds significant visual interest and architectural character to the property, distinguishing it from simpler Cape Cod examples in the district.

The exterior walls are clad in vinyl siding in a light gray color, a replacement material that obscures but does not fundamentally alter the building's original form and proportions. The vinyl siding features a horizontal lap profile that approximates the appearance of wood clapboard. Dark-colored shutters flank the first-floor windows, providing traditional decorative accents that enhance the Cape Cod character.

The front facade displays a slightly asymmetrical arrangement with a projecting entry vestibule positioned to one side of center. This small enclosed entry provides weather protection and creates an additional layer of visual interest on the facade. The vestibule features its own gabled roof and appears to contain the main entrance door with sidelights or adjacent windows. First-floor windows with decorative shutters flank the entry vestibule, while the paired dormers above provide balanced fenestration to the upper level.

The windows throughout the house are vinyl replacement units in a double-hung configuration. While not original materials, the replacement windows maintain appropriate proportions and placement within the original openings, preserving the fenestration pattern established during original construction. Some windows feature multi-light grilles that reference traditional divided-light patterns, enhancing the colonial character of the design.

The foundation is constructed of concrete block, visible at grade level, representing standard foundation construction for the period. The property occupies a spacious corner lot with mature deciduous trees that frame the house and provide shade. Foundation plantings and well-maintained lawn areas contribute to the established residential character. A detached garage is located at the rear of the property, providing covered automobile storage.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Arthur C. Oestrike owned lot 95 of the Gordon-Dale Subdivision in the Village of Flat Rock; there was no house on this lot in 1939.[1] In 1942, Arthur C. Oestrike owned lot 95 of the Gordon-Dale Subdivision in the Village of Flat Rock; and the residence thereon, 28510 Sheeks Blvd.[2] Arthur C. Oestrike registered for the draft [WW2] on 27 April 1942; he was employed by Standard Oil and his family resided at 28510 Sheeks Blvd.[3]

In 1947, Arthur Oestrike lived at 28510 Sheeks.[4] In 1950, Arthur and Emma Oestrike and children resided at 28510 Sheeks; and Arthur worked as a sales agent for wholesale oil.[5] In 1963, Arthur Oestrike and Melvin Oestrike resided at 28510 Sheeks.[6] In 1970, Arthur Oestrike lived at 28510 Sheeks.[7] Arthur Charles Oestrike died on 7 May 1977.[8]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1941 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents pre-World War II residential development during the established phase of the Village Industries era and demonstrates the quality housing development that supported Ford's industrial community. The property's notable architectural details, including the prominent exterior brick chimney and well-composed facade, represent a particularly distinguished example of Cape Cod design in the district.

Criterion A - Community Planning and Development: Constructed c. 1941, during the established phase of Ford's Village Industries operations in Flat Rock, this Cape Cod represents the continued residential development that characterized the community's sustained growth after the initial Village Industries boom. By 1941, Ford's Flat Rock lamp plant had operated for over a decade, and the community had established itself as a stable, desirable residential area for industrial workers and their families. This property illustrates the type of quality, thoughtfully designed housing that enabled homeownership and family formation in the Village Industries community. The architectural refinement evident in the exterior brick chimney, paired dormers, and entry vestibule suggests either a more substantial investment by the original owner or the work of a skilled local builder attuned to architectural detail.

Village Industries Context: The property's c. 1941 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. By this time, the residential patterns established in the late 1920s and early 1930s had produced a stable community with strong homeownership rates and an established residential character. The continued construction of quality single-family housing along established streets like Sheeks Boulevard demonstrates the sustained success of Ford's decentralized manufacturing experiment. The architectural quality of this property suggests the prosperity and stability that Village Industries employment provided, enabling investment in homes with enhanced design features.

Architectural Context: The Cape Cod represents one of the most significant American house types of the pre-war and post-war periods. This example demonstrates particular architectural sophistication through its prominent exterior brick chimney, paired front dormers, and projecting entry vestibule. The exterior chimney placement evokes colonial New England precedents and creates a strong visual statement on the side elevation. The paired dormers provide balanced composition and enhanced upper-floor functionality. These design refinements distinguish this property from more basic Cape Cod examples and suggest either pattern book influence or local builder expertise in residential design.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Sheeks Boulevard. Integrity of design is notably strong, with the Cape Cod form, paired dormers, exterior brick chimney, projecting entry

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 213, entry for Arthur C. Oestrike; original records held by Brownstown Township Historical Society.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2" paginated, arranged by subdivision; vol. 2, pg. 365, entry for Arthur C. Oestrike; original records held by Brownstown Township Historical Society.

[3] "United States, World War II Draft Registration Cards, 1942", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:J4S4-VX9 : Fri Nov 28 12:11:52 UTC 2025), entry for Arthur Charles Oestrike, 1942.

[4] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 22, dwelling 224, for Oestrike Arthur & Emma and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-P?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 23 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZ1F-1WP : accessed 5 Dec 2025), entry for Arthur C Oestrike, died 7 May 1977.

vestibule, and decorative shutters all preserved. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows, though the original brick chimney and concrete block foundation remain as significant original features. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a quality single-family residence from the Village Industries era with notable architectural distinction.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1941 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that sustained the community's growth through the years immediately preceding World War II. The Cape Cod form exemplifies the efficient, affordable housing that enabled working families to achieve homeownership, while this particular example demonstrates notable architectural refinement that distinguishes it among Cape Cod houses in the district.

The property retains excellent design integrity through preservation of its characteristic Cape Cod form with steeply pitched side-gabled roof, paired front gable dormers that provide balanced composition and upper-floor light, and the prominent exterior brick chimney that creates a striking architectural statement on the side elevation. The projecting entry vestibule adds visual interest to the front facade, and decorative shutters enhance the traditional colonial character. These design features represent a level of architectural sophistication that suggests either pattern book influence or the work of a skilled local builder, contributing to the property's significance within the district.

The original brick chimney is particularly significant as an intact original feature that demonstrates quality construction and provides material evidence of the property's age and architectural aspirations. The substantial chimney, rising the full height of the side elevation with decorative corbeled cap, represents a meaningful investment in architectural character beyond basic functional requirements. The concrete block foundation remains intact, and the spacious lot with mature trees contributes to the established residential setting.

While vinyl siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical and architectural significance. The essential form, massing, and distinctive design features remain clearly legible, and the property continues to demonstrate its associations with quality residential development during the Village Industries era. The architectural distinction evident in the exterior chimney, paired dormers, and entry vestibule makes this property a notable example of pre-war Cape Cod design in Flat Rock.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0095_000 Lot# 95 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28534 Sheeks Blvd. (North) [715 Sheeks]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0096_002 Lot# 96 & 97 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095952	Long: -83.286001			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1925	
Architectural Style	Dutch Colonial Revival	
Building Form	2-story rectilinear building	
Roof Form	Two-story house with gambrel roof and front entrance projection	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete Block	
Window Materials	Double-hung vinyl windows	
Window Type	Double-hung sash windows w/ shutters	
Outbuildings	Yes ☐	No ☒
Number/Type:	Attached carport/garage wing	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1925-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	28534 Sheeks Blvd N					
Historic/Original Owner	Richard & Alice (nee German) Demerest					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1925 Dutch Colonial Revival residence is a 2-story dwelling situated on Sheeks Boulevard in Flat Rock. The building represents early residential development that predates Ford's formal Village Industries program and exemplifies the Dutch Colonial Revival style that enjoyed widespread popularity during the 1920s. The distinctive gambrel roof form immediately identifies the architectural style and distinguishes this property from the predominantly gable-roofed houses along Sheeks Boulevard, making it a notable and relatively uncommon example within the district.

The defining characteristic of this house is the gambrel roof, the signature element of Dutch Colonial Revival architecture. The gambrel form features a double-pitched roof on each side, with a steep lower slope and a shallower upper slope, creating additional headroom and usable space in the upper story without the full height of a conventional two-story house. The roof is covered with asphalt shingles in a gray-brown tone. A brick chimney rises from the rear slope of the roof, visible in profile views of the house. The gambrel roof's distinctive silhouette creates an immediately recognizable form that evokes the colonial Dutch heritage of the northeastern United States.

A prominent shed-roofed wall dormer extends across a significant portion of the front roof slope, expanding the upper-floor living space and providing generous natural light to the second story. This dormer type was a common and practical feature of Dutch Colonial Revival houses, maximizing usable interior space within the gambrel roof form. The dormer is clad in vinyl siding consistent with the main body of the house and contains multiple windows that illuminate the upper bedrooms.

The upper gable peak features decorative fish-scale shingles, a notable original design element that has been preserved despite the overall re-siding of the house. A semi-circular louvered vent is centered within the fish-scale field, providing attic ventilation while contributing to the decorative composition of the gable. This ornamental treatment of the gable peak represents a design refinement that elevates this house above basic Dutch Colonial examples and demonstrates attention to architectural detail in the original construction.

The exterior walls are clad in vinyl siding in a tan or beige color with contrasting white trim, a replacement material that obscures the original wall surface but maintains appropriate proportions and appearance. The vinyl siding features horizontal lap profiles on the main wall surfaces, approximating the appearance of wood clapboard. White-painted trim defines window and door openings, corner boards, and the transitions between wall surfaces and roof elements.

The front facade features a central gabled entry porch that provides shelter for the main entrance. The entry porch has a steeply pitched gable roof supported by simple posts, with wooden steps and railings providing access from grade level. The porch configuration creates a welcoming entrance while maintaining the modest scale appropriate to the house. First-floor windows are arranged symmetrically on either side of the entrance, while the wall dormer above contains windows serving the upper-floor bedrooms.

The windows throughout the house are vinyl replacement units in a double-hung configuration. While not original materials, the replacement windows maintain appropriate proportions and placement within the original openings, preserving the fenestration pattern established during original construction. The white window frames integrate well with the trim color and maintain a cohesive appearance.

An attached carport extends from the side of the house, providing covered parking. The carport features a flat or slightly sloped roof supported by simple posts, with lattice screening along portions of the sides. While the carport represents a later addition to the property, it is set back from the front facade and does not significantly impact the primary elevation or the legibility of the Dutch Colonial form.

The foundation is constructed of concrete block, visible at grade level, representing standard foundation construction for the period. The property occupies a well-maintained lot with mature trees and foundation plantings that contribute to the established residential character of the streetscape.

Character-defining features include the distinctive gambrel roof form, the shed-roofed wall dormer, the decorative fish-scale shingles in the upper gable with semi-circular vent, the central gabled entry porch, the 2-story massing, the brick chimney, and the overall Dutch Colonial Revival character that distinguishes this property within the district.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Richard M. and Alice Demerest were living at 715 Sheeks Blvd., and employed as a local agent for an electric office.[1] Alice Demerest died on 14 March 1939.[2] In 1940, Richard Demerest, now widowed, was living at 28534 Sheeks Blvd., and he was employed as a local agent for Detroit Edison.[3] Richard Demerest died 21 January 1958.[4] In 1950, Joseph and Edna Hood resided at 28534 Sheeks; and Joseph worked as a wreck foreman for the railroad.[5] In 1963, A. M. Pruett III was living at 28534 Sheeks.[6] In 1970, John M. Scheaffer resided at 28534 Sheeks.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents early residential development that predates Ford's formal Village Industries program and demonstrates the quality housing stock that existed in Flat Rock prior to Ford's industrial investment. The Dutch Colonial Revival style is relatively uncommon in the district, making this property a notable example of architectural variety within the historic residential fabric.

Criterion A - Community Planning and Development: Constructed c. 1925, this Dutch Colonial Revival house predates Ford's formal establishment of the Village Industries lamp plant in Flat Rock by approximately three years. The property represents the pre-existing residential development that provided the community foundation upon which Ford's industrial program would build. The presence of quality housing like this Dutch Colonial demonstrates that Flat Rock possessed an established residential character and attracted homeowners seeking well-designed dwellings before the Village Industries program formally began. This existing community infrastructure contributed to the program's success by providing housing options for incoming workers and demonstrating the area's desirability as a residential location.

Village Industries Context: The property's c. 1925 construction date places it among the earliest residential development within the district's period of significance, representing the transition from Flat Rock's earlier agricultural community to the industrial community it would become. When Ford announced plans for the Flat Rock lamp plant in 1928, properties like this Dutch Colonial already existed along Sheeks Boulevard, establishing the residential patterns that would intensify during the Village Industries era. The quality of this house demonstrates that Flat Rock attracted residents seeking substantial, stylish homes even before Ford's industrial presence guaranteed employment opportunities.

Architectural Context: The Dutch Colonial Revival represents an important American architectural style of the early 20th century, drawing inspiration from the colonial Dutch settlements of New York and New Jersey. The style enjoyed particular popularity during the 1920s and 1930s, when Americans embraced colonial revival styles as expressions of national heritage. The gambrel roof is the defining characteristic of the style, providing efficient use of interior space while creating a distinctive and historically evocative exterior form. This example demonstrates notable design refinement through the decorative fish-scale shingles in the gable peak, a detail that elevates it above basic Dutch Colonial examples. The relative scarcity of Dutch Colonial Revival houses in the Flat Rock district makes this property particularly significant for demonstrating the range of architectural styles present in the community.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Sheeks Boulevard. Integrity of design is notably strong, with the distinctive gambrel roof form, shed-roofed wall dormer, decorative fish-scale

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[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 220 (stamped), enumeration district (ED) 82-880, sheet 4A, dwelling 73, family 86, Richard M. & Alice Demerest; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-JL?cat=1036363&i=444&lang=en&cc=1810731: accessed 27 July 2025), FHL# 004951268, Image 445 of 1148; United States. National Archives and Records Administration.

[2] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KFW7-LFV : accessed 5 Dec 2025), entry for Alice B. Demerest, died 14 Mar 1939.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 5B, dwelling 89, for Richard Demerest; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSH?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710, Image 14 of 1034; United States. National Archives and Records Administration.

[4] "Richard Demerest," obituary, *Livingston County Daily Press and Argus (Howell, Michigan)*, 29 Jan 1958, pg. 6, col. 6; **imaged**, *Newspapers.com* (https://www.newspapers.com/image-view/453632357/ : accessed 5 Dec 2025).

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 22, dwelling 225, for Joseph & Edna Hood; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-P?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 23 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

gable treatment, and central entry porch all preserved. The carport addition is set back and does not significantly compromise the legibility of the Dutch Colonial form. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows, though the original gambrel roof form, decorative fish-scale shingles, brick chimney, and concrete block foundation remain. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a distinctive Dutch Colonial Revival residence from the early development period of the district.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1925 construction date places this property among the earliest residential development within the district, predating Ford's formal Village Industries program by approximately three years. The Dutch Colonial Revival style represents an important but relatively uncommon architectural type within the district, making this property particularly significant for demonstrating the range of quality housing that existed in Flat Rock during the early 20th century and that provided the community foundation for Ford's subsequent industrial development.

The property retains excellent design integrity through preservation of its distinctive gambrel roof form, the defining characteristic of Dutch Colonial Revival architecture. The gambrel creates the characteristic double-pitched profile that immediately identifies the style and distinguishes this property from the predominantly gable-roofed houses along Sheeks Boulevard. The shed-roofed wall dormer across the front facade represents a common and practical feature of the style, expanding upper-floor living space while maintaining the gambrel silhouette. The decorative fish-scale shingles in the upper gable peak with the centered semi-circular louvered vent demonstrate notable architectural refinement and have been preserved despite the overall re-siding of the house.

The central gabled entry porch maintains its original configuration, providing a welcoming entrance that complements the colonial revival character. The brick chimney remains intact as material evidence of original construction, and the concrete block foundation continues to support the structure. The attached carport, while a later addition, is positioned to the side and set back from the front facade, minimizing its impact on the historic appearance.

While vinyl siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its distinctive architectural character and historical significance. The essential gambrel roof form, decorative gable treatment, and overall Dutch Colonial Revival character remain clearly legible, and the property continues to demonstrate its associations with the early residential development that preceded and supported the Village Industries transformation of Flat Rock.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0096_002 Lot# 96 & 97 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28544 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0098_000 Lot# 98 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095782		Long: -83.286025		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1918 (moved to this site about 1960)	
Architectural Style	Craftsman Bungalow	
Building Form	1.5-Story rectilinear building	
Roof Form	Hipped with front gabled dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung sash windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☒ about 1960	Date(s):			
Current/Common Name	28544 Sheeks Blvd N						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1918 Craftsman Bungalow is a 1.5-story dwelling currently situated on Sheeks Boulevard in Flat Rock. The building was relocated to this site from Wyandotte, Michigan at an unknown date. Despite exhibiting characteristic bungalow form and design elements, the property's relocation from its original site means it lacks integrity of location and historical association with the Flat Rock community, resulting in its classification as non-contributing to the Flat Rock Historical District.

The house exhibits the characteristic bungalow form with a low-pitched hipped roof and broad, overhanging eaves that create deep shadow lines typical of the Craftsman aesthetic. A hipped dormer rises from the front roof slope, providing light and headroom to the upper half-story. The roof is covered with asphalt shingles in a gray tone. The overall massing and roof configuration are consistent with bungalow designs popular during the 1910s and early 1920s.

The exterior walls are clad in vinyl siding in an attractive blue color with contrasting yellow or cream trim, creating a cheerful cottage-like appearance. While not original materials, the siding and trim colors are applied in a manner that emphasizes the building's architectural details and maintains visual interest. The vinyl siding features horizontal lap profiles that approximate the appearance of wood clapboard.

A full-width front porch extends across the facade, representing the most prominent characteristic of bungalow design. The porch features a hipped roof that integrates with the main roof form, supported by simple posts. The porch provides generous outdoor living space and creates the welcoming entrance typical of the bungalow type. The porch area is decorated with various ornamental elements including hanging planters, decorative items, and seasonal displays that reflect the current owner's personal style.

The windows are aluminum replacement units in sliding and double-hung configurations. While not original materials, the windows are positioned within openings that maintain the general fenestration pattern of the original design. The yellow or cream window trim provides visual definition and complements the overall color scheme.

The foundation is constructed of concrete block, which may represent either the original foundation material or a new foundation constructed when the house was relocated. The property occupies a well-landscaped lot featuring extensive cottage garden plantings including ornamental shrubs, perennials, and decorative garden elements. A wooden picket fence defines a portion of the side yard, contributing to the cottage garden aesthetic. Mature trees provide shade and frame the property.

A detached garage is located at the rear of the property, accessed by a concrete driveway. The garage provides covered automobile storage consistent with the residential use of the property.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931, C. S. Cooke owned Lot 98 of the Gordon-Dale Subdivision in the Village of Flat Rock; and there was no house on this lot.[1] In 1939, Wm. E. Broadhurst [3347 Fourth St., Wyandotte, Michigan] owned Lot 98 of the Gordon-Dale Subdivision in the Village of Flat Rock; and there was no house on this lot.[2] There is no structure on Lot 98 of the Gordon-Dale Subdivision in the Village of Flat Rock shown on the Sanborn Fire Insurance Map for January 1941.[3] In 1942, William. E. Broadhurst [3347 Fourth St., Wyandotte, Michigan] owned Lot 98 in the Gordon-Dale Subdivision in the Village of Flat Rock; and there was no house on this lot.[4] A local directories search was conducted for 28544 Sheeks during the 1950s; the address was not found.[5]

In 1961, Evie Miller resided at 28544 Sheeks.[6] In 1963, Paul & Ruth Allen resided at 28544 Sheeks.[7] In 1967, Mary C. Harris resided at 28544 Sheeks Blvd.[8] In 1970, Mary C. Harris resided at 28544 Sheeks.[9]

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision, original records held by Brownstown Township Historical Society.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 214, entry for Wm. E. Broadhurst; original records held by Brownstown Township Historical Society.

[3] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for Sheeks Blvd.; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2," paginated, arranged by subdivision; vol. 2, pg. 365, for William E. Broadhurst; original records held by Brownstown Township Historical Society.

[5] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society; **ALSO**; Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by New Boston*, Rockwood and Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1954**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; **ALSO**; Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; **ALSO**; Michigan Bell Telephone Company, Wyandotte Telephone Directory Followed by Flat Rock, New Boston, Rockwood and Romulus (Trenton, Mich: Michigan Bell Telephone Company, **October 1957**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan. *Note: 29544 Sheeks is **NOT** found.*

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks Blvd. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks Blvd. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1967-68) p. 58, for Sheeks Blvd. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1918 property is recommended as **Non-Contributing to the Flat Rock Historical District** due to its relocation from Wyandotte, Michigan. While the building retains its bungalow architectural form and design characteristics, the loss of integrity of location means the property cannot contribute to the significance of a district whose importance derives from the historical development of Flat Rock as a Village Industries community.

Criteria Consideration B - Moved Properties: Under National Register guidelines, a property that has been moved from its original location is generally considered to have lost integrity of location and, in most cases, integrity of setting, feeling, and association. Criteria Consideration B allows for the listing of moved properties only if they are significant primarily for architectural value or if they are the surviving property most importantly associated with a historic person or event. This property, while exhibiting good bungalow design, does not rise to the level of architectural significance that would warrant exception under Criteria Consideration B. Furthermore, its historical associations are with Wyandotte, not Flat Rock, and it therefore cannot contribute to the narrative of Flat Rock's development as a Village Industries community.

Loss of Historical Association: The Flat Rock Historical District derives its significance from the community's development in association with Ford's Village Industries program and the earlier settlement patterns that preceded it. Properties within the district contribute to this significance by demonstrating the residential development patterns, architectural styles, and community formation that occurred within Flat Rock during the period of significance. A building that was constructed in Wyandotte and later moved to Flat Rock has no historical association with these developmental patterns, regardless of its architectural quality or current appearance.

Integrity Assessment: The property lacks integrity of location, having been moved from Wyandotte, Michigan to its current site in Flat Rock. While integrity of design is partially maintained through preservation of the bungalow form and roof configuration, integrity of materials and workmanship has been diminished through vinyl siding and replacement windows. Integrity of setting is partially maintained through the property's current relationship to neighboring residences, though this setting differs from the property's original context in Wyandotte. Integrity of feeling and association are compromised because the property's historical associations are with Wyandotte rather than Flat Rock, and it therefore cannot convey associations with the Village Industries community that defines the district's significance.

Architectural Description: Despite its non-contributing status, the property merits documentation as a representative example of the Craftsman Bungalow type popular during the 1910s. The hipped roof with hipped dormer, full-width front porch, and 1.5-story massing are characteristic features of the style. The current presentation with blue siding and yellow trim, combined with the extensive cottage garden landscaping, creates an attractive residential property that contributes positively to the current streetscape appearance, even though it cannot contribute to the district's historical significance.

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District.

The property's non-contributing status results from its relocation from Wyandotte, Michigan to its current site on Sheeks Boulevard in Flat Rock. Under National Register guidelines, properties that have been moved from their original locations generally cannot contribute to historic districts because they have lost integrity of location, which is fundamental to establishing the historical associations that define a property's significance. The Flat Rock Historical District derives its importance from the community's development as a Village Industries center under Ford's decentralized manufacturing program, and properties within the district contribute by demonstrating the residential patterns and community formation that occurred in Flat Rock during the period of significance.

A building constructed in Wyandotte, regardless of its architectural quality or age, has no historical association with Flat Rock's development and therefore cannot contribute to the district's significance. The property's c. 1918 construction date and bungalow form would ordinarily make it a strong contributing resource, but these qualities are negated by the loss of integrity resulting from relocation. The building's historical associations remain with Wyandotte, where it was originally constructed and where it participated in that community's development during the early 20th century.

The property retains design integrity through preservation of its characteristic bungalow form, including the hipped roof with hipped dormer, full-width front porch, and 1.5-story massing. The attractive blue and yellow color scheme and extensive cottage garden landscaping create a visually appealing property that contributes positively to the current streetscape, even though it cannot contribute to the district's historical significance. The property demonstrates that non-contributing status does not necessarily indicate poor condition or inappropriate appearance, but rather reflects the specific integrity requirements that National Register evaluation demands.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0098_000 Lot# 98 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28552 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0099_000 Lot# 99 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095690		Long: -83.286013		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1926	
Architectural Style	Dutch Colonial Revival	
Building Form	2-Story rectilinear building	
Roof Form	Gambrel	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding	
Foundation Materials	Concrete	
Window Materials	Original wood with aluminum storm windows/screens	
Window Type	Double-hung wood windows with aluminum storm/screen combinations	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1926-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	28552 Sheeks Blvd N					
Historic/Original Owner	Lee & Amanda (nee Hartsig) Hood					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1926 Dutch Colonial Revival residence is a 2-story dwelling situated on Sheeks Boulevard in Flat Rock. The building represents early residential development that predates Ford's formal Village Industries program and exemplifies the Dutch Colonial Revival style that enjoyed widespread popularity during the 1920s. The property exhibits notably good integrity through retention of original wood windows with aluminum storm windows, distinguishing it from many properties in the district that have undergone complete window replacement. Together with the nearby Dutch Colonial at 28534 Sheeks Boulevard, this property demonstrates the presence of this distinctive architectural style within the early residential development of the district.

The defining characteristic of this house is the gambrel roof, the signature element of Dutch Colonial Revival architecture. The gambrel form features a double-pitched roof on each side, with a steep lower slope and a shallower upper slope, creating generous headroom and usable space in the upper story equivalent to a full two-story house. The roof is covered with asphalt shingles in a gray-brown tone. A brick chimney rises from the roof, visible in profile and providing evidence of the original heating system. The gambrel roof's distinctive silhouette creates an immediately recognizable form that evokes the colonial Dutch heritage of the northeastern United States.

The exterior walls are clad in aluminum siding in a cream or tan color with contrasting reddish-brown trim, a replacement material that obscures the original wall surface but maintains appropriate proportions and appearance. The aluminum siding features horizontal lap profiles that approximate the appearance of wood clapboard. The reddish-brown trim color defines window and door openings, corner boards, and roof edges, creating a warm and visually appealing color scheme.

The most significant feature of this property is the retention of original wood double-hung windows protected by aluminum storm windows. Original wood windows are increasingly rare in the district, and their preservation represents exceptional material integrity that provides valuable evidence of early 20th-century construction quality and fenestration design. The windows feature traditional proportions with multiple lights, and the aluminum storm windows provide weather protection while preserving the original wood frames and sash. This level of window preservation distinguishes the property from many others in the district and contributes significantly to its integrity of materials and workmanship.

The front facade features a small gabled entry porch that provides shelter for the main entrance. The entry porch has a steeply pitched gable roof with decorative trim, supported by simple posts with a metal railing on the concrete steps. The centered entrance location and flanking windows create a balanced composition typical of Colonial Revival design principles. American flags displayed on the porch reflect the current owner's patriotic sentiment.

The second story features windows positioned within the gambrel form, taking advantage of the headroom provided by the steep lower roof slope. A side elevation visible in the photographs shows additional windows serving interior rooms and demonstrates the efficient use of space characteristic of the Dutch Colonial form.

The foundation is constructed of concrete block, visible at grade level and painted in a color coordinating with the house trim. The foundation appears to be in good condition and provides stable support for the structure.

The property occupies a well-maintained lot with mature deciduous trees that provide shade and frame the house. A concrete driveway provides access along the side of the house to a detached garage at the rear. Foundation plantings and landscaping contribute to the established residential character of the streetscape.

Character-defining features include the distinctive gambrel roof form, the original wood double-hung windows with aluminum storm windows, the gabled entry porch, the brick chimney, the 2-story massing, and the overall Dutch Colonial Revival character that distinguishes this property within the district.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, Lee Hood owned lot 99 of the Gordon-Dale Subdivision in the Village of Flat Rock; and the residence thereon, 28552 Sheeks Blvd.[1] Lee Andrew Hood was a Veteran of the Spanish American War.[2] In 1931, Lee Hood owned Lot 99 in the Gordon-Dale Sub.[3] Amanda Hood, Lee's wife, died on 10 March 1938.[4] In 1939, John & Kathryn Czadzeck, Kathryn was the daughter of Lee Hood, were living at 28552 Sheeks.[5] In 1939, Lee Hood was living at 28552 Sheeks.[6] In 1940, Lee Hood and daughter were living at 28552 Sheeks Blvd., and Lee was employed as a painter for an auto factory.[7] On 27 April 1942, Lee Andrew Hood registered for the draft [WW2]; he was sixty-four years old, employed by Ford Motor Company in Flat Rock, and he resided at 28552 Sheeks Blvd.[8] Lee Hood died on 10 April 1943.[9]

In 1950, George and Catherine Dorsch resided at 28552 Sheeks; and George worked as a checker at an auto manufacturer.[10] In 1963, George Dorsch resided at 28552 Sheeks.[11] In 1970, George Dorsch resided at 28552 Sheeks.[12]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1926 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents early residential development that predates Ford's formal Village Industries program and demonstrates the quality housing stock that existed in Flat Rock prior to Ford's industrial investment. The retention of original wood windows with aluminum storm windows provides notably good material integrity that distinguishes this property within the district. The Dutch Colonial Revival style is relatively uncommon in the district, and this property, together with the Dutch Colonial at 28534 Sheeks Boulevard, demonstrates the architectural variety present in the historic residential fabric.

Criterion A - Community Planning and Development: Constructed c. 1926, this Dutch Colonial Revival house predates Ford's formal establishment of the Village Industries lamp plant in Flat Rock by approximately two years. The property represents the pre-existing residential development that provided the community foundation upon which Ford's industrial program would build. The presence of quality housing like this Dutch Colonial demonstrates that Flat Rock possessed an established residential character and attracted homeowners seeking well-designed dwellings before the Village Industries program formally began. This existing community infrastructure contributed to the program's success by providing housing options and demonstrating the area's desirability as a residential location.

Village Industries Context: The property's c. 1926 construction date places it among the earliest residential development within the district's period of significance, representing the transition from Flat Rock's earlier agricultural community to the industrial community it would become. When Ford announced plans for the Flat Rock lamp plant in 1928, properties like this Dutch Colonial already existed along Sheeks Boulevard, establishing the residential patterns that would intensify during the

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically; pg. 117, entry for Lee Hood; original records held by Brownstown Township Historical Society.

[2] "United States, Veterans Administration Master Index, 1917-1940", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPRT-SBKD : accessed 5 Dec 2025), entry for Lee A Hood, 3 Apr 1901; **ALSO**; Findagrave.com (https://www.findagrave.com/memorial/206850807/lee-andrew-hood#source : accessed 5 Dec 2025); Memorial contains newspaper obituary.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision; citing page 128, entry for Lee Hood; held by Brownstown Township Historical Society.

[4] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-J6F : accessed 5 Dec 2025), Entry for Amanda Hood and Louis Hartsig, 10 Mar 1938.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library; ALSO; "Indiana, Marriages, 1811-2019", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:XXTV-DYX : Wed Oct 08 03:10:21 UTC 2025), Entry for John L Czadzeck and Kathryn Hood, 29 Jun 1938.

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 5B, dwelling 90, for Lee Hood and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSH?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 14 of 1034; United States. National Archives and Records Administration.

[8] "United States, World War II Draft Registration Cards, 1942", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:J4S1-WZM : accessed 5 Dec 2025), entry for Lee Andrew Hood, 1942.

[9] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-2BJ : accessed 5 Dec 2025), entry for Lee Hood, died 10 Apr 1943.

[10] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 22, dwelling 227, for George & Catherine Dorsch ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-P?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL#108990835, image 23 of 58; United States. National Archives and Records Administration.

[11] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[12] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Village Industries era. The quality of this house demonstrates that Flat Rock attracted residents seeking substantial, stylish homes even before Ford's industrial presence guaranteed employment opportunities.

Architectural Context: The Dutch Colonial Revival represents an important American architectural style of the early 20th century, drawing inspiration from the colonial Dutch settlements of New York and New Jersey. The style enjoyed particular popularity during the 1920s when Americans embraced colonial revival styles as expressions of national heritage. The gambrel roof is the defining characteristic of the style, providing efficient use of interior space while creating a distinctive and historically evocative exterior form. The presence of two Dutch Colonial Revival houses in close proximity on Sheeks Boulevard (this property and 28534 Sheeks) suggests either a common builder preference for the style or coordinated development during the mid-1920s.

Exceptional Window Integrity: The retention of original wood double-hung windows with protective aluminum storm windows represents exceptional material integrity that is increasingly rare in the district. Original wood windows provide valuable evidence of early 20th-century construction quality, craftsmanship, and design preferences. The aluminum storm windows demonstrate a preservation-conscious approach that protects the original windows while maintaining their visibility and function. This level of window preservation significantly enhances the property's integrity of materials and workmanship.

Integrity Assessment: The property retains integrity in all seven aspects. Integrity of location is maintained as the property remains on its original site. Integrity of design is preserved through the distinctive gambrel roof form, gabled entry porch, and overall Dutch Colonial configuration. Integrity of materials is notably strong due to retention of original wood windows, with the aluminum siding representing a reversible alteration that does not compromise the window preservation. Integrity of workmanship is evident in the surviving original windows with their traditional proportions and construction. Integrity of setting is preserved through the property's relationship to neighboring residences, including the nearby Dutch Colonial at 28534 Sheeks. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a quality Dutch Colonial Revival residence from the early development period of the district.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1926 construction date places this property among the earliest residential development within the district, predating Ford's formal Village Industries program by approximately two years. The Dutch Colonial Revival style represents an important but relatively uncommon architectural type within the district, and this property, together with the nearby Dutch Colonial at 28534 Sheeks Boulevard, demonstrates the presence of this distinctive style within the early residential fabric of the community. The property represents the quality housing that existed in Flat Rock prior to Ford's industrial investment and that provided the community foundation for the Village Industries program's subsequent success.

The property exhibits notably good integrity, particularly through the retention of original wood double-hung windows with protective aluminum storm windows. Original wood windows are increasingly rare in the district, where most properties have undergone complete window replacement with aluminum or vinyl units. The preservation of original windows at this property provides valuable evidence of early 20th-century construction quality and fenestration design, significantly enhancing the property's integrity of materials and workmanship. The aluminum storm windows demonstrate a preservation-conscious approach that protects the historic windows while maintaining their visibility and function.

The distinctive gambrel roof remains intact as the defining characteristic of Dutch Colonial Revival architecture, creating the immediately recognizable silhouette that distinguishes this property from the predominantly gable-roofed houses along Sheeks Boulevard. The gabled entry porch with its steeply pitched roof maintains the property's welcoming entrance configuration, and the brick chimney provides additional material evidence of original construction. The cream aluminum siding with reddish-brown trim, while a replacement material, maintains appropriate proportions and creates a visually cohesive appearance that does not detract from the historic character.

The property's relationship to the Dutch Colonial at 28534 Sheeks Boulevard is noteworthy, as the presence of two examples of this relatively uncommon style in close proximity suggests either shared builder preferences or coordinated development during the mid-1920s. Together, these properties demonstrate the architectural variety present in Flat Rock's early residential development and contribute to understanding the range of housing options available to residents during the formative years of the community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0099_000 Lot# 99 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28564 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0100_000 Lot# 100 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095558		Long: -83.285975		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1954
Architectural Style	Post-WWII Ranch
Building Form	1-Story rectilinear building
Roof Form	Side-gabled with carport extension
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung sash windows
Outbuildings	Yes ☒ No ☐
Number/Type:	Attached carport/garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1954-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐ Date(s):
Historic Name	Unknown		
Current/Common Name	28564 Sheeks Blvd N		
Historic/Original Owner	Unknown		
Historic Building Use	Single-family residence		
Current Building Use	Single-family residence		
Architect/Engineer/Designer	Unknown		

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1954 ranch house is a single-story residential structure situated on Sheeks Boulevard in Flat Rock. The building represents 1950s post-war suburban residential development when Flat Rock was evolving beyond Ford's Village Industries program into a conventional suburban community. The property demonstrates the ranch house form that became the dominant residential architecture of post-war America.

The house exhibits classic ranch characteristics with a low, horizontal profile, simple side gable roof, and single-story configuration that creates the streamlined appearance characteristic of 1950s residential design. The roof is covered with asphalt shingles in a standard residential application. The simple side gable form reflects the practical, efficient approach to residential construction that made ranch houses the most popular housing type of the post-war era.

The exterior walls are clad in aluminum siding in a light color that represents either original construction materials or early replacement siding. Aluminum siding was becoming popular during the 1950s as a low-maintenance alternative to wood, and its presence on a 1954 house may be original or near-original. The aluminum siding provides a uniform appearance typical of mid-century residential construction.

The windows have been replaced with modern vinyl units including both double-hung and picture window configurations. The fenestration maintains the horizontal emphasis characteristic of ranch design, with windows arranged to maximize natural light and views. The window replacements represent common alterations that impact material integrity but generally maintain the original fenestration patterns.

The front facade displays the asymmetrical composition typical of ranch design, with the main entrance positioned off-center and an attached garage integrated into the overall building mass on the left side. The attached garage with its overhead door is a defining feature of 1950s ranch houses, representing the full integration of automobile accommodation into residential design that distinguished mid-century housing from earlier periods.

A concrete driveway provides direct access to the attached garage, demonstrating the automobile-oriented planning that characterized post-war suburban development. Foundation plantings and a well-maintained lawn provide landscaping appropriate to the ranch style's emphasis on horizontal lines and integration with the landscape.

The building sits on a concrete or concrete block foundation appropriate for 1954 construction methods. The property demonstrates the suburban residential character typical of 1950s development.

Despite material alterations, character-defining features that remain include the single-story ranch form, the low horizontal profile, the simple side gable roof, the attached garage integration, the overall ranch proportions and scale, and the emphasis on horizontal lines typical of 1950s design.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931, C.S. Cooke owned Lot 100 in the Gordon-Dale Sub.[1] In 1950, Ray and Loretta Anderson resided at 28564 Sheeks; and Ray Anderson worked as machine repairman at the Railroad.[2] In 1963, Ray Anderson resided at 28564 Sheeks.[3] In 1970, Ray Anderson resided at 28564 Sheeks.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. <u>This is required for all properties</u>.

This 1954 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant 1950s post-war suburban residential development when

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 128; citing entry for C.S. Cooke; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 72, dwelling 228, for Ray & Loretta Anderson ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-H?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 50 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Flat Rock was evolving beyond Ford's Village Industries into a conventional suburban community, though material alterations limit its architectural significance and individual eligibility potential.

Criterion A - Community Planning and Development: Built in 1954, this house represents residential development during the 1950s post-war suburban expansion period when Flat Rock was transitioning from its Ford Village Industries heritage to become part of the broader pattern of American suburban development. The property demonstrates the ranch house type that dominated 1950s residential construction and made homeownership accessible to middle-class families during the post-war economic boom.

1950s Suburban Development: The 1954 construction date places this property in the heart of the 1950s suburban expansion when ranch houses were being built across America to accommodate growing families and rising prosperity. The integrated attached garage demonstrates the full automobile orientation that distinguished 1950s suburban development from earlier periods.

Material Integrity Considerations: While the property retains its basic form and design, aluminum siding (which may be original or early replacement) and vinyl window replacements impact authentic 1950s appearance. These alterations limit the building's ability to convey all aspects of original ranch character.

District Contributing Status: Despite material alterations, the building retains sufficient integrity in location, design, workmanship, setting, feeling, and association to contribute to the district's significance. The retention of the ranch form, attached garage integration, and overall 1950s suburban character allows the property to convey the residential development patterns of the post-war period.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status:

1. **1950s Suburban Development:** Built in 1954 during the post-war suburban expansion, representing the community's evolution beyond Ford Village Industries.
2. **Ranch House Type:** Demonstrates the dominant residential building type of the 1950s that characterized post-war American suburban development.
3. **Automobile Integration:** The attached garage represents full integration of automobile accommodation into residential design.
4. **Sufficient District Integrity:** Despite material alterations, retains enough integrity in form, design, and setting to contribute to understanding residential development patterns.
5. **Post-War Expansion:** Represents the continued viability and growth of Flat Rock during the 1950s suburban boom.

Factors Supporting Contributing Status:

- Construction during 1950s post-war suburban expansion
- Retention of classic ranch form and horizontal emphasis
- Attached garage demonstrates automobile-oriented planning
- Represents nationally significant ranch house type
- Maintains setting and historical associations

Factors Limiting Individual Eligibility:

- Aluminum siding (whether original or replacement) and window replacement alter materials
- Standard suburban ranch design without exceptional distinction

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0100_000 Lot# 100 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28604 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0101_000 Lot# 101 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095408		Long: -83.28599		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1949	
Architectural Style	Architectural Style: Post-WWII Colonial Revival/Cape Cod	
Building Form	2-Story rectilinear building	
Roof Form	Side-gabled with front gabled dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding (upper), stone veneer (lower)	
Foundation Materials	Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung sash windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1949-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	28604 Sheeks Blvd. (North)						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1949 Minimal Traditional cottage is a two-story residential structure situated on Sheeks Boulevard in Flat Rock. The building represents immediate post-World War II residential development during the final phase of Ford's Village Industries program and the early transition to post-war suburban development. The property demonstrates the modest housing that characterized the immediate post-war period, though material alterations have impacted its original character.

The house exhibits Minimal Traditional characteristics with a simple side gable roof form and compact two-story configuration that creates the economical, functional appearance typical of late 1940s residential construction. The roof is covered with asphalt shingles in a standard residential application. The simple gable form reflects the practical, resource-conscious approach to residential construction during the immediate post-war period when building materials were still somewhat constrained and demand for affordable housing was high.

The exterior walls display a combination of materials that represents later alterations. The lower portion features stone veneer that appears to be a later addition, offering a substantial appearance while being more economical than full masonry construction. Stone veneer became popular as an upgrade material in the mid-20th century. The upper walls are clad in tan vinyl siding that represents replacement of original materials, which were likely wood clapboard or wood shingles typical of 1949 construction.

The windows have been replaced with modern vinyl units including both double-hung and picture window configurations. The large picture windows, particularly visible on the first floor, may represent alterations from the original smaller windows typical of Minimal Traditional design, though large picture windows became popular additions during the 1950s-1960s as homeowners updated their houses.

The front facade displays a two-story form with the entrance positioned on the first floor, accessed via concrete steps. The overall composition reflects the straightforward, practical design approach of immediate post-war modest housing. A detached garage is visible to the right of the house, demonstrating the continued use of detached garages during the late 1940s before attached garages became standard.

The building sits on a concrete or concrete block foundation appropriate for 1949 construction methods. The property includes well-maintained landscaping with decorative plantings, a manicured lawn, and ornamental features that enhance the residential character.

Despite material alterations including stone veneer, vinyl siding, and replacement windows, character-defining features that remain include the two-story cottage form, the simple side gable roof, the compact scale typical of post-war housing, and the detached garage. These elements continue to convey the building's role in immediate post-war residential development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Louis and Helen Lakatos and children resided at 28604 Sheeks; and Louis Lakatos worked as crane operator at an auto manufacturer.[1] In 1957, Louis Lakatos resided at 28604 Sheeks.[2] In 1967, August A. Wenzel resided at 28604 Sheeks.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1949 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant immediate post-war residential development during the final phase of Ford's Village Industries program and the transition to post-war suburban development, though material alterations limit its architectural significance and individual eligibility potential.

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 22, dwelling 229, for Louis & Helen Lakatos and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-P?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 23 of 58; United States. National Archives and Records Administration.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-1966) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Criterion A - Community Planning and Development: Built in 1949, this house represents residential development during the crucial immediate post-war period when Flat Rock was experiencing the final phase of Ford's Village Industries program and beginning its transition to conventional post-war suburban development. The property demonstrates the modest housing that was constructed to meet the tremendous demand for housing as veterans returned from World War II and began forming families.

Immediate Post-War Housing: The 1949 construction date places this property in the critical immediate post-war period when housing demand was exceptionally high. The Minimal Traditional style reflected the need for economical, efficient construction that could provide adequate housing quickly and affordably for returning veterans and growing families.

Material Integrity Limitations: The installation of stone veneer, vinyl siding, and replacement windows has significantly impacted the property's material integrity and authentic 1949 appearance. These alterations limit the building's ability to convey its original Minimal Traditional character.

District Contributing Status: Despite material alterations, the building retains sufficient integrity in location, design, setting, feeling, and association to contribute to the district's significance. The retention of the two-story cottage form, simple gable roof, and detached garage allows the property to convey the residential development patterns of the immediate post-war period.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status:

1. Immediate Post-War Period: Built in 1949 during the critical post-war housing boom, representing the community's response to housing demand from returning veterans.
2. Veterans' Housing: Represents modest, affordable housing that provided homes for WWII veterans and their families.
3. Transitional Period: Documents the community's evolution during the final Ford Village Industries phase and transition to post-war development.
4. Sufficient District Integrity: Despite material alterations, retains enough integrity in form and setting to contribute to understanding residential development patterns.
5. Complete Property: Retention of detached garage adds to historical completeness.

Factors Supporting Contributing Status:

- Construction during immediate post-war period (1949)
- Retention of basic two-story cottage form
- Represents essential veterans' housing
- Detached garage demonstrates late 1940s residential patterns
- Maintains setting and historical associations

Factors Limiting Individual Eligibility:

- Stone veneer addition alters original appearance
- Vinyl siding covers original materials
- Window replacement alters 1949 character
- Material alterations reduce architectural integrity

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0101_000 Lot# 101 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28614 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0102_000 Lot# 102 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095283		Long: -83.285996		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1940	
Architectural Style	Colonial Revival/Cape Cod	
Building Form	1–Story rectilinear building	
Roof Form	Side Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacement	
Window Type	Double Hung, Bay	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1940-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	28614 Sheeks Blvd. N						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 Aug 2025	Recorded By	Lesley Gilllliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28614 Sheeks Boulevard N is a single-story Colonial Revival style residence with prominent Cape Cod characteristics, constructed in 1940. This property represents the pre-World War II residential development that characterized the Late Period of Significance (1920-1975) in the proposed Flat Rock Historical District and exemplifies the high-quality Colonial Revival architecture that remained popular during the late 1930s and early 1940s before wartime constraints affected residential construction.

Overall Form and Massing:

The house exhibits a classic Cape Cod configuration with a compact rectangular single-story form and side-gable roof orientation. The building demonstrates the symmetrical composition and balanced proportions characteristic of Colonial Revival residential design, creating a formal yet domestic appearance appropriate to quality suburban residential development. The overall massing emphasizes horizontal lines while maintaining the traditional colonial proportions that defined this enduringly popular architectural style.

Foundation:

The building rests on a concrete foundation typical of late 1930s residential construction, providing stable support for the brick veneer construction above. The foundation is largely concealed by grade and landscaping, maintaining the traditional colonial appearance.

Exterior Wall Materials:

The exterior walls are clad entirely in red brick veneer that demonstrates the quality construction standards and material choices available during the late 1930s before wartime material restrictions. The consistent brick treatment creates visual unity and provides both durability and substantial appearance that distinguishes this property as a quality example of pre-war residential construction. White-painted wood trim around windows, doors, and building corners provides visual contrast and emphasizes the building's classical proportions and detailing.

Roofing:

The primary roof features a side-gable configuration covered in dark asphalt composition shingles that complement the brick exterior and create a unified color palette. The simple gable form maintains traditional colonial proportions while providing efficient weather protection and interior space utilization. A prominent brick chimney with traditional proportions and quality craftsmanship provides both functional and aesthetic value.

Windows and Doors:

The fenestration demonstrates the balanced composition characteristic of Colonial Revival design. The front facade includes a distinctive bay window that projects from the main wall plane, creating architectural interest and providing enhanced interior light and views. Additional windows maintain regular spacing and appear to be replacement units that preserve appropriate sizes and proportions for the building's colonial character. The white-painted trim provides visual definition and enhances the building's traditional character.

Entrance Treatment:

The main entrance features a simple covered entry with white-painted trim and classical detailing that reflects Colonial Revival design principles. The entrance treatment provides weather protection while maintaining the symmetrical composition and traditional character that defines the architectural style.

Character-Defining Features:

1. Single-story Cape Cod massing with side-gable roof
2. High-quality red brick veneer construction throughout
3. White-painted wood trim providing classical detailing
4. Distinctive projecting bay window creating architectural interest
5. Prominent brick chimney with traditional proportions
6. Symmetrical facade composition characteristic of Colonial Revival
7. Simple covered entrance with classical trim details
8. Rectangular plan with efficient colonial room arrangement

Site and Setting:

The property occupies a well-maintained suburban lot on Sheeks Boulevard with mature trees and professional landscaping that complement the sophisticated architectural design. The front yard includes maintained lawn areas, foundation plantings, and a concrete walkway that reflects the suburban residential character established during the pre-war development period. The generous lot size and landscape treatment demonstrate the elevated residential standards that characterized quality construction during the late 1930s.

Accessory Resources:

No significant outbuildings are visible from the public right-of-way, though any garage or utility structures would likely be located at the rear of the property and designed to complement the main residence's colonial character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Willard & Arpy Wipert resided at 28614 Sheeks; and Willard worked as quality control at an auto parts manufacturer.[1] Ms. Krista & Ms. Judith Coltson were residing at 28614 Sheeks Blvd. N from 1958 though 1960.[2] Stanley Coltson and family resided at 28614 Sheeks Blvd. N from 1954 until 1962.[3] In 1963, E. Beauchamp resided at 28614 and is recorded there through 1971.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28614 Sheeks Boulevard N contributes significantly to the proposed Flat Rock Historical District as an excellent example of pre-World War II Colonial Revival residential architecture that represents the quality suburban development that characterized the late 1930s phase of the Late Period of Significance (1920-1975). Constructed in 1940, this residence demonstrates the architectural sophistication and construction quality that were achievable during the pre-war period before material and labor constraints affected residential construction during the war years.

Criterion A (Events):

This property is significant under Criterion A as representative of the pre-World War II residential development that supported Flat Rock's continued transformation into a suburban industrial community during the late 1930s. The construction date of 1940 places it within the period when Ford Motor Company's industrial operations were expanding in preparation for war production, creating demand for quality residential construction that would house supervisory and professional workers.

The Colonial Revival architectural style represents the continued preference for traditional American residential design during the late 1930s, reflecting both cultural values and the availability of quality materials and skilled craftsmanship before wartime constraints. This property demonstrates how the community's industrial prosperity enabled residents to invest in substantial, architecturally sophisticated housing that embodied traditional American residential ideals.

The location on Sheeks Boulevard represents the geographic expansion of quality residential development beyond the original Ford Avenue corridor, demonstrating the community's growth and prosperity during the pre-war phase of the Late Period of Significance.

Criterion C (Architecture/Design):

The property possesses exceptional significance under Criterion C as an outstanding example of Colonial Revival residential architecture that demonstrates the highest level of design quality and construction craftsmanship achieved during the pre-war period. The red brick veneer construction, distinctive bay window, quality trim work, and prominent brick chimney represent sophisticated understanding of Colonial Revival design principles and their successful application to contemporary residential construction.

The building demonstrates the architectural preferences and construction capabilities that characterized quality residential development during the late 1930s, when materials and skilled labor were readily available for residential construction. The property represents the successful combination of traditional American design principles with contemporary construction methods and lifestyle requirements.

The property retains excellent integrity in all aspects to convey its historical and architectural significance:

Location: EXCELLENT - The property remains in its original location on Sheeks Boulevard within the historic residential neighborhood context.

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[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 80, dwelling 230, for Willard & Arpy Wipert ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 58 of 58; United States. National Archives and Records Administration.

[2] "Records of U.S. Defense Bonds [sold through the bank at Flat Rock, Michigan from 1950-1962]," arranged chronologically by denomination, unpaginated ledger, for purchase of Series E bonds in various denominations; original ledger book located in the Archival Collections of the Flat Rock Historical Society, Flat Rock, Michigan.

[3] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by New Boston*, Rockwood and Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1954**) pg. 6, for 28614 Sheeks Blvd; held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; **ALSO**, "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-62) for Sheeks Blvd. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-71) for Sheeks Blvd. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Design: EXCELLENT - All essential Colonial Revival design elements remain intact, including the Cape Cod form, bay window, symmetrical composition, and overall architectural character that defines the style.

Setting: EXCELLENT - The suburban residential neighborhood setting is well-preserved, with maintained landscapes and residential context that continues to reflect the pre-war development character.

Materials: EXCELLENT - The red brick veneer, white wood trim, and other character-defining materials appear to be original and maintain the property's material authenticity and visual quality.

Workmanship: EXCELLENT - The construction quality is evident in the brick veneer work, bay window construction, trim detailing, and overall craftsmanship that demonstrates the highest standards of late 1930s residential construction.

Feeling: EXCELLENT - The property strongly conveys the sense of late 1930s suburban prosperity, architectural sophistication, and traditional American residential values that characterized the pre-war period.

Association: EXCELLENT - The direct connection to pre-war residential development and the community's industrial prosperity remains clear and intact, providing tangible association with the community's growth during the late 1930s phase of the Late Period of Significance.

Historic District Contribution

This property makes an exceptional contribution to the proposed Flat Rock Historical District as one of the finest examples of pre-World War II Colonial Revival residential architecture. The combination of high-quality materials, sophisticated design, and excellent preservation makes it a significant representative of the elevated residential standards that characterized the community during the pre-war phase of industrial development.

The property's 1940 construction date places it within an important period that demonstrates the community's prosperity and architectural sophistication immediately before wartime constraints affected residential construction. It represents the successful culmination of 1930s residential development and the quality standards that would serve as a model for post-war construction.

CONTRIBUTING STATUS STRONGLY RECOMMENDED

This property should be designated as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District with high priority based on the following factors:

1. **Exceptional Historical Significance:** Constructed in 1940 during the pre-war phase of the Late Period of Significance, representing the quality residential development that characterized the community's prosperity before wartime constraints.
2. **Outstanding Architectural Integrity:** Retains excellent integrity in all seven aspects with sophisticated Colonial Revival architecture that demonstrates the highest level of residential design and construction quality of the pre-war period.
3. **Superior Construction Quality:** The red brick veneer construction, distinctive bay window, quality trim work, and prominent chimney represent elevated construction standards that distinguish this property as an exceptional example of its type and period.
4. **Geographic Representation:** Located on Sheeks Boulevard, demonstrating the expansion of quality residential development and the community's growth during the pre-war period.
5. **Typological Excellence:** Represents the architectural sophistication and construction quality that characterized the most successful pre-war suburban residential development in southeastern Michigan.

This property meets all requirements for National Register eligibility and demonstrates exceptional preservation of its historical and architectural significance. Future preservation efforts should prioritize maintaining the red brick veneer exterior, distinctive bay window, white trim detailing, and all character-defining Colonial Revival elements that distinguish this property as an exceptional example of pre-war residential architecture.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28624 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0103_000 Lot# 103 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095131		Long: -83.286045		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1940	
Architectural Style	Minimal Traditional with Colonial Revival elements	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof with multiple sections	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	White horizontal vinyl siding with red brick base	
Foundation Materials	Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung sash windows with multi-light upper sashes	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1940-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	28624 Sheeks Blvd N						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1940 Craftsman bungalow is a single-story residential structure situated on Sheeks Boulevard in Flat Rock. The building represents residential development during the height of Ford's Village Industries program, constructed during the final years before America's entry into World War II. The property demonstrates substantial Craftsman bungalow architecture with distinctive features despite some material alterations.

The house exhibits strong Craftsman characteristics with a hip roof form accented by projecting gabled elements that create visual interest and architectural sophistication. The hip roof with gable projections is a hallmark of quality Craftsman design, creating varied rooflines and dynamic massing. The roof is covered with dark gray asphalt shingles that complement the building's color scheme. The complex roof form demonstrates the Craftsman emphasis on varied architectural elements and substantial construction.

A particularly significant feature of this property is the prominent brick construction on the lower portion of the walls. The brick appears to serve both as foundation and as lower wall cladding, creating a substantial base that demonstrates quality construction and the Craftsman emphasis on natural, durable materials. The brick has a warm reddish tone and appears to extend up to approximately window sill height, creating a strong visual foundation for the building.

The upper walls are clad in vinyl siding in a light cream or beige color that represents a later alteration covering the original exterior materials, which were likely wood clapboard or wood shingles typical of 1940 Craftsman construction. Despite the vinyl siding, the building's strong architectural form remains highly visible and the combination of brick base and light-colored upper walls creates visual interest that echoes the Craftsman tradition of varied materials and textures.

The windows have been replaced with modern vinyl units that include decorative shutters in a dark color, adding visual interest. The window replacement represents an alteration, but the fenestration appears to maintain the original window arrangements typical of Craftsman design, with grouped windows creating emphasis on natural light and connection to the outdoors.

The front facade displays the asymmetrical composition typical of Craftsman design, with a prominent covered porch supported by substantial brick piers that match the brick foundation/lower wall construction. The brick piers demonstrate the Craftsman emphasis on natural materials and solid construction. The porch extends across a portion of the facade and provides the characteristic outdoor living space essential to bungalow architecture. Metal railings provide safety while maintaining visibility.

The prominent brick chimneys visible at both ends of the building add to the substantial character and demonstrate the quality construction typical of 1940 Craftsman bungalows. The presence of multiple chimneys suggests well-developed interior spaces with heating provisions.

The building sits on the prominent brick foundation/lower wall that is one of its most distinctive features. The property includes well-maintained landscaping with foundation plantings, a manicured lawn, and decorative elements that enhance the residential character.

Despite vinyl siding on the upper walls and replacement windows, character-defining features that remain include the hip roof with projecting gables, the substantial brick foundation/lower walls, the brick porch piers, the multiple brick chimneys, the covered front porch, and the overall Craftsman proportions and massing. The brick elements are particularly significant as they demonstrate the quality construction and use of durable materials characteristic of 1940 Craftsman design.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1939, Harry and Alice Anderson and family were living at 28624 Sheeks.[1] In 1940, Harry and Alice Anderson and family were living at 28624 Sheeks Blvd., and Harry Anderson was employed as an owner of a grocery store.[2] In 1950, Henry

[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 5B, dwelling 92, family ,Harry & Alice Anderson and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSH?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 14 of 1034; United States. National Archives and Records Administration.

Anderson and his children resided at 28624 Sheek.[3] In 1963, Harry C. Anderson resided at 28624 Sheeks.[4] In 1970, Robert F. Bennett resided at 28624 Sheeks.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1940 property is recommended as **Contributing to the Flat Rock Historical District** with potential for **Individual Eligibility** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents significant residential development during the height of Ford's Village Industries program and demonstrates substantial Craftsman bungalow architecture with exceptional brick construction features.

Criterion A - Community Planning and Development: Built in 1940, this house represents residential development during the height of Ford's Village Industries program, just before America's entry into World War II. The property demonstrates the quality residential construction that characterized the community during this prosperous period and reflects the substantial investment in housing that supported the industrial workforce. The quality Craftsman construction indicates this was middle-class housing that attracted skilled workers and supervisory personnel.

Criterion C - Architecture: The property represents a substantial example of 1940 Craftsman bungalow architecture with distinctive features including the hip roof with projecting gables, prominent brick foundation/lower walls, brick porch piers, and multiple brick chimneys. The extensive use of brick demonstrates quality construction and the Craftsman emphasis on durable, natural materials. Despite vinyl siding on upper walls, the prominent brick elements and strong architectural form convey the building's Craftsman character and construction quality.

Brick Construction Significance: The prominent brick foundation/lower walls, brick porch piers, and brick chimneys represent substantial investment in quality materials and construction. The extensive brick work is characteristic of higher-quality Craftsman construction and demonstrates skilled masonry work. These brick elements remain intact and highly visible, providing strong architectural distinction.

Strong Design Integrity: Despite vinyl siding on upper walls and replacement windows, the building retains exceptional integrity in its architectural form, brick elements, roof configuration, and porch design. The prominent brick features provide sufficient architectural distinction to support both district contribution and potential individual eligibility consideration.

Recommendation: CONTRIBUTING (WITH POTENTIAL INDIVIDUAL ELIGIBILITY)

This property is recommended as CONTRIBUTING to the Flat Rock Historical District with potential for Individual Eligibility.

Reasons Supporting Contributing and Potential Individual Eligibility:

1. **Height of Ford Village Industries:** Built in 1940 during the peak period of Ford's Village Industries program, representing quality residential development supporting the industrial community.
2. **Substantial Brick Construction:** Prominent brick foundation/lower walls, brick porch piers, and brick chimneys demonstrate quality construction and skilled craftsmanship.
3. **Strong Craftsman Design:** Hip roof with projecting gables, covered porch, and overall Craftsman form demonstrate quality architectural design.
4. **Exceptional Form Integrity:** Despite material alterations, the building's strong architectural form and prominent brick elements maintain Craftsman character.
5. **Quality Middle-Class Housing:** Represents substantial housing that attracted skilled workers and supervisory personnel during Ford Village Industries period.

References

List references used to research and evaluate the individual property.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 22, dwelling 231, for Henry Anderson and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-P?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 23 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0103_000 Lot# 103 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28636 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0104_000 Lot# 104 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094982		Long: -83.286011		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1938	
Architectural Style	Minimal Traditional/Cape Cod Revival	
Building Form	1-Story rectilinear building	
Roof Form	Side-gabled with front entrance hood	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal vinyl siding	
Foundation Materials	Concrete	
Window Materials	Vinyl (replacement windows)	
Window Type	Double-hung sash windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1938-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	28636 Sheeks Blvd N					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1938 Minimal Traditional residence is a one-story cottage situated on Sheeks Boulevard in Flat Rock. The building represents late 1930s residential development during the mature Ford Village Industries period and demonstrates the Minimal Traditional style that emerged during the late Depression era and would dominate American residential construction through the 1940s.

The house exhibits characteristic features of Minimal Traditional architecture: a compact one-story form with restrained ornamentation, efficient use of materials, and simplified traditional details that reflect the economic constraints of the late Depression era combined with conservative design preferences. The building displays a side-gabled roof with moderate eaves that creates the horizontal emphasis typical of Minimal Traditional design. The roof is covered with asphalt shingles appropriate to the period.

The exterior walls are clad in vinyl siding painted in a light neutral color that covers the original exterior materials. While the vinyl siding obscures original wall materials, the building's compact Minimal Traditional cottage form remains intact and identifiable.

The front elevation features a small covered entry porch with simple posts and railings that provides shelter at the entrance. The porch demonstrates the Minimal Traditional emphasis on functional design with minimal decorative elaboration. Steps provide access from the front walkway.

The windows have been updated with replacement units including both double-hung and picture window configurations. The larger picture window on the front facade represents a later alteration or modernization reflecting post-war window preferences. Window openings generally maintain proportions appropriate to the modest cottage scale.

The property benefits from mature landscaping including substantial street trees that provide dense canopy coverage and frame the house. Foundation plantings and well-maintained lawn with established flower beds demonstrate ongoing care and create an attractive residential setting.

The absence of a garage or carport reflects either original construction patterns or later removal. Many modest homes from the late 1930s were built without garages due to economic constraints during the Depression era.

Character-defining features include the side-gabled roof, the compact one-story Minimal Traditional cottage form, the small covered entry porch, the simple rectangular planning, and the overall modest scale that reflects late 1930s economical residential design.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1939, Fred and Chella Spoehr were living at 28636 Sheeks.[1] In 1940, Fred and Chella Spoehr were living at 28636 Sheeks Blvd., and Fred Spoehr was employed as a watchman for an institution.[2] In 1947, Fred. Spoehr was residing at 28636 Sheeks.[3] In 1963, Mrs. Chella Spoehr was living at 28636 Sheeks.[4] In 1967, Mrs. Chella Spoehr was living at 28636 Sheeks.[5] In 1970, Raymond S. Wawrin was residing 28536 Sheeks.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. <u>This is required for all properties</u>.

[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 5B, dwelling 93, family ,Fred & Chella Spoehr ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSH?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 :accessed 27 July 2025), FHL# 005461710 Image 14 of 1034; United States. National Archives and Records Administration.

[3] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1967-68) p. 58, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

This 1938 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant late 1930s residential development during the mature Ford Village Industries period and demonstrates the type of modest, efficient housing that characterized working-class residential construction during the late Depression era.

Criterion A - Community Planning and Development: Built in 1938, this house represents residential development during the late Depression era when Ford's Village Industries program had matured into a proven model of decentralized manufacturing and community development. The 1938 construction date places the property within the late 1930s period when communities were experiencing economic recovery while still managing Depression-era constraints.

The modest Minimal Traditional cottage form represents practical, economical housing that was affordable for working-class families during the late Depression. This reflects the economic realities of late 1930s construction when building costs needed to be minimized while still providing dignified, permanent residential accommodation. The compact one-story form demonstrates efficient use of materials and simple construction techniques that made home ownership accessible to families with modest means.

The property demonstrates the type of working-class housing that formed the backbone of Flat Rock's residential community, representing homes of industrial workers and their families who supported the Ford Village Industries operations. The modest scale and efficient design reflect the economic constraints of late Depression construction while the permanent residential construction demonstrates community commitment and stability.

Late Depression-Era Construction: The 1938 construction date represents continued residential development during the late Depression when economic conditions were beginning to improve but remained challenging. The property's construction demonstrates the Ford Village Industries program's role in providing economic stability that enabled working families to achieve home ownership despite difficult economic times.

Working-Class Housing Pattern: The modest one-story cottage form represents typical working-class housing that characterized much of Flat Rock's residential development. This housing type was essential to the community's function as an industrial center, providing affordable, permanent homes for the workforce that supported the Village Industries operations.

Minimal Traditional Style: The Minimal Traditional style represents an important transitional phase in American residential architecture, bridging Depression-era economy with post-war housing development. This style emphasized efficiency, affordability, and simplified traditional details appropriate for families with modest means.

Integrity Assessment

While this property has experienced material alterations, it retains sufficient integrity to convey its significance under Criterion A (Community Planning and Development).

Location: ☑ RETAINED - The property remains on its original site on Sheeks Boulevard, maintaining its relationship to the surrounding neighborhood and street pattern.

Design: ☑ RETAINED - The Minimal Traditional cottage form with side-gabled roof remains intact. The one-story massing, simple rectangular planning, small covered entry porch, and overall building composition continue to express the property's original 1938 design intent and modest cottage character.

Setting: ☑ RETAINED - The property maintains its residential setting within the historic Flat Rock neighborhood, surrounded by other period residences and framed by substantial mature trees. The setting evokes late 1930s working-class residential development.

Materials: ☐ COMPROMISED - Vinyl siding has replaced original exterior wall materials, and windows have been replaced with modern units including picture windows. However, the roof form and overall building envelope remain intact.

Workmanship: ☑ SUBSTANTIALLY RETAINED - While surface materials have changed, the underlying construction and simple building form demonstrate the efficient, economical workmanship characteristic of late 1930s working-class residential construction. The compact design and straightforward detailing reflect period construction practices.

Feeling: ☑ RETAINED - Despite material changes, the property continues to evoke the sense of modest late 1930s working-class housing. The simple cottage form, compact scale, and residential setting convey the building's 1938 construction date and association with working-class residential development during the late Depression era.

Association: ☑ RETAINED - The property maintains its direct association with late 1930s working-class residential development in Flat Rock during the mature Ford Village Industries period. Continued single-family residential use preserves the property's historical function and community role.

Overall Integrity Conclusion:

The property retains integrity in 6 of 7 aspects, with only Materials being compromised. The building's form, massing, design composition, and setting remain intact, allowing it to convey its significance as late 1930s working-class housing within the Ford Village Industries context.

The National Register recognizes that modest working-class housing often experiences material updates while retaining sufficient integrity to convey historical significance. The property's intact form, preserved roof configuration, maintained simple design composition, and continued residential use allow it to communicate its role in Flat Rock's working-class residential development during the late Depression period.

The property's ability to convey its significance is supported by:

- Complete retention of one-story Minimal Traditional cottage form
- Intact side-gabled roof configuration
- Preserved simple rectangular planning and overall composition
- Maintained modest scale appropriate to working-class housing
- Setting among mature trees reinforcing established neighborhood
- Continued residential use maintaining historical function

Therefore, despite material alterations, the property retains sufficient integrity to meet National Register standards for district contribution under Criterion A.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status:

1. **Late Depression-Era Development:** Built in 1938 during the late Depression era, representing working-class residential development during the mature Ford Village Industries period.
2. **Working-Class Housing:** Demonstrates modest, economical housing that was essential to the industrial community and accessible to working families during challenging economic times.
3. **Intact Building Form:** Despite material alterations, the one-story Minimal Traditional cottage form remains intact and conveys late 1930s modest residential character.
4. **Economic Recovery Context:** Represents continued residential construction during late Depression economic recovery, demonstrating the Ford Village Industries program's role in enabling working families to achieve home ownership.
5. **Community Stability:** Continued residential use and maintained condition demonstrate the property's ongoing role in the working-class residential community.

Factors Supporting Contributing Status:

- Construction during significant late Depression period (1938)
- Represents essential working-class housing pattern
- Intact cottage form and massing
- Preserved roof configuration and simple design
- Modest scale reflects economic constraints and working-class character
- Continued residential use maintaining historical function
- Sufficient integrity in form, design, setting, feeling, and association

Factors Affecting Eligibility:

- Vinyl siding covers original materials
- Windows replaced with modern units
- No garage present
- Material alterations preclude individual eligibility
- Significance under Criterion A rather than Criterion C

Assessment: Despite material alterations, the property retains sufficient integrity to contribute to the Flat Rock Historical District under Criterion A. The intact cottage form, preserved simple design, and continued residential use allow the property to convey its significance as late 1930s working-class housing that supported the Ford Village Industries community during the late Depression period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0104_000 Lot# 104 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28646 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0009_000 Lot# 9 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094766		Long: -83.285997		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1936	
Architectural Style	Minimal Traditional Cottage	
Building Form	1-Story rectilinear building	
Roof Form	Hipped with cross gables	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete	
Window Materials	Aluminum (sliding and double-hung)	
Window Type	Mixed aluminum sliding and double-hung windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1936-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	28646 Sheeks Blvd N						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1936 Minimal Traditional residence is a one-story cottage situated on Sheeks Boulevard in Flat Rock. The building represents mid-1930s residential development during the mature Ford Village Industries period and demonstrates the Minimal Traditional style that emerged during the Depression era as an economical yet dignified approach to residential construction.

The house exhibits characteristic features of Minimal Traditional architecture: a compact one-story form with restrained ornamentation, efficient use of materials, and simplified traditional details that reflect the economic constraints of the Depression era combined with conservative design preferences. The building displays a hipped roof with cross gables that create visual interest while maintaining the style's characteristic simplicity. The roof is covered with asphalt shingles appropriate to the period.

The exterior walls are clad in vinyl siding painted in neutral tones that covers the original exterior materials. While the vinyl siding obscures original wall materials, the building's Minimal Traditional cottage form with hipped roof and cross gables remains intact and identifiable.

A distinctive feature visible in the photographs is an enclosed porch or sun room addition on the front facade with large windows that provide natural light and protected living space. This enclosed porch area demonstrates later modifications to enhance indoor living space while maintaining visual connection to the street. The porch enclosure represents typical mid-20th century modifications to Depression-era houses as families sought to expand living areas.

The windows have been replaced with aluminum units including both sliding and double-hung configurations. The mixed window types represent practical replacements undertaken at different times. Window openings generally maintain proportions appropriate to the modest cottage scale.

The property is surrounded by chain-link fencing that defines the property boundaries. A substantial mature tree provides canopy coverage and frames the house. The yard shows some areas of unmaintained growth, but the basic residential setting remains evident.

A detached garage in the rear yard provides vehicle storage and demonstrates typical residential site development for properties of this period. The garage's presence indicates this property had accommodation for automobile storage from an early period.

Character-defining features include the hipped roof with cross gables, the compact one-story Minimal Traditional cottage form, the enclosed front porch addition, the simple massing, and the overall modest scale that reflects mid-1930s economical residential design during the Depression era.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1939, Girard & June LaPere were living at 28646 Sheeks.[1] *In 1962, John E. Moorhead resided at 28646 Sheeks.[2] In 1967, Floyd Rhodes resided at 28646 Sheeks. Judy's Beauty Nook was located at 28646 Sheeks in 1967.[3] In 1970, Considine Collins resided at 28646 Sheeks.[4]*

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. <u>This is required for all properties</u>.

This 1936 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant mid-1930s residential development during the mature Ford

[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 59, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1967-68) p. 58, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] First United Methodist Church, Membership Roster (Flat Rock, Wayne Co., Michigan, June **1970**), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

Village Industries period and demonstrates the type of modest, efficient housing that characterized working-class residential construction during the Depression era.

Criterion A - Community Planning and Development: Built in 1936, this house represents residential development during the mid-Depression era when Ford's Village Industries program had matured into a proven model of decentralized manufacturing and community development. The 1936 construction date places the property within the mid-1930s period when communities were managing Depression-era economic constraints while continuing to provide housing for working families.

The modest Minimal Traditional cottage form represents practical, economical housing that was affordable for working-class families during the Depression. This reflects the economic realities of mid-1930s construction when building costs needed to be minimized while still providing permanent residential accommodation. The compact one-story form with hipped roof and cross gables demonstrates efficient use of materials and straightforward construction techniques that made home ownership accessible to families with modest means.

The property demonstrates the type of working-class housing that formed the backbone of Flat Rock's residential community, representing homes of industrial workers and their families who supported the Ford Village Industries operations. The modest scale and efficient design reflect the economic constraints of Depression construction while the permanent residential construction demonstrates community commitment and the stability provided by Ford's industrial program.

Mid-1930s Depression-Era Construction: The 1936 construction date represents residential development during the heart of the Depression when economic conditions remained challenging. The property's construction demonstrates the Ford Village Industries program's role in providing economic stability that enabled working families to achieve home ownership during one of America's most difficult economic periods.

Working-Class Housing Pattern: The modest one-story cottage form represents typical working-class housing that characterized much of Flat Rock's residential development. This housing type was essential to the community's function as an industrial center, providing affordable, permanent homes for the workforce that supported the Village Industries operations.

Minimal Traditional Style: The Minimal Traditional style represents an important phase in American residential architecture that emerged during the Depression, emphasizing efficiency, affordability, and simplified traditional details. This style would continue to influence residential construction through the 1940s.

Later Porch Enclosure: The enclosed front porch represents typical mid-20th century modifications as families adapted Depression-era houses to changing living preferences and sought to expand usable interior space.

Integrity Assessment

While this property has experienced material alterations, it retains sufficient integrity to convey its significance under Criterion A (Community Planning and Development).

Location: ☑ RETAINED - The property remains on its original site on Sheeks Boulevard, maintaining its relationship to the surrounding neighborhood and street pattern.

Design: ☑ RETAINED - The Minimal Traditional cottage form with hipped roof and cross gables remains intact. The one-story massing, simple planning, and overall building composition continue to express the property's original 1936 design intent and modest cottage character. The enclosed front porch maintains the porch footprint while adapting the space for interior use.

Setting: ☑ RETAINED - The property maintains its residential setting within the historic Flat Rock neighborhood, surrounded by other period residences. The mature tree and detached garage preserve elements of the original residential site development. The setting evokes mid-1930s working-class residential development.

Materials: ☐ COMPROMISED - Vinyl siding has replaced original exterior wall materials, and windows have been replaced with aluminum units. The front porch has been enclosed. However, the hipped roof form with cross gables and overall building envelope remain intact.

Workmanship: ☑ SUBSTANTIALLY RETAINED - While surface materials have changed, the underlying construction and simple building form demonstrate the efficient, economical workmanship characteristic of mid-1930s working-class residential construction. The compact design and straightforward hipped roof with cross gables reflect period construction practices.

Feeling: ☑ RETAINED - Despite material changes and porch enclosure, the property continues to evoke the sense of modest mid-1930s working-class housing. The simple cottage form, hipped roof with cross gables, compact scale, and residential setting convey the building's 1936 construction date and association with working-class residential development during the Depression era.

Association: ☑ RETAINED - The property maintains its direct association with mid-1930s working-class residential development in Flat Rock during the mature Ford Village Industries period. Continued single-family residential use preserves the property's historical function and community role.

Overall Integrity Conclusion:

The property retains integrity in 6 of 7 aspects, with only Materials being compromised. The building's form, massing, roof configuration, and setting remain intact, allowing it to convey its significance as mid-1930s working-class housing within the Ford Village Industries context.

The National Register recognizes that modest working-class housing often experiences material updates and modifications while retaining sufficient integrity to convey historical significance. The property's intact form, preserved hipped roof with cross gables, maintained simple design composition, detached garage, and continued residential use allow it to communicate its role in Flat Rock's working-class residential development during the Depression period.

The property's ability to convey its significance is supported by:

- Complete retention of one-story Minimal Traditional cottage form
- Intact hipped roof with cross gables
- Preserved simple massing and overall composition
- Maintained modest scale appropriate to working-class housing
- Detached garage demonstrating original site development
- Continued residential use maintaining historical function

Therefore, despite material alterations and porch enclosure, the property retains sufficient integrity to meet National Register standards for district contribution under Criterion A.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status:

1. **Mid-1930s Depression-Era Development:** Built in 1936 during the heart of the Depression, representing working-class residential development during the mature Ford Village Industries period.
2. **Working-Class Housing:** Demonstrates modest, economical housing that was essential to the industrial community and accessible to working families during challenging economic times.
3. **Intact Building Form:** Despite material alterations, the one-story Minimal Traditional cottage form with hipped roof and cross gables remains intact and conveys mid-1930s modest residential character.
4. **Ford Village Industries Context:** Represents the stable employment and community development that enabled working families to achieve home ownership during the Depression.
5. **Detached Garage:** Presence of original garage demonstrates vehicle accommodation and complete site development.

Factors Supporting Contributing Status:

- Construction during significant mid-Depression period (1936)
- Represents essential working-class housing pattern
- Intact cottage form with hipped roof and cross gables
- Preserved simple design and modest massing
- Detached garage demonstrating original site development
- Continued residential use maintaining historical function
- Sufficient integrity in form, design, setting, feeling, and association

Factors Affecting Eligibility:

- Vinyl siding covers original materials
- Windows replaced with aluminum units
- Front porch enclosed
- Material alterations preclude individual eligibility
- Significance under Criterion A rather than Criterion C

Assessment: Despite material alterations and porch enclosure, the property retains sufficient integrity to contribute to the Flat Rock Historical District under Criterion A. The intact cottage form with hipped roof and cross gables, preserved simple design, detached garage, and continued residential use allow the property to convey its significance as mid-1930s working-class housing that supported the Ford Village Industries community during the Depression period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0009_000 Lot# 9 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28235 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0009_000 Gordon-Dale Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.099093		Long: -83.285174		
Ownership	Private ☐	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1975	
Architectural Style	Contemporary/Modern Building	
Building Form	2-Story rectilinear building	
Roof Form	Complex multi-level with low-pitched sections	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick veneer with white trim	
Foundation Materials	Concrete	
Window Materials	Wood/Aluminum	
Window Type	Various - large picture windows and standard units	
Outbuildings	Yes ☒	No ☐
Number/Type:	Attached multi-car garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐	e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1975-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic Name	Unknown					
Historic/Original Owner	Leon and Patricia Simeck					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28235 Sheeks Blvd N presents as a distinctive two-story contemporary house that exemplifies the transitional residential architecture of 1975, representing the final years of the Late Period of Significance (1920-1975) as extended under the National Register 50-year rule, which allows properties to achieve significance when they reach fifty years of age. The building exhibits characteristic contemporary design vocabulary of the mid-1970s, including dramatic vertical massing, complex roofline configurations, and the integration of traditional and modern elements that distinguished residential architecture during the immediate post-Vietnam era when suburban development had moved beyond the established patterns that characterized Flat Rock's transformation from rural mill town to mature suburban-industrial community under the influence of Henry Ford's Village Industries program.

This building exhibits characteristics that represent the transitional phase of suburban residential construction that emerged following the conclusion of the Late Period of Significance, utilizing contemporary design principles and materials that had evolved beyond the established ranch and traditional revival architecture that characterized suburban development during the 1920-1972 period. The dramatic proportions, complex massing with contemporary geometric emphasis, characteristic mid-1970s styling with mixed materials and bold architectural statements, and advanced construction methods reflect the design principles that emerged during the decade following the completion of major industrial development when suburban architecture began incorporating the contemporary design vocabulary that distinguished residential construction during the mid-1970s period. The building's overall composition, particularly the two-story contemporary massing with classical portico element and the mixed materials approach, represents the architectural experimentation that characterized suburban development following the established period of significance.

The building features a complex roofline system that incorporates multiple levels and geometric configurations characteristic of contemporary residential design that emerged during the mid-1970s period. The roof is constructed with asphalt shingles that provide reliable weather protection while accommodating the complex geometric forms valued in contemporary architecture. The multi-level roof configuration with varying pitches and geometric emphasis demonstrates the architectural sophistication that characterized contemporary design, providing both functional efficiency and dramatic visual impact while departing from the horizontal emphasis that distinguished suburban residential architecture during the established period of significance. The complex roofline creates varied interior spaces and dramatic exterior massing that reflected the design innovation that characterized contemporary suburban construction when established families sought distinctive residential accommodations that departed from traditional suburban patterns.

The exterior walls demonstrate red brick veneer construction complemented by white trim elements that reflect the material standards and design preferences that characterized contemporary residential construction during 1975. The brick veneer construction provides weather protection and visual appeal while demonstrating the material approaches that characterized suburban residential construction when traditional materials were combined with contemporary design vocabulary to create distinctive architectural statements. The brick veneer construction with contemporary trim details reflects the building standards and architectural quality that characterized suburban residential development during the mid-1970s period, when established families sought residential accommodations that combined traditional materials with contemporary design sophistication.

The window arrangement demonstrates the contemporary approach to fenestration that characterized mid-1970s residential design, with large picture windows and varied window configurations that provide natural light and visual connection to the surrounding landscape while reflecting the design principles that emphasized interior-exterior relationships valued in contemporary architecture. The prominent front-facing windows, including large picture windows that dominate portions of the facade, demonstrate the contemporary design vocabulary that differed significantly from the traditional window patterns that characterized suburban residential construction during the established period of significance. The window configuration reflects the contemporary emphasis on light, space, and visual drama that distinguished residential architecture during the mid-1970s period.

The most distinctive architectural feature is the prominent classical portico that creates a dramatic entrance element featuring tall white columns supporting a triangular pediment, representing the integration of traditional classical elements with contemporary residential design that characterized architectural experimentation during the mid-1970s period. This portico element demonstrates the eclectic design approach that combined historical references with contemporary suburban architecture, creating distinctive residential statements that differed significantly from the established ranch and traditional revival architecture that characterized suburban development during the period of significance. The classical portico reflects the architectural experimentation that characterized suburban development when established families sought distinctive residential accommodations that incorporated diverse stylistic references.

The attached multi-car garage demonstrates the integration of practical suburban amenities with contemporary architectural design, featuring materials that complement the main structure while providing the essential automotive accommodation that characterized mature suburban living during the mid-1970s. The garage integration reflects the

sophisticated site planning and architectural coordination that distinguished contemporary suburban development when established families required both distinctive design and practical convenience within their residential accommodations.

The property exhibits contemporary suburban landscape characteristics with expansive lawn areas enhanced by mature deciduous trees that provide substantial shade and visual appeal, practical walkways and driveway configuration, and site improvements that integrate the building with its residential setting while reflecting the contemporary suburban development standards that emerged following the established period of significance. The mature landscaping and site improvements demonstrate the contemporary suburban residential standards that characterized development following the conclusion of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The home, 28235 Sheeks is a southern colonial built in 1975 by Leon and Patricia Simeck. Leon, Pat and daughter Laurelyn originally resided here. Patricia Simeck still lives there. The home is 3600 square feet and has a 4-car garage.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28235 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1975 transitional suburban development that demonstrated the evolution of Flat Rock's suburban character during the concluding years of the Late Period of Significance (1920-1975), as extended under the National Register 50-year rule. This property represents the continued suburban sophistication that followed the completion of major industrial development marked by the Michigan Casting Center in 1972, showing how the community's residential architecture evolved to incorporate contemporary design vocabulary while maintaining the suburban character established during Henry Ford's Village Industries program and subsequent industrial development.

Historical Significance Under Criterion A: Event

This 1975 contemporary house represents the transitional phase of suburban development that demonstrated the continued evolution of Flat Rock's residential character during the final years of the Late Period of Significance as extended under the 50-year rule. The property embodies the sophisticated residential construction that served established families who had prospered through sustained industrial development, showing how contemporary residential design provided innovative housing solutions that maintained community prosperity while reflecting the architectural experimentation that characterized suburban development during the mid-1970s transition period.

The significance of this property as a contemporary house with innovative design elements and quality materials demonstrates the role of transitional residential architecture in maintaining diverse suburban development that supported continued community prosperity during 1975 while providing sophisticated living standards and contemporary lifestyle opportunities for established families. The 1975 construction date places this property within the concluding phase of the Late Period of Significance as extended under the 50-year rule, when Flat Rock had achieved full suburban maturity while beginning to incorporate contemporary architectural vocabulary that reflected evolving design preferences and lifestyle expectations.

Extended Period of Significance Justification

The application of the National Register 50-year rule allows for the extension of the Late Period of Significance to 1975, recognizing that properties constructed within fifty years of the present can achieve historical significance. This extension acknowledges that Flat Rock's suburban development continued to evolve following the completion of major industrial expansion, with residential architecture incorporating contemporary design elements that reflected the community's continued prosperity and architectural sophistication. The 1975 construction date places this property exactly at the fifty-year threshold, making it eligible for consideration as a contributing resource that represents the transitional suburban development patterns that concluded the established period of community transformation.

The contemporary architectural vocabulary exhibited by this property represents the design trends that emerged following the conclusion of the established period of significance, reflecting suburban development patterns that departed from the ranch and traditional revival architecture that characterized residential construction during the period when Flat Rock's suburban transformation was occurring. While the property demonstrates the continued prosperity and suburban

[1] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

development that followed the established period, it does not contribute to the architectural or social narrative that defines the district's significance during the critical transformation period.

Architectural Evaluation

The building represents competent contemporary residential design that incorporates both modern and traditional elements characteristic of mid-1970s suburban architecture. The dramatic two-story massing, complex roofline configuration, large picture windows, and classical portico element demonstrate the architectural experimentation that characterized suburban development during the mid-1970s period. However, these design elements represent architectural trends that emerged following the conclusion of the established period of significance and therefore do not contribute to the understanding of the architectural development that occurred during Flat Rock's critical transformation period.

The integration of classical elements with contemporary design vocabulary reflects the eclectic approach that characterized suburban architecture during the mid-1970s, when established architectural patterns were being challenged and modified by new design influences. While architecturally competent, these design approaches represent departure from the established suburban architectural vocabulary that characterized development during the period of significance.

Evaluation of Integrity

The property demonstrates good physical integrity in terms of location, design, materials, workmanship, and setting, maintaining its original contemporary architectural character and continuing to function as intended within the suburban residential context. However, the property lacks integrity of feeling and association with regard to the established period of significance, as its architectural vocabulary and construction date place it outside the temporal framework that defines the district's historical significance.

Location and Setting: The house retains its original location within the Sheeks Boulevard neighborhood, which maintains suburban residential character. However, the setting relationship to the period of significance is compromised by the temporal disconnect.

Design, Materials, and Workmanship: The building maintains its original contemporary design characteristics, materials, and construction quality, demonstrating good physical preservation of its 1975 architectural character.

Feeling and Association: The property conveys the 1975 transitional suburban character that characterized Flat Rock's continued prosperity and evolving suburban development, maintaining associative connections to the sophisticated residential architecture and the innovative housing solutions that maintained community prosperity while representing the architectural transition that characterized the concluding years of the Late Period of Significance as extended under the 50-year rule.

Contemporary Architecture and Suburban Evolution

The property's significance as a contemporary house with innovative design elements and quality materials makes it a valuable contributor to the district's ability to convey the evolving suburban transformation and continued prosperity that characterized the concluding years of the Late Period of Significance as extended under the 50-year rule. The building demonstrates how contemporary residential architecture provided innovative housing solutions that combined sophisticated architectural character with contemporary design vocabulary, enabling established suburban families to achieve distinctive homeownership while supporting the continued community prosperity that characterized mature industrial communities during the transitional suburban development period.

The 1975 contemporary house demonstrates the housing innovation that supported continued community prosperity by providing sophisticated residential solutions that attracted and retained established families while reflecting evolving architectural preferences, showing how contemporary residential architecture enabled the sustained suburban sophistication that characterized mature industrial communities during the concluding suburban development period of the extended Late Period of Significance.

SHPO Compliance and Recommendation

The property at 28235 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1975 transitional suburban development that demonstrated the continued evolution of Flat Rock's suburban character during the concluding years of the Late Period of Significance (1920-1975) as extended under the 50-year rule. The building maintains excellent integrity and contributes to the district's representation of the community's continued suburban evolution while maintaining prosperity and sophisticated residential development.

For SHPO compliance, this property should be documented as a contributing resource that represents the contemporary residential construction that maintained innovative suburban development during the concluding phase of the Late Period of Significance as extended under the 50-year rule, with additional research recommended to identify specific construction details and potential builder information that would enhance documentation of this significant example of 1975 contemporary construction with innovative design elements. The property exemplifies the sophisticated residential architecture and the innovative housing solutions that served Flat Rock's established suburban families during 1975, showing how contemporary design enabled the sustained suburban sophistication that maintained the community's prosperity while

achieving evolved suburban development standards during the concluding suburban development phase of the extended Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property represents quality contemporary residential architecture from 1975 that demonstrates continued suburban development following the conclusion of the Late Period of Significance. While architecturally competent and well-preserved, the property does not contribute to the understanding of Flat Rock's historical transformation during the critical 1920-1972 period that defines the district's significance.

Historic District Contribution: SOLID CONTRIBUTING RESOURCE. The property effectively demonstrates the transitional suburban development patterns that characterized Flat Rock's continued prosperity during the mid-1970s concluding years of the Late Period of Significance as extended under the 50-year rule. Its contemporary design with innovative elements represents the housing that enabled established families to achieve distinctive suburban living while reflecting evolving architectural preferences, contributing meaningfully to the district's narrative of sustained community prosperity and architectural evolution throughout the extended Late Period of Significance.

Architectural Merit: Good example of mid-1970s contemporary residential architecture with characteristic features including dramatic two-story massing, complex roofline configuration, large picture windows, and classical portico element. The building represents architectural experimentation that characterized suburban development during the mid-1970s, demonstrating competent design that incorporates both modern and traditional elements.

Integrity Assessment: The property maintains excellent integrity with original massing, roofline, materials, and contemporary architectural character intact. The building clearly conveys its 1975 contemporary origins and continues to function as intended, with maintained exterior and suburban setting that preserve its innovative residential character and demonstrate the architectural transition that characterized the concluding years of the Late Period of Significance as extended under the 50-year rule.

Catalog Kit Home Analysis

Assessment: EXTREMELY UNLIKELY CATALOG HOME - NO PROBABILITY

Supporting Evidence Against Catalog Origin: • **Post-Catalog Era:** 1975 construction is over three decades after the catalog home era, with major companies having ceased operations by 1940-1942 • **Contemporary Construction Industry:** Contemporary residential design had achieved complete development through conventional building industry by mid-1970s • **Sophisticated Construction Methods:** Represents innovative builder construction using contemporary design principles and advanced methods • **Professional Design Services:** Contemporary residential architecture was available through professional architectural services by the 1970s

Alternative Construction Methods More Likely: • **Professional Architect/Builder Construction:** Contemporary housing was designed by architects or sophisticated contractors using innovative methods and contemporary materials • **Custom Architectural Services:** Contemporary residential plans were available through professional architectural services and custom design practices • **Individual Development Patterns:** Represents custom suburban development using distinctive floor plans and contemporary construction • **Contemporary Material Availability:** Mixed materials and contemporary elements available through established building supply networks

Conclusion: This property certainly represents conventional contemporary construction by professional architects or sophisticated builders using established contemporary design principles and innovative materials available through standard building industry channels during the mid-1970s suburban development period. The 1975 construction date places it well beyond the catalog home era when contemporary residential architecture was fully developed through professional design services and conventional building practices.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0009_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28235 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0009_000 Gordon-Dale Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.099093		Long: -83.285174		
Ownership	Private ☐	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1975	
Architectural Style	Contemporary/Modern Building	
Building Form	2-Story rectilinear building	
Roof Form	Complex multi-level with low-pitched sections	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick veneer with white trim	
Foundation Materials	Concrete	
Window Materials	Wood/Aluminum	
Window Type	Various - large picture windows and standard units	
Outbuildings	Yes ☒	No ☐
Number/Type:	Attached multi-car garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐	e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1975-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic Name	Unknown					
Historic/Original Owner	Leon and Patricia Simeck					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28235 Sheeks Blvd N presents as a distinctive two-story contemporary house that exemplifies the transitional residential architecture of 1975, representing the final years of the Late Period of Significance (1920-1975) as extended under the National Register 50-year rule, which allows properties to achieve significance when they reach fifty years of age. The building exhibits characteristic contemporary design vocabulary of the mid-1970s, including dramatic vertical massing, complex roofline configurations, and the integration of traditional and modern elements that distinguished residential architecture during the immediate post-Vietnam era when suburban development had moved beyond the established patterns that characterized Flat Rock's transformation from rural mill town to mature suburban-industrial community under the influence of Henry Ford's Village Industries program.

This building exhibits characteristics that represent the transitional phase of suburban residential construction that emerged following the conclusion of the Late Period of Significance, utilizing contemporary design principles and materials that had evolved beyond the established ranch and traditional revival architecture that characterized suburban development during the 1920-1972 period. The dramatic proportions, complex massing with contemporary geometric emphasis, characteristic mid-1970s styling with mixed materials and bold architectural statements, and advanced construction methods reflect the design principles that emerged during the decade following the completion of major industrial development when suburban architecture began incorporating the contemporary design vocabulary that distinguished residential construction during the mid-1970s period. The building's overall composition, particularly the two-story contemporary massing with classical portico element and the mixed materials approach, represents the architectural experimentation that characterized suburban development following the established period of significance.

The building features a complex roofline system that incorporates multiple levels and geometric configurations characteristic of contemporary residential design that emerged during the mid-1970s period. The roof is constructed with asphalt shingles that provide reliable weather protection while accommodating the complex geometric forms valued in contemporary architecture. The multi-level roof configuration with varying pitches and geometric emphasis demonstrates the architectural sophistication that characterized contemporary design, providing both functional efficiency and dramatic visual impact while departing from the horizontal emphasis that distinguished suburban residential architecture during the established period of significance. The complex roofline creates varied interior spaces and dramatic exterior massing that reflected the design innovation that characterized contemporary suburban construction when established families sought distinctive residential accommodations that departed from traditional suburban patterns.

The exterior walls demonstrate red brick veneer construction complemented by white trim elements that reflect the material standards and design preferences that characterized contemporary residential construction during 1975. The brick veneer construction provides weather protection and visual appeal while demonstrating the material approaches that characterized suburban residential construction when traditional materials were combined with contemporary design vocabulary to create distinctive architectural statements. The brick veneer construction with contemporary trim details reflects the building standards and architectural quality that characterized suburban residential development during the mid-1970s period, when established families sought residential accommodations that combined traditional materials with contemporary design sophistication.

The window arrangement demonstrates the contemporary approach to fenestration that characterized mid-1970s residential design, with large picture windows and varied window configurations that provide natural light and visual connection to the surrounding landscape while reflecting the design principles that emphasized interior-exterior relationships valued in contemporary architecture. The prominent front-facing windows, including large picture windows that dominate portions of the facade, demonstrate the contemporary design vocabulary that differed significantly from the traditional window patterns that characterized suburban residential construction during the established period of significance. The window configuration reflects the contemporary emphasis on light, space, and visual drama that distinguished residential architecture during the mid-1970s period.

The most distinctive architectural feature is the prominent classical portico that creates a dramatic entrance element featuring tall white columns supporting a triangular pediment, representing the integration of traditional classical elements with contemporary residential design that characterized architectural experimentation during the mid-1970s period. This portico element demonstrates the eclectic design approach that combined historical references with contemporary suburban architecture, creating distinctive residential statements that differed significantly from the established ranch and traditional revival architecture that characterized suburban development during the period of significance. The classical portico reflects the architectural experimentation that characterized suburban development when established families sought distinctive residential accommodations that incorporated diverse stylistic references.

The attached multi-car garage demonstrates the integration of practical suburban amenities with contemporary architectural design, featuring materials that complement the main structure while providing the essential automotive accommodation that characterized mature suburban living during the mid-1970s. The garage integration reflects the

sophisticated site planning and architectural coordination that distinguished contemporary suburban development when established families required both distinctive design and practical convenience within their residential accommodations.

The property exhibits contemporary suburban landscape characteristics with expansive lawn areas enhanced by mature deciduous trees that provide substantial shade and visual appeal, practical walkways and driveway configuration, and site improvements that integrate the building with its residential setting while reflecting the contemporary suburban development standards that emerged following the established period of significance. The mature landscaping and site improvements demonstrate the contemporary suburban residential standards that characterized development following the conclusion of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The home, 28235 Sheeks is a southern colonial built in 1975 by Leon and Patricia Simeck. Leon, Pat and daughter Laurelyn originally resided here. Patricia Simeck still lives there. The home is 3600 square feet and has a 4-car garage.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28235 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1975 transitional suburban development that demonstrated the evolution of Flat Rock's suburban character during the concluding years of the Late Period of Significance (1920-1975), as extended under the National Register 50-year rule. This property represents the continued suburban sophistication that followed the completion of major industrial development marked by the Michigan Casting Center in 1972, showing how the community's residential architecture evolved to incorporate contemporary design vocabulary while maintaining the suburban character established during Henry Ford's Village Industries program and subsequent industrial development.

Historical Significance Under Criterion A: Event

This 1975 contemporary house represents the transitional phase of suburban development that demonstrated the continued evolution of Flat Rock's residential character during the final years of the Late Period of Significance as extended under the 50-year rule. The property embodies the sophisticated residential construction that served established families who had prospered through sustained industrial development, showing how contemporary residential design provided innovative housing solutions that maintained community prosperity while reflecting the architectural experimentation that characterized suburban development during the mid-1970s transition period.

The significance of this property as a contemporary house with innovative design elements and quality materials demonstrates the role of transitional residential architecture in maintaining diverse suburban development that supported continued community prosperity during 1975 while providing sophisticated living standards and contemporary lifestyle opportunities for established families. The 1975 construction date places this property within the concluding phase of the Late Period of Significance as extended under the 50-year rule, when Flat Rock had achieved full suburban maturity while beginning to incorporate contemporary architectural vocabulary that reflected evolving design preferences and lifestyle expectations.

Extended Period of Significance Justification

The application of the National Register 50-year rule allows for the extension of the Late Period of Significance to 1975, recognizing that properties constructed within fifty years of the present can achieve historical significance. This extension acknowledges that Flat Rock's suburban development continued to evolve following the completion of major industrial expansion, with residential architecture incorporating contemporary design elements that reflected the community's continued prosperity and architectural sophistication. The 1975 construction date places this property exactly at the fifty-year threshold, making it eligible for consideration as a contributing resource that represents the transitional suburban development patterns that concluded the established period of community transformation.

The contemporary architectural vocabulary exhibited by this property represents the design trends that emerged following the conclusion of the established period of significance, reflecting suburban development patterns that departed from the ranch and traditional revival architecture that characterized residential construction during the period when Flat Rock's suburban transformation was occurring. While the property demonstrates the continued prosperity and suburban

[1] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

development that followed the established period, it does not contribute to the architectural or social narrative that defines the district's significance during the critical transformation period.

Architectural Evaluation

The building represents competent contemporary residential design that incorporates both modern and traditional elements characteristic of mid-1970s suburban architecture. The dramatic two-story massing, complex roofline configuration, large picture windows, and classical portico element demonstrate the architectural experimentation that characterized suburban development during the mid-1970s period. However, these design elements represent architectural trends that emerged following the conclusion of the established period of significance and therefore do not contribute to the understanding of the architectural development that occurred during Flat Rock's critical transformation period.

The integration of classical elements with contemporary design vocabulary reflects the eclectic approach that characterized suburban architecture during the mid-1970s, when established architectural patterns were being challenged and modified by new design influences. While architecturally competent, these design approaches represent departure from the established suburban architectural vocabulary that characterized development during the period of significance.

Evaluation of Integrity

The property demonstrates good physical integrity in terms of location, design, materials, workmanship, and setting, maintaining its original contemporary architectural character and continuing to function as intended within the suburban residential context. However, the property lacks integrity of feeling and association with regard to the established period of significance, as its architectural vocabulary and construction date place it outside the temporal framework that defines the district's historical significance.

Location and Setting: The house retains its original location within the Sheeks Boulevard neighborhood, which maintains suburban residential character. However, the setting relationship to the period of significance is compromised by the temporal disconnect.

Design, Materials, and Workmanship: The building maintains its original contemporary design characteristics, materials, and construction quality, demonstrating good physical preservation of its 1975 architectural character.

Feeling and Association: The property conveys the 1975 transitional suburban character that characterized Flat Rock's continued prosperity and evolving suburban development, maintaining associative connections to the sophisticated residential architecture and the innovative housing solutions that maintained community prosperity while representing the architectural transition that characterized the concluding years of the Late Period of Significance as extended under the 50-year rule.

Contemporary Architecture and Suburban Evolution

The property's significance as a contemporary house with innovative design elements and quality materials makes it a valuable contributor to the district's ability to convey the evolving suburban transformation and continued prosperity that characterized the concluding years of the Late Period of Significance as extended under the 50-year rule. The building demonstrates how contemporary residential architecture provided innovative housing solutions that combined sophisticated architectural character with contemporary design vocabulary, enabling established suburban families to achieve distinctive homeownership while supporting the continued community prosperity that characterized mature industrial communities during the transitional suburban development period.

The 1975 contemporary house demonstrates the housing innovation that supported continued community prosperity by providing sophisticated residential solutions that attracted and retained established families while reflecting evolving architectural preferences, showing how contemporary residential architecture enabled the sustained suburban sophistication that characterized mature industrial communities during the concluding suburban development period of the extended Late Period of Significance.

SHPO Compliance and Recommendation

The property at 28235 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1975 transitional suburban development that demonstrated the continued evolution of Flat Rock's suburban character during the concluding years of the Late Period of Significance (1920-1975) as extended under the 50-year rule. The building maintains excellent integrity and contributes to the district's representation of the community's continued suburban evolution while maintaining prosperity and sophisticated residential development.

For SHPO compliance, this property should be documented as a contributing resource that represents the contemporary residential construction that maintained innovative suburban development during the concluding phase of the Late Period of Significance as extended under the 50-year rule, with additional research recommended to identify specific construction details and potential builder information that would enhance documentation of this significant example of 1975 contemporary construction with innovative design elements. The property exemplifies the sophisticated residential architecture and the innovative housing solutions that served Flat Rock's established suburban families during 1975, showing how contemporary design enabled the sustained suburban sophistication that maintained the community's prosperity while

achieving evolved suburban development standards during the concluding suburban development phase of the extended Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property represents quality contemporary residential architecture from 1975 that demonstrates continued suburban development following the conclusion of the Late Period of Significance. While architecturally competent and well-preserved, the property does not contribute to the understanding of Flat Rock's historical transformation during the critical 1920-1972 period that defines the district's significance.

Historic District Contribution: SOLID CONTRIBUTING RESOURCE. The property effectively demonstrates the transitional suburban development patterns that characterized Flat Rock's continued prosperity during the mid-1970s concluding years of the Late Period of Significance as extended under the 50-year rule. Its contemporary design with innovative elements represents the housing that enabled established families to achieve distinctive suburban living while reflecting evolving architectural preferences, contributing meaningfully to the district's narrative of sustained community prosperity and architectural evolution throughout the extended Late Period of Significance.

Architectural Merit: Good example of mid-1970s contemporary residential architecture with characteristic features including dramatic two-story massing, complex roofline configuration, large picture windows, and classical portico element. The building represents architectural experimentation that characterized suburban development during the mid-1970s, demonstrating competent design that incorporates both modern and traditional elements.

Integrity Assessment: The property maintains excellent integrity with original massing, roofline, materials, and contemporary architectural character intact. The building clearly conveys its 1975 contemporary origins and continues to function as intended, with maintained exterior and suburban setting that preserve its innovative residential character and demonstrate the architectural transition that characterized the concluding years of the Late Period of Significance as extended under the 50-year rule.

Catalog Kit Home Analysis

Assessment: EXTREMELY UNLIKELY CATALOG HOME - NO PROBABILITY

Supporting Evidence Against Catalog Origin: • **Post-Catalog Era:** 1975 construction is over three decades after the catalog home era, with major companies having ceased operations by 1940-1942 • **Contemporary Construction Industry:** Contemporary residential design had achieved complete development through conventional building industry by mid-1970s • **Sophisticated Construction Methods:** Represents innovative builder construction using contemporary design principles and advanced methods • **Professional Design Services:** Contemporary residential architecture was available through professional architectural services by the 1970s

Alternative Construction Methods More Likely: • **Professional Architect/Builder Construction:** Contemporary housing was designed by architects or sophisticated contractors using innovative methods and contemporary materials • **Custom Architectural Services:** Contemporary residential plans were available through professional architectural services and custom design practices • **Individual Development Patterns:** Represents custom suburban development using distinctive floor plans and contemporary construction • **Contemporary Material Availability:** Mixed materials and contemporary elements available through established building supply networks

Conclusion: This property certainly represents conventional contemporary construction by professional architects or sophisticated builders using established contemporary design principles and innovative materials available through standard building industry channels during the mid-1970s suburban development period. The 1975 construction date places it well beyond the catalog home era when contemporary residential architecture was fully developed through professional design services and conventional building practices.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0009_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28261 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0010_000 Gordon-Dale Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098845		Long: -83.285201		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1970
Architectural Style	Contemporary/Modern
Building Form	1.5 story rectilinear building
Roof Form	Side-gabled with front gabled dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Red brick veneer with wood trim
Foundation Materials	Concrete
Window Materials	Wood with shutters
Window Type	Double-hung sash windows
Outbuildings	Yes ☒ No ☐
Number/Type:	Attached two-car garage Additional: Integrated garage wing with matching materials

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1970-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name	Unknown			
Historic/Original Owner	Del and Emily Bock			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28261 Sheeks Blvd N presents as a distinctive one-and-one-half-story ranch house that exemplifies the sophisticated post-war suburban residential architecture of 1970, representing the culminating phase of suburban development that served Flat Rock's established industrial workforce during the final years of the Late Period of Significance (1920-1972). The building exhibits an innovative combination of ranch horizontality with Cape Cod Revival verticality through its prominent front-gabled dormer configuration, creating a refined architectural composition that distinguished premium suburban construction during the mature suburban development period when established families sought distinctive residential accommodations within the prosperous suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits characteristics that represent the culminating phase of post-war suburban residential construction that utilized sophisticated ranch design principles enhanced with traditional revival elements and premium materials that had become standard during the prosperous early 1970s suburban development period. The efficient proportions, systematic floor plan organization with enhanced ranch configuration including prominent dormer expansion, characteristic early 1970s styling with red brick veneer construction and traditional wood trim details, and superior construction methods reflect the design principles that had evolved during the quarter-century following World War II when suburban development had achieved full architectural maturity and established families could invest in distinctive residential construction. The building's overall composition, particularly the side-gabled roof configuration with prominent front dormer and the red brick veneer construction with crisp white wood trim details, demonstrates the sophisticated ranch designs that emphasized distinctive suburban living while utilizing premium materials and advanced construction techniques that characterized upscale suburban development during the early 1970s.

The building features a side-gabled roof system enhanced by a prominent front-gabled dormer that provides both additional interior space and sophisticated architectural character that distinguished quality ranch construction during the mature suburban development period. The roof is constructed with asphalt shingles that provide reliable weather protection while maintaining the clean, contemporary appearance valued in premium ranch architecture. The combination of side-gabled and front-gabled configurations demonstrates the architectural sophistication that characterized established ranch architecture, providing both functional efficiency and distinctive visual appeal while maintaining the horizontal emphasis enhanced by vertical elements that distinguished premium suburban residential architecture during 1970. The dormer configuration creates expanded second-floor space while maintaining the essential ranch character, reflecting the design innovation that characterized quality suburban construction when established families sought enhanced residential accommodations.

The exterior walls demonstrate red brick veneer construction complemented by crisp white wood trim that reflects the premium material standards and sophisticated design preferences that characterized quality residential construction during 1970. The consistent red brick veneer provides both weather protection and refined visual appeal while demonstrating the quality material approaches that characterized upscale suburban residential construction when traditional masonry materials remained popular for premium ranch homes enhanced with traditional revival elements. The brick veneer construction with white wood trim details, particularly visible in the dormer and window surrounds, reflects the established building standards and architectural quality that characterized premium suburban residential development during the early 1970s period. The use of brick veneer combined with quality wood trim indicates the property's position within the higher tier of suburban residential development, reflecting the prosperity that characterized Flat Rock's industrial workforce during the culminating phase of the Late Period of Significance.

The window arrangement demonstrates the sophisticated approach to fenestration that characterized established ranch design enhanced with traditional elements and quality suburban construction, with double-hung sash windows that provide natural light and ventilation while maintaining the traditional proportions and practical function valued in premium ranch architecture. The windows feature decorative shutters that create visual interest and traditional appeal while reflecting the Cape Cod Revival influences that enhanced the ranch design vocabulary during the early 1970s. The dormer windows particularly demonstrate the integration of traditional and contemporary design elements, with multiple windows providing abundant natural light to the expanded second-floor space. The window configuration demonstrates the balance between practical residential function and sophisticated architectural character that characterized quality ranch architecture during the mature suburban development period.

The front entrance features centered placement with modest but refined architectural detailing that reflects the understated elegance that characterized quality ranch design enhanced with traditional revival elements during the early 1970s suburban development period. The entrance design demonstrates the architectural refinement that included both functional and aesthetic considerations while maintaining the sophisticated character that distinguished quality suburban residential construction. The entrance configuration, enhanced by the prominent dormer above, reflects the suburban living

standards that characterized established suburban communities during the early 1970s when mature families sought distinctive residential accommodations within the prosperous industrial community.

The attached two-car garage demonstrates the integration of practical suburban amenities with architectural design, featuring matching red brick veneer construction that maintains the visual continuity of the overall composition while providing the essential automotive accommodation that characterized mature suburban living during the early 1970s. The garage integration reflects the sophisticated site planning and architectural coordination that distinguished quality suburban development when established families required both distinctive design and practical convenience within their residential accommodations.

The property exhibits premium suburban landscape characteristics with expansive lawn areas enhanced by mature deciduous trees that provide substantial shade and visual appeal, practical concrete walkways and circular driveway configuration, and sophisticated site improvements that integrate the building with its refined residential setting while reflecting the quality suburban development standards of the Sheeks Boulevard neighborhood. The mature landscaping and premium site improvements, including the circular driveway that enhances the property's suburban presence, demonstrate the sophisticated suburban residential standards that characterized middle-class suburban development and the continued maintenance investment that complements the building's distinctive ranch architectural character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1970, Del and Emily Bock were the original owners and builders of 28261 Sheeks.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28261 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1970 sophisticated post-war suburban development that demonstrated the culmination of Flat Rock's suburban transformation and its significance as a distinctive ranch house that provided premium housing solutions for Flat Rock's established industrial families during the final phase of the Late Period of Significance (1920-1972), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and concluded with the building of the Michigan Casting Center in 1972.

Historical Significance Under Criterion A: Event

This 1970 ranch house represents the culminating phase of post-war suburban development that demonstrated the successful completion of Flat Rock's transformation into a sophisticated suburban community that attracted established families while maintaining its industrial employment base during the final years of the Late Period of Significance. The property embodies the distinctive residential construction that served the established families that had prospered through sustained industrial development following Henry Ford's Village Industries program, showing how premium residential construction provided essential housing solutions that maintained community prosperity while offering enhanced homeownership opportunities for established families within the mature suburban-industrial community.

The significance of this property as a distinctive ranch house with premium materials and sophisticated design enhanced with traditional revival elements demonstrates the role of upscale residential architecture in maintaining diverse suburban development that supported continued industrial success during 1970 while providing quality living standards and suburban lifestyle opportunities for established families. The 1970 construction date places this property within the culminating suburban development phase of the Late Period of Significance, when Flat Rock had successfully completed its transformation to suburban development patterns while maintaining its industrial employment base through distinctive housing solutions that reflected middle-class prosperity and sophisticated residential design standards.

The dwelling reflects the continued housing demand created by sustained industrial employment and mature suburban development, which had maintained stable employment opportunities that enabled established families to seek premium residential accommodations that combined sophisticated ranch architectural design enhanced with traditional revival elements and superior materials within the mature suburban-industrial community. The distinctive ranch house with its red brick veneer construction, prominent dormer expansion, and refined details provided the enhanced, family-oriented living

[1] Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

arrangements that appealed to established suburban families while offering the sophisticated design and suburban amenities that reflected middle-class prosperity and mature suburban lifestyle expectations during the early 1970s period.

Evaluation of Integrity

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as a distinctive ranch house that served Flat Rock's middle-class suburban development during the culminating phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that had achieved mature suburban character throughout Flat Rock's Late Period development. The suburban setting preserves the community planning patterns that characterized the culminating suburban transformation while maintaining the residential context that supported distinctive residential construction during 1970.

Design: The property exhibits excellent design integrity in its sophisticated ranch characteristics enhanced with traditional revival elements, including the one-and-one-half-story massing, side-gabled roof with prominent front dormer, red brick veneer construction, and refined proportions that distinguished premium suburban construction during 1970. The building maintains the essential sophisticated ranch design characteristics enhanced with traditional elements that made it representative of the distinctive housing solutions that provided sophisticated residential character while supporting continued community prosperity in Flat Rock.

Materials: The building maintains its red brick veneer construction with white wood trim and essential architectural elements that demonstrate the premium material approaches that characterized middle-class suburban development during 1970. The materials preserve the sophisticated ranch character enhanced with traditional revival elements and refined architectural quality that reflected the premium construction standards appropriate to housing that served Flat Rock's established suburban families.

Workmanship: The ranch construction with brick veneer, prominent dormer, and refined details demonstrates the sophisticated building techniques that characterized established suburban development, reflecting the premium construction approaches and superior quality that made distinctive ranch homes attractive to established families while supporting community prosperity during the culminating suburban development period.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's successful mature suburban development by 1970. The setting demonstrates the established suburban character that was supported by distinctive residential architecture and other premium housing solutions that maintained continued community prosperity during the culminating suburban development period.

Feeling and Association: The property conveys the 1970 established suburban character that characterized Flat Rock's mature prosperity and sophisticated suburban development, maintaining associative connections to the distinctive residential architecture and the premium housing solutions that maintained community prosperity while preserving its connection to the sophisticated design approaches that served the established suburban families.

Distinctive Ranch Architecture and Suburban Sophistication

The property's significance as a distinctive ranch house with premium materials and sophisticated design enhanced with traditional revival elements makes it a valuable contributor to the district's ability to convey the mature suburban transformation and middle-class prosperity that characterized the final phase of the Late Period of Significance. The building demonstrates how sophisticated ranch architecture provided essential housing solutions that combined distinctive architectural character with premium materials enhanced by traditional revival elements, enabling established suburban families to achieve enhanced homeownership while supporting the continued community prosperity necessary for sustained industrial success during the culminating suburban development period.

The 1970 distinctive ranch house demonstrates the housing sophistication that supported continued industrial development by providing premium residential solutions that attracted and retained the established families necessary for continued industrial operations, showing how sophisticated residential architecture enabled the sustained suburban prosperity that characterized mature industrial communities during the culminating post-war suburban development period.

SHPO Compliance and Recommendation

The property at 28261 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1970 sophisticated post-war suburban development that demonstrated the culmination of Flat Rock's suburban transformation and its significance as a distinctive ranch house that provided premium housing solutions for Flat Rock's established industrial families during the final phase of the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's successful mature suburban development while maintaining industrial employment.

For SHPO compliance, this property should be documented as a contributing resource that represents the sophisticated ranch residential construction that maintained distinctive suburban development during the culminating phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential builder information that would enhance documentation of this significant example of 1970 sophisticated ranch construction with premium materials and traditional revival elements. The property exemplifies the distinctive residential architecture and the

premium housing solutions that served Flat Rock's established suburban families during 1970, showing how sophisticated ranch design enhanced with traditional elements enabled the sustained suburban prosperity that maintained the community's industrial employment base while achieving mature suburban development standards during the culminating suburban development phase of the Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property merits contributing status as a representative example of sophisticated post-war ranch residential architecture that demonstrates Flat Rock's successful achievement of mature suburban development. The 1970 construction date places it during the culminating suburban development period when the community had achieved full suburban sophistication while maintaining prosperity for established families and its industrial employment base, making it historically significant for understanding the mature social fabric of post-war suburban communities in industrial settings.

Historic District Contribution: STRONG CONTRIBUTING RESOURCE. The property effectively demonstrates the sophisticated suburban development patterns that characterized Flat Rock's mature prosperity during the early 1970s. Its distinctive ranch design with premium materials and traditional revival elements represents the housing that enabled established families to achieve enhanced suburban living, contributing meaningfully to the district's narrative of sustained community prosperity and social advancement throughout the Late Period of Significance.

Architectural Merit: Excellent example of early 1970s sophisticated ranch architecture with characteristic features including side-gabled roof with prominent front dormer, red brick veneer construction with white wood trim, traditional window proportions enhanced with shutters, and distinctive scale. The building represents the mature development of ranch style architecture enhanced with traditional revival elements during the culminating suburban period, demonstrating both national residential trends adapted for middle-class families and local prosperity that enabled distinctive homeownership during the established post-war suburban period.

Integrity Assessment: The property maintains excellent integrity with original massing, roofline including prominent dormer, materials, and sophisticated ranch character intact. The building clearly conveys its 1970 sophisticated ranch origins enhanced with traditional revival elements and continues to function as intended, with maintained exterior and suburban setting that preserve its distinctive residential character and demonstrate continued investment in the property by established families.

Catalog Kit Home Analysis

Assessment: EXTREMELY UNLIKELY CATALOG HOME - NO PROBABILITY

Supporting Evidence Against Catalog Origin: • **Post-Catalog Era:** 1970 construction is three decades after the catalog home era, with major companies having ceased operations by 1940-1942 • **Sophisticated Construction Industry:** Ranch style enhanced with traditional revival elements had achieved complete standardization through conventional building industry by early 1970s

• **Premium Construction Methods:** Represents sophisticated builder construction using premium materials and advanced methods • **Federal Program Evolution:** FHA and VA loan programs had fully matured to promote sophisticated ranch construction through established conventional builders

Alternative Construction Methods More Likely: • **Sophisticated Builder Construction:** Premium housing was built by established contractors using sophisticated methods and premium materials • **Professional Architect/Builder Services:** Sophisticated ranch plans enhanced with traditional elements were available through professional architectural services and established builder networks • **Subdivision Development Patterns:** Represents premium suburban development using distinctive floor plans and sophisticated construction • **Premium Material Availability:** Red brick veneer with quality wood trim and sophisticated materials available through established building supply networks

Design Characteristics Suggesting Conventional Construction: • **Red brick veneer with white wood trim** was standard practice for sophisticated ranch homes by early 1970s • **Side-gabled roof with prominent front dormer** represents sophisticated ranch design available through conventional architectural services • **Traditional revival elements** reflect professional design rather than catalog standardization • **Overall design** reflects mature ranch architecture enhanced with traditional elements available through established building practices

Historical Context Against Catalog Origin: • **Catalog home era** had ended three decades before 1970 construction • **Sophisticated suburban development** was served by established professional contractors and sophisticated builders • **Ranch style enhanced with traditional elements** had achieved complete maturation through conventional building practices for all economic levels • **Federal loan programs** promoted sophisticated construction through established builders using advanced methods

Sophisticated Construction Indicators: • **Red brick veneer with quality wood trim** indicates premium material choice for sophisticated construction • **Prominent dormer configuration** reflects sophisticated builder with advanced ranch construction experience • **Traditional revival elements** demonstrate professional design capabilities • **Overall construction** suggests established builder with sophisticated ranch construction expertise

Recommendation: Further research recommended to investigate: • **Local building permits** and sophisticated development contractor records from early 1970s • **Professional suburban development** patterns and established builders active in

Sheeks Boulevard area • **Architectural services** and professional builder networks oriented toward sophisticated construction • **Regional construction industry** serving premium suburban development

Conclusion: This property certainly represents conventional sophisticated suburban construction by professional local builders using established ranch design principles enhanced with traditional revival elements and premium materials available through standard building industry channels during the early 1970s mature suburban development period. The 1970 construction date places it well into the established suburban development period when sophisticated ranch construction enhanced with traditional elements had become standard for middle-class families. The premium materials and sophisticated construction demonstrate the capabilities of professional contractors serving quality suburban development rather than catalog home systems, reflecting the mature suburban building industry that characterized prosperous communities during the established early 1970s suburban development period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0010_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28283 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0011_000 Lot #11 Gordon-Dale Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098559		Long: -83.28519		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1970
Architectural Style	Post-WWII Ranch Building
Building Form	1-Story rectilinear building
Roof Form	Hip roof with moderate pitch
Roof Materials	Asphalt shingles
Exterior Wall Materials	Red brick veneer
Foundation Materials	Concrete
Window Materials	Vinyl (replacement windows)
Window Type	Double-hung sash window
Outbuildings	Yes ☐ No ☒
Number/Type:	Integrated Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1970-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Historic/Original Owner	Felecian Bright						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28283 Sheeks Blvd N presents as a well-preserved single-story ranch house that exemplifies the mature post-war suburban residential architecture of 1970, representing the culminating phase of suburban development that served Flat Rock's established industrial workforce during the final years of the Late Period of Significance (1920-1975). The building exhibits the characteristic horizontal massing with a hip roof configuration that creates the refined architectural profile that distinguished quality ranch construction during the mature suburban development period when established families sought upgraded residential accommodations within the prosperous suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits characteristics that represent the mature phase of post-war suburban residential construction that utilized refined ranch design principles and quality materials that had become standard during the prosperous early 1970s suburban development period. The efficient proportions, systematic floor plan organization with classic ranch configuration, characteristic early 1970s styling with red brick veneer construction and quality details, and superior construction methods reflect the design principles that had evolved during the quarter-century following World War II when suburban development had achieved full maturity and established families could invest in premium residential construction. The building's overall composition, particularly the hip roof configuration and the red brick veneer construction with white trim details, demonstrates the quality ranch designs that emphasized refined suburban living while utilizing premium materials and construction techniques that characterized upscale suburban development during the early 1970s.

The building features a hip roof system that provides the sophisticated architectural profile characteristic of quality ranch design during the mature suburban development period. The roof is constructed with asphalt shingles that provide reliable weather protection while maintaining the clean, contemporary appearance valued in premium ranch architecture. The hip roof configuration demonstrates the architectural refinement that characterized established ranch architecture, providing both functional efficiency and sophisticated visual appeal while maintaining the horizontal emphasis that distinguished premium suburban residential architecture during 1970. The moderate roof pitch creates the balanced proportions that reflected the refined design standards that characterized quality suburban construction when established families sought upgraded residential accommodations.

The exterior walls demonstrate red brick veneer construction that reflects the premium material standards and sophisticated design preferences that characterized quality residential construction during 1970. The consistent red brick veneer provides both weather protection and refined visual appeal while demonstrating the quality material approaches that characterized upscale suburban residential construction when traditional masonry materials remained popular for premium ranch homes. The brick veneer construction with white trim details reflects the established building standards and architectural quality that characterized premium suburban residential development during the early 1970s period. The use of brick veneer rather than frame construction indicates the property's position within the higher tier of suburban residential development, reflecting the prosperity that characterized Flat Rock's industrial workforce during the culminating phase of the Late Period of Significance.

The window arrangement demonstrates the practical approach to fenestration that characterized established ranch design and quality suburban construction, with double-hung sash windows that provide natural light and ventilation while maintaining the traditional proportions and practical function valued in premium ranch architecture. The windows appear to be replacement vinyl units that maintain the original opening sizes and proportions while providing improved energy efficiency, reflecting the continued investment in the property that demonstrates its enduring value within the established suburban community. The window configuration demonstrates the balance between practical residential function and refined architectural character that characterized quality ranch architecture during the mature suburban development period.

The front entrance features a centered door placement with modest architectural detailing that reflects the understated elegance that characterized quality ranch design during the early 1970s suburban development period. The entrance design demonstrates the architectural refinement that included both functional and aesthetic considerations while maintaining the unpretentious character that distinguished quality suburban residential construction. The entrance configuration reflects the suburban living standards that characterized established suburban communities during the early 1970s when mature families sought refined residential accommodations within the prosperous industrial community.

The property exhibits mature suburban landscape characteristics with established lawn areas, mature deciduous trees providing substantial shade and visual appeal, practical concrete walkways and driveway, and site improvements that integrate the building with its refined residential setting while reflecting the quality suburban development standards of the Sheeks Boulevard neighborhood. The mature landscaping and quality site improvements demonstrate the premium suburban residential standards that characterized middle-class suburban development and the continued maintenance investment that complements the building's sophisticated ranch architectural character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Felecian Bright built 28283 Sheeks and lived there with his family. “Fish” Bright was a wood shop instructor at Flat Rock High School for many years.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property’s eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28283 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1970 mature post-war suburban development that demonstrated the culmination of Flat Rock's suburban transformation and its significance as a quality ranch house that provided upgraded housing solutions for Flat Rock's established industrial families during the final phase of the Late Period of Significance (1920-1975), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and concluded with the building of the Michigan Casting Center in 1972.

Historical Significance Under Criterion A: Event

This 1970 ranch house represents the culminating phase of post-war suburban development that demonstrated the successful completion of Flat Rock's transformation into a mature suburban community that attracted established families while maintaining its industrial employment base during the final years of the Late Period of Significance. The property embodies the quality residential construction that served the established families that had prospered through sustained industrial development following Henry Ford's Village Industries program, showing how premium residential construction provided essential housing solutions that maintained community prosperity while offering upgraded homeownership opportunities for established families within the mature suburban-industrial community.

The significance of this property as a quality ranch house with premium materials and refined design demonstrates the role of upscale residential architecture in maintaining diverse suburban development that supported continued industrial success during 1970 while providing quality living standards and suburban lifestyle opportunities for established families. The 1970 construction date places this property within the culminating suburban development phase of the Late Period of Significance, when Flat Rock had successfully completed its transformation to suburban development patterns while maintaining its industrial employment base through quality housing solutions that reflected middle-class prosperity and refined residential design standards.

The dwelling reflects the continued housing demand created by sustained industrial employment and mature suburban development, which had maintained stable employment opportunities that enabled established families to seek premium residential accommodations that combined quality ranch architectural design with superior materials within the mature suburban-industrial community. The quality ranch house with its red brick veneer construction and refined details provided the upgraded, family-oriented living arrangements that appealed to established suburban families while offering the sophisticated design and suburban amenities that reflected middle-class prosperity and mature suburban lifestyle expectations during the early 1970s period.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as a quality ranch house that served Flat Rock's middle-class suburban development during the culminating phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that had achieved mature suburban character throughout Flat Rock's Late Period development. The suburban setting preserves the community planning patterns that characterized the culminating suburban transformation while maintaining the residential context that supported quality residential construction during 1970.

Design: The property exhibits excellent design integrity in its established ranch characteristics, including the single-story massing, hip roof configuration, red brick veneer construction, and refined proportions that distinguished quality suburban construction during 1970. The building maintains the essential established ranch design characteristics that made it representative of the upgraded housing solutions that provided sophisticated residential character while supporting continued community prosperity in Flat Rock.

Materials: The building maintains its red brick veneer construction and essential architectural elements that demonstrate the quality material approaches that characterized middle-class suburban development during 1970. While windows appear to be replacements, they maintain original proportions and the materials preserve the quality ranch character and refined

[1] Personal knowledge of Rhonda Buehrer, [RESEARCHER’S CONTACT INFORMATION]. Mrs. Buehrer is a member of the Flat Rock Historical Commission and her husband’s family have been multi-generational residents of Flat Rock, August 2025.

architectural quality that reflected the premium construction standards appropriate to housing that served Flat Rock's established suburban families.

Workmanship: The ranch construction with brick veneer and refined details demonstrates the quality building techniques that characterized established suburban development, reflecting the premium construction approaches and superior quality that made quality ranch homes attractive to established families while supporting community prosperity during the culminating suburban development period.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's successful mature suburban development by 1970. The setting demonstrates the established suburban character that was supported by quality residential architecture and other premium housing solutions that maintained continued community prosperity during the culminating suburban development period.

Feeling and Association: The property conveys the 1970 established suburban character that characterized Flat Rock's mature prosperity and quality suburban development, maintaining associative connections to the sophisticated residential architecture and the premium housing solutions that maintained community prosperity while preserving its connection to the refined design approaches that served the established suburban families.

Quality Ranch Architecture and Suburban Maturity

The property's significance as a quality ranch house with premium materials and refined design makes it a valuable contributor to the district's ability to convey the mature suburban transformation and middle-class prosperity that characterized the final phase of the Late Period of Significance. The building demonstrates how quality ranch architecture provided essential housing solutions that combined sophisticated architectural character with premium materials, enabling established suburban families to achieve upgraded homeownership while supporting the continued community prosperity necessary for sustained industrial success during the culminating suburban development period.

The 1970 quality ranch house demonstrates the housing sophistication that supported continued industrial development by providing premium residential solutions that attracted and retained the established families necessary for continued industrial operations, showing how quality residential architecture enabled the sustained suburban prosperity that characterized mature industrial communities during the culminating post-war suburban development period.

SHPO Compliance and Recommendation

The property at 28283 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1970 mature post-war suburban development that demonstrated the culmination of Flat Rock's suburban transformation and its significance as a quality ranch house that provided upgraded housing solutions for Flat Rock's established industrial families during the final phase of the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's successful mature suburban development while maintaining industrial employment.

For SHPO compliance, this property should be documented as a contributing resource that represents the quality ranch residential construction that maintained sophisticated suburban development during the culminating phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential builder information that would enhance documentation of this significant example of 1970 quality ranch construction with premium materials. The property exemplifies the sophisticated residential architecture and the premium housing solutions that served Flat Rock's established suburban families during 1970, showing how quality ranch design enabled the sustained suburban prosperity that maintained the community's industrial employment base while achieving mature suburban development standards during the culminating suburban development phase of the Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property merits contributing status as a representative example of quality post-war ranch residential architecture that demonstrates Flat Rock's successful achievement of mature suburban development. The 1970 construction date places it during the culminating suburban development period when the community had achieved full suburban maturity while maintaining prosperity for established families and its industrial employment base, making it historically significant for understanding the mature social fabric of post-war suburban communities in industrial settings.

Historic District Contribution: SOLID CONTRIBUTING RESOURCE. The property effectively demonstrates the quality suburban development patterns that characterized Flat Rock's mature prosperity during the early 1970s. Its sophisticated ranch design with premium materials represents the housing that enabled established families to achieve upgraded suburban living, contributing meaningfully to the district's narrative of sustained community prosperity and social advancement throughout the Late Period of Significance.

Architectural Merit: Excellent example of early 1970s quality ranch architecture with characteristic features including hip roof configuration, red brick veneer construction, refined window proportions, and sophisticated scale. The building represents the mature development of ranch style architecture during the culminating suburban period, demonstrating both national residential trends adapted for middle-class families and local prosperity that enabled quality homeownership during the established post-war suburban period.

Integrity Assessment: The property maintains excellent integrity with original massing, roofline, materials, and quality ranch character intact. The building clearly conveys its 1970 quality ranch origins and continues to function as intended, with maintained exterior and suburban setting that preserve its sophisticated residential character and demonstrate continued investment in the property by established families.

Catalog Kit Home Analysis

Assessment: EXTREMELY UNLIKELY CATALOG HOME - NO PROBABILITY

Supporting Evidence Against Catalog Origin: • **Post-Catalog Era:** 1970 construction is decades after the catalog home era, with major companies having ceased operations by 1940-1942 • **Mature Construction Industry:** Ranch style had achieved complete standardization through conventional building industry by early 1970s • **Quality Construction Methods:** Represents sophisticated builder construction using premium materials and advanced methods • **Federal Program Evolution:** FHA and VA loan programs had fully matured to promote quality ranch construction through established conventional builders

Alternative Construction Methods More Likely: • **Quality Builder Construction:** Premium housing was built by established contractors using sophisticated methods and quality materials • **Professional Architect/Builder Services:** Quality ranch plans were available through professional architectural services and established builder networks • **Subdivision Development Patterns:** Represents quality suburban development using refined floor plans and premium construction • **Premium Material Availability:** Red brick veneer and quality materials available through established building supply networks

Design Characteristics Suggesting Conventional Construction: • **Red brick veneer** was standard practice for quality ranch homes by early 1970s • **Hip roof configuration** represents sophisticated ranch design available through conventional architectural services • **Refined proportions and details** reflect professional design rather than catalog standardization • **Overall design** reflects mature ranch architecture principles available through established building practices

Historical Context Against Catalog Origin: • **Catalog home era** had ended three decades before 1970 construction • **Quality suburban development** was served by established professional contractors and sophisticated builders • **Ranch style** had achieved complete maturation through conventional building practices for all economic levels • **Federal loan programs** promoted quality construction through established builders using advanced methods

Quality Construction Indicators: • **Red brick veneer** indicates premium material choice for sophisticated construction • **Hip roof configuration** reflects quality builder with advanced ranch construction experience • **Refined proportions and details** demonstrate professional design capabilities • **Overall construction** suggests established builder with quality ranch construction expertise

Recommendation: Further research recommended to investigate: • **Local building permits** and quality development contractor records from early 1970s • **Professional suburban development** patterns and established builders active in Sheeks Boulevard area • **Architectural services** and professional builder networks oriented toward quality construction • **Regional construction industry** serving quality suburban development

Conclusion: This property certainly represents conventional quality suburban construction by professional local builders using established ranch design principles and premium materials available through standard building industry channels during the early 1970s mature suburban development period. The 1970 construction date places it well into the established suburban development period when sophisticated ranch construction had become standard for middle-class families. The premium materials and refined construction demonstrate the capabilities of professional contractors serving quality suburban development rather than catalog home systems, reflecting the mature suburban building industry.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0011_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28305 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0012_000 Lot #12 Gordon-Dale Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098281		Long: -83.285177		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1974	
Architectural Style	Colonial Revival/Traditional	
Building Form	2-Story rectilinear building	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal vinyl siding	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Multi-pane double-hung sash windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	Attached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1974-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	28305 Sheeks Blvd N						
Historic/Original Owner	James and Barbara Hounshell						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28305 Sheeks Blvd N presents as a two-story Colonial Revival house that exemplifies the final phase residential architecture of 1974, representing the continued suburban development that served Flat Rock's established community during the concluding years of the Late Period of Significance (1920-1975, amended to apply the 50-year rule). The building exhibits the characteristic two-story massing with a side-gabled roof configuration that creates substantial living space while maintaining the traditional Colonial Revival profile that remained popular in suburban residential design during the 1970s. The structure demonstrates the substantial, middle-class residential architecture that continued to attract families to the Sheeks Boulevard development during 1974, reflecting the housing solutions that served families who valued traditional architectural character and suburban lifestyle within the established suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits characteristics that represent the post-1970s suburban residential construction that utilized traditional Colonial Revival design principles and quality materials that remained popular during the 1970s suburban development period. The substantial proportions, systematic floor plan organization with two-story configuration and attached garage, characteristic 1970s styling with horizontal vinyl siding and traditional Colonial Revival details, and contemporary construction methods reflect the design principles that continued suburban development patterns established during the Late Period of Significance while adapting to 1970s residential preferences and construction standards. The building's overall composition, particularly the side-gabled roof configuration and the horizontal vinyl siding with traditional trim details and multi-pane windows, are consistent with 1970s Colonial Revival designs that emphasized traditional suburban character while utilizing contemporary materials and construction techniques.

The building features a side-gabled roof system that provides efficient coverage while creating the traditional architectural profile characteristic of Colonial Revival design that remained popular during the 1970s. The roof is constructed with asphalt shingles that provide reliable weather protection while maintaining the traditional appearance valued in Colonial Revival architecture. The side-gabled configuration demonstrates the continued use of traditional design approaches that characterized suburban residential architecture, providing functional efficiency while maintaining the traditional proportions that distinguished Colonial Revival residential architecture during the 1970s period.

The exterior walls demonstrate horizontal vinyl siding construction painted in a light color that reflects the practical material standards and traditional design preferences that characterized suburban residential construction during 1974. The consistent horizontal vinyl siding provides both weather protection and traditional visual appeal while demonstrating the continued use of traditional materials that remained popular for Colonial Revival homes during the 1970s. The vinyl siding construction with traditional trim details reflects the continued building standards and architectural quality that characterized suburban residential development during the post-Period of Significance era.

The window arrangement demonstrates the traditional approach to fenestration that characterized Colonial Revival design and 1970s suburban construction, with multi-pane double-hung sash windows that provide natural light and ventilation while maintaining the traditional proportions and Colonial Revival character valued in traditional residential design. The windows include shutters that create visual interest and traditional appeal while reflecting the design principles that emphasized traditional aesthetic elements in suburban residential design. The window configuration demonstrates the continued use of traditional architectural character that remained popular in suburban residential architecture during the 1970s period.

The central entrance with traditional details represents the continued use of Colonial Revival design principles that remained popular in suburban development during the 1970s, with traditional design elements that provided both architectural character and functional access while reflecting the continued preference for traditional design influences in suburban residential construction. The entrance configuration demonstrates the architectural continuity that maintained traditional suburban character while adapting to contemporary construction methods and living standards.

The attached garage represents the standard automobile accommodation that had become universal in suburban residential construction by the 1970s, with integrated design that reflected the complete suburban lifestyle and automobile-oriented development patterns that characterized contemporary suburban communities. The garage demonstrates the continued suburban development standards that included integrated automobile storage as a standard feature of suburban residential construction.

The property exhibits well-maintained suburban landscape characteristics with expansive lawn areas, mature trees, quality landscaping, and site improvements that integrate the building with its established residential setting while reflecting the continued suburban development and enhancement of the Sheeks Boulevard neighborhood beyond the Period of Significance. The mature landscaping and suburban setting demonstrate the continued suburban residential standards and the ongoing development that maintained suburban character while extending beyond the historic period.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

James and Barbara Hounshell built and resided at 28305 Sheeks Blvd. N. in 1974.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28305 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1974 final phase suburban development that demonstrated the continued success and maturation of Flat Rock's suburban transformation during the concluding years of the Late Period of Significance (1920-1975), amended to apply the 50-year rule), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and continued through the post-industrial diversification period that concluded in 1975.

Historical Context and Non-Contributing Status

This 1974 Colonial Revival house represents the final phase suburban development that demonstrated the continued success and maturation of Flat Rock's transformation into an established suburban community during the concluding years of the Late Period of Significance (1920-1975, amended to apply the 50-year rule). The property embodies the quality residential construction that served the established families who continued to be attracted to Flat Rock's suburban character, showing how traditional residential architecture provided essential housing solutions that maintained community prosperity and suburban character during the final phase of the historic period when the community had achieved mature suburban development while maintaining its connection to the industrial heritage established during the earlier phases of the Late Period of Significance.

The 1974 construction date places this property in the post-Period of Significance era when Flat Rock continued to develop as a suburban community, but this development occurred after the conclusion of the transformative industrial and residential development patterns that define the district's historical significance. While the building represents continued community growth and prosperity, it does not contribute to the understanding of the industrial-driven transformation that characterized Flat Rock during the Late Period of Significance from Henry Ford's 1922 Village Industries establishment through the 1972 Michigan Casting Center construction.

The dwelling reflects the continued attractiveness of the Sheeks Boulevard neighborhood and the ongoing suburban development that extended beyond the Late Period of Significance, demonstrating the lasting success of the community patterns established during the historic period while representing a different phase of community development that falls outside the district's period of significance.

Evaluation of Integrity

While the property demonstrates good physical integrity and maintains its 1974 Colonial Revival character, it lacks the temporal integrity necessary for contributing status within the Flat Rock Historic District due to its construction date falling outside the established Period of Significance.

Physical Integrity: The building maintains good physical integrity with original massing, materials, and Colonial Revival character intact, demonstrating quality construction and continued maintenance that preserves its 1970s residential character.

Temporal Integrity: The property lacks the temporal integrity required for contributing status, as its 1974 construction date falls outside the Late Period of Significance (1920-1975) that defines the historical framework for the Flat Rock Historic District.

Association: While the property is located within the geographic boundaries of the historic district and demonstrates continued suburban development patterns, it does not possess the historical associations with the industrial-driven transformation that defines the district's significance, as it was constructed after the conclusion of the Period of Significance.

Non-Contributing Status Within District Context

The property's classification as non-contributing does not diminish its architectural quality or its role in the continued development of the Sheeks Boulevard neighborhood, but rather reflects the temporal framework that defines the Flat Rock Historic District's historical significance. The building represents the ongoing suburban development that occurred after the

[1] Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

transformative Late Period of Significance, demonstrating the continued attractiveness and viability of the community patterns established during the historic period.

As a non-contributing resource, this property provides important context for understanding the continued evolution of the Sheeks Boulevard neighborhood while maintaining the district's focus on the industrial-driven transformation that characterized the Late Period of Significance. The building demonstrates the lasting impact and success of the development patterns established during the historic period while representing a different phase of community growth.

SHPO Compliance and Recommendation

The property at 28305 Sheeks Blvd N is recommended as a non-contributing resource to the Flat Rock Historic District due to its 1974 construction date falling outside the established Late Period of Significance (1920-1975). While the building demonstrates quality Colonial Revival residential architecture and contributes to the continued suburban character of the Sheeks Boulevard neighborhood, it does not contribute to the district's historical narrative or architectural integrity under the current period of significance framework.

For SHPO compliance, this property should be documented as a non-contributing resource that represents the continued suburban development following the conclusion of the Late Period of Significance. The building's non-contributing status reflects the temporal boundaries that define the district's historical significance rather than any deficiency in architectural quality or physical integrity. The property serves as contextual evidence of the continued suburban development and lasting success of the community patterns established during the Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property does not merit contributing status due to its construction date falling outside the established Late Period of Significance (1920-1975). While the building demonstrates quality Colonial Revival architecture and continued suburban development patterns, it lacks the temporal integrity required for contributing status within the Flat Rock Historic District's historical framework.

Historic District Contribution: CONTRIBUTING RESOURCE. The property effectively demonstrates the final phase suburban development patterns that characterized Flat Rock's continued prosperity and maturation during the concluding years of the Late Period of Significance (1920-1975, amended to apply the 50-year rule). Its quality Colonial Revival design represents the continued attractiveness of traditional architectural character and the sustained suburban development that characterized the community's final historic phase, contributing meaningfully to the district's narrative of sustained community prosperity and architectural continuity throughout the complete Late Period of Significance.

Architectural Merit: Good example of 1970s Colonial Revival residential architecture with quality construction and traditional design elements. However, architectural merit alone cannot override the temporal requirements for contributing status within a historic district framework. The building represents post-Period of Significance development that, while architecturally competent, falls outside the historical context that defines the district.

Temporal Integrity Assessment: The property lacks the temporal integrity required for contributing status, as its 1974 construction date falls two years beyond the established 1975 end date of the Late Period of Significance. This temporal disconnect prevents the building from contributing to the district's historical narrative regardless of its architectural quality or physical condition.

Contextual Role: While non-contributing, the property serves an important contextual role by demonstrating the continued attractiveness and development of the Sheeks Boulevard neighborhood beyond the Period of Significance, illustrating the lasting impact of the development patterns established during the historic period.

Catalog Kit Home Analysis

Assessment: NOT APPLICABLE - POST-CATALOG ERA

Historical Context:

- **1974 Construction:** Well beyond any catalog home era, with major companies having ceased operations by 1940-1942
- **Post-Period of Significance:** Falls outside the Late Period of Significance (1920-1975) that encompasses the relevant historical context for catalog home analysis
- **Contemporary Construction Methods:** Represents modern suburban construction using established conventional building industry

Construction Analysis: This property represents conventional 1970s suburban construction using standard Colonial Revival design principles available through established building industry channels. The 1974 construction date places it in an era when suburban development was fully served by contemporary contractors, plan services, and building supply networks, with no connection to historical catalog home systems.

Conclusion: Catalog kit home analysis is not applicable to this property due to its construction date falling well beyond both the catalog home era and the established Period of Significance for the Flat Rock Historic District. The building represents contemporary 1970s suburban construction that falls outside the historical frameworks relevant to the district's significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0012_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28345 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0032_000 Lot# 32 & 33 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097856		Long: -83.285445		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1956	
Architectural Style	Ranch	
Building Form	1-Story Rectilinear building	
Roof Form	Hipped with low pitch	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Concrete	
Window Materials	Single Hung Picture	
Window Type	Aluminum/Vinyl	
Outbuildings	Yes ☐	No ☒
Number/Type:	Attached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1956-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	28345 Sheeks Blvd. N.					
Historic/Original Owner	Dr. Hillyer's Residence					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28345 Sheeks Boulevard N is a single-story Ranch style residence with attached garage, constructed circa 1956. This property represents the mature suburban residential development that characterized the final phase of the Late Period of Significance (1920-1975) in the proposed Flat Rock Historical District and exemplifies the sophisticated Ranch architecture that became the dominant residential form during the height of American suburban prosperity in the early 1960s.

Overall Form and Massing:

The house exhibits the classic Ranch configuration with a low, horizontal single-story form that emphasizes integration with the landscape and modern suburban living principles. The building features a linear plan with an attached garage that creates an extended horizontal composition typical of mature Ranch design from the early 1960s.

Foundation:

The building rests on a concrete foundation that is largely concealed by grade and landscaping, typical of Ranch design philosophy where the foundation is de-emphasized to create the appearance of the house emerging naturally from the landscape. The foundation design supports the single-story frame construction and attached garage integration.

Exterior Wall Materials:

The exterior walls are clad entirely in brick veneer, representing a higher-quality material choice that demonstrates the prosperity and construction standards achieved during the mature phase of suburban development in the early 1960s. The consistent brick treatment creates visual unity across the extended facade and provides both durability and visual sophistication that distinguishes this property from earlier, more modest residential construction. The brick veneer represents the material preferences of the early 1960s when permanent, low-maintenance exterior materials became standard for quality suburban construction.

Roofing:

The roof features a hip configuration covered in asphalt composition shingles. The hip roof form is characteristic of sophisticated Ranch architecture, providing shelter while maintaining the low horizontal profile that defines the style.

Windows and Doors:

The fenestration pattern emphasizes horizontal groupings and large openings characteristic of mature Ranch design. The front facade includes generous window arrangements that provide natural light and visual connection to the landscaped front yard, reflecting Ranch preferences for indoor-outdoor living and integration with suburban landscape settings. Windows appear to be replacement units that maintain appropriate sizes and proportions for the building's scale and Ranch design principles.

Attached Garage:

The attached garage represents a significant feature of mature Ranch residential design, demonstrating the full integration of automobile accommodation into residential architecture that characterized suburban development during the early 1960s. The garage is seamlessly integrated into the main building form, creating the extended horizontal composition that defines mature Ranch architecture and reflects the lifestyle preferences and prosperity of the period.

Character-Defining Features:

Single-story Ranch massing with extended horizontal composition
Hip roof configuration with generous eaves
Brick veneer exterior providing durability and visual sophistication
Large horizontal window groupings typical of Ranch fenestration
Attached garage fully integrated into main building form
Linear plan emphasizing connection to landscape
Low profile that emphasizes integration with suburban lot
Material quality reflecting mature suburban construction standards

Site and Setting:

The property occupies a double suburban lot with nicely maintained lawn areas that demonstrate the Ranch style's relationship to landscape and the prosperity that enabled such spacious residential development. Mature foundation plantings and landscape elements integrate the building with its setting while maintaining the suburban residential character that developed during the height of the Late Period of Significance. The spacious lot size and professional landscape treatment reflect the elevated standard of living and lifestyle preferences that characterized successful industrial communities during the early 1960s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

Mrs. June Hillyer and later Dr. J.W. Hillyer resided at 28345 Sheeks Blvd. N. from 1961-1971.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties. \

The property at 28345 Sheeks Boulevard N contributes to the significance of the proposed Flat Rock Historical District as an excellent example of mature suburban residential development that represents the culmination of the community's transformation during the final phase of the Late Period of Significance (1920-1975). Constructed circa 1962, this Ranch style residence demonstrates the architectural sophistication, construction quality, and lifestyle preferences that characterized the height of American suburban prosperity and the successful long-term impact of industrial development on community growth and residential standards.

National Register Criteria Evaluation

Criterion A (Events):

This property is significant under Criterion A as representative of the mature suburban residential development that demonstrates the successful culmination of Flat Rock's transformation into a prosperous industrial suburban community. The construction date of circa 1962 places it within the final phase of the Late Period of Significance, when the community had fully realized the benefits of industrial development and residents could invest in sophisticated residential architecture that reflected elevated lifestyle preferences and economic prosperity.

The Ranch architectural style with attached garage represents the full realization of post-war suburban residential ideals, demonstrating how successful industrial development enabled the community to embrace contemporary residential design principles that emphasized modern living, automobile integration, and connection to landscape. This property shows how the community's industrial success created the economic foundation for residents to build substantial, sophisticated housing that embodied the height of American suburban residential development.

The location on Sheeks Boulevard represents the expansion of residential development beyond the original Ford Avenue corridor, demonstrating the geographic growth and development success that characterized the mature phase of the Late Period of Significance.

Criterion C (Architecture/Design):

The property possesses significance under Criterion C as an excellent example of mature Ranch residential architecture that represents the sophisticated development of American suburban residential design during the early 1960s. The brick veneer construction, hip roof configuration, attached garage integration, and horizontal emphasis demonstrate the key design principles that made Ranch architecture the dominant residential style during the height of American suburban prosperity.

The consistent use of quality materials (brick veneer), sophisticated design integration (attached garage), and emphasis on horizontal composition and landscape connection reflect the architectural preferences and construction standards that characterized prosperous suburban communities during the early 1960s. The property demonstrates the evolution of Ranch design from simple post-war housing to sophisticated residential architecture that accommodated contemporary lifestyle preferences and construction quality standards.

Integrity Assessment

The property retains good integrity in most aspects to convey its historical and architectural significance:

Location: EXCELLENT - The property remains in its original location on Sheeks Boulevard within the historic residential neighborhood context.

Design: GOOD - The essential Ranch form, hip roof configuration, horizontal massing, and attached garage integration remain intact, preserving the architectural character that defines mature Ranch design.

Setting: EXCELLENT - The suburban residential setting with generous lot size and landscape integration continues to reflect the Ranch style's emphasis on connection to outdoor living and the prosperity that enabled spacious suburban development.

Materials: GOOD - The brick veneer exterior appears to be original and maintains the property's material authenticity, though some windows may have been replaced with units that preserve appropriate proportions.

Workmanship: GOOD - The construction quality typical of early 1960s residential development remains evident in the building's overall form, material integration, and architectural detailing.

Feeling: GOOD - The property continues to convey the sense of early 1960s suburban prosperity, modern residential design, and lifestyle preferences that characterized the height of the Late Period of Significance.

Association: EXCELLENT - The direct connection to the mature phase of Flat Rock's residential development and the community's industrial prosperity remains clear and intact, providing tangible association with the successful culmination of community transformation.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-year) for Sheeks Blvd. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Historic District Contribution

This property makes an important contribution to the proposed Flat Rock Historical District by representing the mature phase of suburban residential development that demonstrates the successful long-term impact of industrial development on community prosperity and residential sophistication. The Ranch architectural style with quality materials and attached garage integration represents the culmination of post-war residential design evolution, showing how the community's industrial success enabled residents to embrace contemporary design principles that emphasized modern living and elevated lifestyle preferences.

The property's location on Sheeks Boulevard demonstrates the geographic expansion of residential development that characterized the mature phase of the Late Period of Significance, while the architectural sophistication and construction quality indicate the elevated standard of living that successful industrial development brought to the community over time.

Recommendation

CONTRIBUTING STATUS RECOMMENDED

This property should be designated as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District based on the following factors:

Historical Significance: Constructed during the mature phase of the Late Period of Significance (c. 1962), representing the successful culmination of industrial suburban development and community prosperity.

Architectural Significance: Excellent example of mature Ranch residential architecture that demonstrates the sophisticated development of American suburban design principles during the early 1960s.

Material Quality: The brick veneer construction and attached garage integration represent elevated construction standards that distinguish this property as an example of mature suburban residential development.

District Context: Located on Sheeks Boulevard, demonstrating the geographic expansion of residential development beyond the original Ford Avenue corridor during the mature phase of community growth.

Integrity: Retains sufficient integrity in most aspects to convey its significance as a representative example of early 1960s Ranch residential architecture and suburban lifestyle.

The property meets the minimum 50-year age requirement and demonstrates the architectural sophistication and community prosperity that characterized the culmination of Flat Rock's transformation during the Late Period of Significance. Future preservation efforts should focus on maintaining the horizontal Ranch form, hip roof configuration, brick veneer exterior, and integrated garage design that distinguish this property as a representative example of mature suburban residential architecture from the early 1960s.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0032_000 Lot# 32 & 33 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28383 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0028_000 Lot# 28 & 29 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097597		Long: -83.285441		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1954
Architectural Style	Post-WWII Ranch
Building Form	1-story rectilinear building
Roof Form	Hip roof with overhangs
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer
Foundation Materials	Concrete
Window Materials	Wood and metal
Window Type	Large picture windows and double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	Attached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1954-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	28383 Sheeks Blvd N						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						

Survey Date	August 2025	Recorded By	Lesley Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28383 Sheeks Blvd N presents as a single-story ranch house that exemplifies the established post-war suburban residential architecture of 1954, representing the mature suburban development that served Flat Rock's prosperous industrial workforce during the suburban transformation phase of the Late Period of Significance (1920-1975). The building exhibits the characteristic horizontal massing with a hip roof configuration and moderate overhangs that create weather protection while maintaining the distinctive ranch profile that defined quality suburban residential design during the mid-1950s. The structure demonstrates the substantial, middle-class residential architecture that attracted established post-war families to the Sheeks Boulevard development during 1954, reflecting the housing solutions that served successful working families who valued modern conveniences and suburban lifestyle within the mature suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits characteristics that represent the established phase of post-war suburban residential construction that utilized refined ranch design principles and quality materials that had become standard during the prosperous mid-1950s suburban development period. The sophisticated proportions, systematic floor plan organization with ranch configuration and central entrance design, characteristic mid-1950s styling with comprehensive brick veneer construction, and quality construction methods reflect the design principles that had matured during the decade following World War II when suburban development had become standardized and prosperous families could invest in quality residential construction. The building's overall composition, particularly the hip roof configuration with moderate overhangs and the comprehensive brick veneer construction, are consistent with established ranch designs that emphasized suburban living while utilizing the quality materials and construction techniques that characterized prosperous suburban development during the mid-1950s.

The building features a hip roof system with moderate overhangs that provide practical weather protection while creating the refined architectural profile characteristic of established ranch design. The roof is constructed with asphalt shingles that provide reliable weather protection while maintaining the clean, contemporary appearance valued in ranch architecture. The hip roof configuration with moderate overhangs demonstrates the mature design approaches that characterized both established ranch architecture and quality suburban construction, providing functional weather protection while maintaining the horizontal emphasis and balanced proportions that distinguished quality residential architecture during 1954.

The exterior walls demonstrate comprehensive brick veneer construction that reflects the quality material standards and established design preferences that characterized middle-class residential construction during 1954. The consistent brick veneer throughout provides both durability and architectural distinction while demonstrating the quality material approaches that characterized established suburban residential construction when quality materials were readily available and families could invest in superior construction. The brick veneer construction reflects the mature building standards and architectural quality that characterized established suburban residential development during the prosperous mid-1950s period.

The window arrangement demonstrates the refined approach to fenestration that characterized established ranch design and quality suburban construction, with large picture windows that maximize natural light and visual connection with the outdoors while maintaining the horizontal emphasis and contemporary openness valued in ranch architecture. The windows create substantial openness and visual interest while reflecting the modern design principles that emphasized natural light and indoor-outdoor connections that had become standard in quality suburban residential design. The window configuration demonstrates the balance between contemporary residential function and suburban lifestyle that characterized established ranch architecture during the mature suburban development period.

The central entrance with covered entry area represents the refined residential planning that characterized established ranch design and quality suburban development, with convenient access and architectural dignity that reflected the suburban lifestyle and quality construction standards that defined established suburban communities during 1954. The central entrance demonstrates the complete suburban residential planning that emphasized both functionality and architectural quality, reflecting the mature suburban living standards that characterized established suburban communities during the mid-1950s suburban development period.

The property exhibits well-maintained suburban landscape characteristics with expansive lawn areas, mature trees providing natural canopy, quality foundation landscaping, and site improvements that integrate the building with its established residential setting while reflecting the continued development and enhancement of the Sheeks Boulevard neighborhood over seven decades. The mature landscaping and spacious suburban lot demonstrate the established suburban residential standards that characterized quality suburban development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1961, Roy C. Vreeland resided at 28383 Sheeks Blvd.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28383 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1954 established post-war suburban development that demonstrated the maturation of Flat Rock's suburban transformation and its significance as a quality ranch house that provided refined housing solutions for Flat Rock's prosperous industrial workforce during the mature suburban development phase of the Late Period of Significance (1920-1975), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and continued through the building of the Michigan Casting Center in 1972.

Historical Significance Under Criterion A: Event

This 1954 ranch house represents the established post-war suburban development that demonstrated the successful maturation of Flat Rock's transformation into a prosperous suburban community while maintaining its industrial employment base during the mature suburban development phase of the Late Period of Significance. The property embodies the quality residential construction that served the established workforce that had been sustained and expanded through continued industrial development following Henry Ford's Village Industries program, showing how refined residential construction provided essential housing solutions that maintained community prosperity while offering quality homeownership opportunities for successful working families within the mature suburban-industrial community.

The significance of this property as a quality ranch house with comprehensive brick construction and refined design demonstrates the role of established residential architecture in maintaining prosperous suburban development that supported continued industrial success during 1954 while embracing mature suburban living standards and lifestyle patterns. The 1954 construction date places this property within the established suburban development phase of the Late Period of Significance, when Flat Rock had successfully adapted to suburban development patterns while maintaining its industrial employment base through quality housing solutions that reflected established suburban prosperity and refined residential design standards.

The dwelling reflects the continued housing demand created by sustained industrial prosperity and established suburban development, which had maintained stable employment opportunities that attracted prosperous families who sought quality residential accommodations that combined refined ranch architectural design with superior materials within the established suburban-industrial community. The quality ranch house with its comprehensive brick construction and refined features provided the substantial, family-oriented living arrangements that appealed to established suburban families while offering the architectural quality and suburban amenities that reflected sustained prosperity and mature suburban lifestyle expectations during the prosperous mid-1950s period.

Evaluation of Integrity

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as a quality ranch house that served Flat Rock's established suburban development during the mature development phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that had achieved mature suburban character throughout Flat Rock's Late Period development. The suburban setting preserves the community planning patterns that characterized the established suburban transformation while maintaining the residential context that supported quality residential construction during 1954.

Design: The property exhibits excellent design integrity in its established ranch characteristics, including the single-story massing, hip roof configuration with moderate overhangs, comprehensive brick construction, and refined proportions that distinguished quality suburban construction during 1954. The building maintains the essential established ranch design characteristics that made it representative of the quality housing solutions that provided refined residential character while supporting continued community prosperity in Flat Rock.

Materials: The building maintains its comprehensive brick veneer construction and essential architectural elements that demonstrate the quality material approaches that characterized established suburban development during 1954. The

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks Blvd. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

materials preserve the refined ranch character and architectural distinction that reflected the quality construction standards appropriate to housing that served Flat Rock's established suburban workforce.

Workmanship: The ranch construction with comprehensive brick veneer and quality details demonstrates the refined building techniques that characterized established suburban development, reflecting the quality construction approaches and architectural refinement that made quality ranch homes attractive to established suburban families while supporting community prosperity during the mature suburban development period.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's successful established suburban development by 1954. The setting demonstrates the mature suburban character that was supported by quality residential architecture and other refined housing solutions that maintained continued community prosperity during the established suburban development period.

Feeling and Association: The property conveys the 1954 established suburban character that characterized Flat Rock's mature prosperity and suburban refinement, maintaining associative connections to the quality residential architecture and the refined housing solutions that maintained community prosperity while preserving its connection to the quality design approaches that served the established suburban workforce.

Established Ranch Architecture and Suburban Maturation

The property's significance as a quality ranch house with comprehensive brick construction and refined design makes it a valuable contributor to the district's ability to convey the established suburban transformation and mature prosperity that characterized the mid-phase of the Late Period of Significance. The building demonstrates how quality ranch architecture provided essential housing solutions that combined refined architectural character with superior materials, enabling established suburban families to achieve quality homeownership while supporting the continued community development necessary for sustained industrial success during the mature suburban development period.

The 1954 quality ranch house demonstrates the housing standards that supported continued industrial development by providing refined residential solutions that attracted and retained the established workforce necessary for continued industrial operations, showing how quality residential architecture enabled the sustained suburban prosperity that characterized successful industrial communities during the established post-war suburban development period.

SHPO Compliance and Recommendation

The property at 28383 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1954 established post-war suburban development that demonstrated the maturation of Flat Rock's suburban transformation and its significance as a quality ranch house that provided refined housing solutions for Flat Rock's prosperous industrial workforce during the mature suburban development phase of the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's successful established suburban development while maintaining industrial employment.

For SHPO compliance, this property should be documented as a contributing resource that represents the quality ranch residential construction that maintained prosperous suburban development during the established development phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential builder information that would enhance documentation of this significant example of 1954 established ranch construction with comprehensive brick materials. The property exemplifies the refined residential architecture and the quality housing solutions that served Flat Rock's established suburban workforce during 1954, showing how quality ranch design enabled the sustained suburban prosperity that maintained the community's industrial employment base while achieving established suburban development standards during the mature suburban development phase of the Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property merits contributing status as a representative example of established post-war ranch residential architecture that demonstrates Flat Rock's successful maturation as a suburban community. The 1954 construction date places it during the mature suburban development period when the community had achieved established suburban character while maintaining its industrial employment base, making it historically significant for understanding the full development and maturation of post-war suburban communities in industrial settings.

Historic District Contribution: SOLID CONTRIBUTING RESOURCE. The property effectively demonstrates the established suburban development patterns that characterized Flat Rock's mature prosperity during the mid-1950s. Its quality ranch design with comprehensive brick construction represents the refined housing that demonstrated community maturation and suburban establishment, contributing meaningfully to the district's narrative of sustained community prosperity and architectural development throughout the Late Period of Significance.

Architectural Merit: Good example of mid-1950s ranch architecture with characteristic features including hip roof with moderate overhangs, comprehensive brick veneer construction, large picture windows, and central entrance design. The building represents the established development of ranch style architecture during the mature suburban period,

demonstrating both national residential trends and local prosperity during the established post-war suburban period when quality construction had become standard practice.
Integrity Assessment: The property maintains excellent integrity with original massing, roofline, materials, and established ranch character intact. The building clearly conveys its 1954 established ranch origins and continues to function as intended, with well-maintained exterior and mature suburban setting that enhance rather than detract from its historic character and demonstrate continued investment in the property.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28421 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0028_000 Lot# 28 & 29 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097364	Long: -83.285413			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1953	
Architectural Style	Post-WWII Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof with wide overhangs	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete	
Window Materials	Wood and metal	
Window Type	Large picture windows and double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:	Attached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1953-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28421 Sheeks Blvd N presents as a single-story ranch house that exemplifies the mature post-war suburban residential architecture of 1956, representing the fully developed suburban transformation that served Flat Rock's established industrial workforce during the prosperous suburban boom phase of the Late Period of Significance (1920-1975). The building exhibits the characteristic horizontal massing with a hip roof configuration and wide overhangs that create substantial weather protection while maintaining the distinctive ranch profile that defined sophisticated suburban residential design during the mid-1950s. The structure demonstrates the substantial, upper-middle-class residential architecture that attracted prosperous post-war families to the Sheeks Boulevard development during 1956, reflecting the housing solutions that served successful working families who valued modern conveniences and established suburban lifestyle within the mature suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits characteristics that represent the mature phase of post-war suburban residential construction that utilized fully developed ranch design principles and quality materials that had become standard during the prosperous mid-1950s suburban boom. The sophisticated proportions, systematic floor plan organization with ranch configuration and integrated attached garage, characteristic mid-1950s styling with premium brick veneer construction throughout, and quality construction methods reflect the design principles that had evolved during the decade following World War II when suburban development had become standardized and prosperous families could invest in premium residential construction. The building's overall composition, particularly the hip roof configuration with wide overhangs and the comprehensive brick veneer construction, are consistent with mature ranch designs that emphasized quality suburban living while utilizing the superior materials and construction techniques that characterized prosperous suburban development during the mid-1950s.

The building features a hip roof system with substantial wide overhangs that provide extensive weather protection while creating the sophisticated architectural profile characteristic of mature ranch design. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the clean, contemporary appearance valued in ranch architecture. The hip roof configuration with wide overhangs demonstrates the refined design approaches that characterized both mature ranch architecture and prosperous suburban construction, providing functional weather protection while maintaining the horizontal emphasis and sophisticated proportions that distinguished quality residential architecture during 1956.

The exterior walls demonstrate comprehensive brick veneer construction that reflects the premium material standards and sophisticated design preferences that characterized upper-middle-class residential construction during 1956. The consistent brick veneer throughout provides both durability and architectural distinction while demonstrating the quality material approaches that characterized prosperous suburban residential construction when premium materials were readily available and families could invest in superior construction. The brick veneer construction reflects the established building standards and architectural sophistication that characterized mature suburban residential development during the prosperous mid-1950s period.

The window arrangement demonstrates the sophisticated approach to fenestration that characterized mature ranch design and prosperous suburban construction, with large picture windows that maximize natural light and visual connection with the outdoors while maintaining the horizontal emphasis and contemporary openness valued in ranch architecture. The windows create substantial openness and visual interest while reflecting the modern design principles that emphasized natural light and indoor-outdoor connections that had become standard in prosperous suburban residential design. The window configuration demonstrates the balance between contemporary residential function and suburban lifestyle that characterized mature ranch architecture during the prosperous suburban boom.

The attached garage represents the integrated automobile accommodation that had become standard in mature ranch design and prosperous suburban development, with convenient access and quality construction that reflected the universal automobile ownership and suburban prosperity that defined established suburban lifestyle during 1956. The attached garage demonstrates the complete suburban residential planning that included automobile storage as an integral and sophisticated part of residential design, reflecting the prosperous living standards that characterized established suburban communities during the mid-1950s suburban boom.

The property exhibits exceptionally well-maintained suburban landscape characteristics with expansive lawn areas, mature plantings, sophisticated foundation landscaping, and quality site improvements that integrate the building with its established residential setting while reflecting the continued development and enhancement of the Sheeks Boulevard neighborhood over nearly seven decades. The professional landscaping and spacious suburban lot demonstrate the established suburban residential standards that characterized prosperous suburban development and the continued investment in property enhancement that complements the building's sophisticated ranch architectural character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1961, Harry Van Dusen resided at 28421 Sheeks.[1] In 1970, Donald E. Bates resided at 28421 Sheeks.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28421 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1956 mature post-war suburban development that demonstrated the successful completion of Flat Rock's suburban transformation and its significance as a sophisticated ranch house that provided premium housing solutions for Flat Rock's established industrial workforce during the prosperous suburban boom phase of the Late Period of Significance (1920-1975), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and continued through the building of the Michigan Casting Center in 1972.

Historical Significance Under Criterion A: Event

This 1956 ranch house represents the mature post-war suburban development that demonstrated the successful completion of Flat Rock's transformation into a prosperous suburban community while maintaining its industrial employment base during the established suburban boom phase of the Late Period of Significance. The property embodies the premium residential construction that served the established workforce that had been sustained and expanded through continued industrial development following Henry Ford's Village Industries program, showing how sophisticated residential construction provided essential housing solutions that maintained community prosperity while offering premium homeownership opportunities for successful working families within the mature suburban-industrial community.

The significance of this property as a sophisticated ranch house with premium brick construction and quality design demonstrates the role of high-end residential architecture in maintaining prosperous suburban development that supported continued industrial success during 1956 while embracing established suburban living standards and lifestyle patterns. The 1956 construction date places this property within the mature suburban boom phase of the Late Period of Significance, when Flat Rock had successfully completed its adaptation to suburban development patterns while maintaining its industrial employment base through premium housing solutions that reflected established suburban prosperity and sophisticated residential design standards.

The dwelling reflects the continued housing demand created by sustained industrial prosperity and established suburban development, which had maintained stable employment opportunities that attracted prosperous families who sought premium residential accommodations that combined sophisticated ranch architectural design with quality materials within the established suburban-industrial community. The sophisticated ranch house with its comprehensive brick construction and quality features provided the premium, family-oriented living arrangements that appealed to established suburban families while offering the architectural sophistication and suburban amenities that reflected sustained prosperity and established suburban lifestyle expectations during the prosperous mid-1950s period.

Evaluation of Integrity

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as a sophisticated ranch house that served Flat Rock's mature suburban development during the prosperous boom phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that had achieved mature suburban character throughout Flat Rock's Late Period development. The suburban setting preserves the community planning patterns that characterized the mature suburban transformation while maintaining the residential context that supported premium residential construction during 1956.

Design: The property exhibits excellent design integrity in its mature ranch characteristics, including the single-story massing, hip roof configuration with wide overhangs, comprehensive brick construction, and sophisticated proportions that distinguished prosperous suburban construction during 1956. The building maintains the essential mature ranch design characteristics that made it representative of the premium housing solutions that provided sophisticated residential character while supporting continued community prosperity in Flat Rock.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Materials: The building maintains its comprehensive brick veneer construction and essential architectural elements that demonstrate the premium material approaches that characterized prosperous suburban development during 1956. The materials preserve the sophisticated ranch character and architectural distinction that reflected the quality construction standards appropriate to housing that served Flat Rock's established suburban workforce.

Workmanship: The ranch construction with comprehensive brick veneer and quality details demonstrates the sophisticated building techniques that characterized prosperous suburban development, reflecting the quality construction approaches and architectural sophistication that made premium ranch homes attractive to established suburban families while supporting community prosperity during the mature suburban boom.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's successful mature suburban development by 1956. The setting demonstrates the established suburban character that was supported by sophisticated residential architecture and other premium housing solutions that maintained continued community prosperity during the suburban boom period.

Feeling and Association: The property conveys the 1956 mature suburban character that characterized Flat Rock's established prosperity and suburban sophistication, maintaining associative connections to the premium residential architecture and the sophisticated housing solutions that maintained community prosperity while preserving its connection to the quality design approaches that served the established suburban workforce.

Mature Ranch Architecture and Suburban Prosperity

The property's significance as a sophisticated ranch house with premium brick construction and quality design makes it a particularly valuable contributor to the district's ability to convey the mature suburban transformation and established prosperity that characterized the later phase of the Late Period of Significance. The building demonstrates how sophisticated ranch architecture provided essential housing solutions that combined premium architectural character with quality materials, enabling established suburban families to achieve sophisticated homeownership while supporting the continued community development necessary for sustained industrial success during the prosperous suburban boom period.

The 1956 sophisticated ranch house demonstrates the housing quality that supported continued industrial development by providing premium residential solutions that attracted and retained the established workforce necessary for continued industrial operations, showing how quality residential architecture enabled the sustained suburban prosperity that characterized successful industrial communities during the mature post-war suburban boom.

SHPO Compliance and Recommendation

The property at 28421 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1956 mature post-war suburban development that demonstrated the successful completion of Flat Rock's suburban transformation and its significance as a sophisticated ranch house that provided premium housing solutions for Flat Rock's established industrial workforce during the prosperous suburban boom phase of the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's successful mature suburban development while maintaining industrial employment.

For SHPO compliance, this property should be documented as a contributing resource that represents the sophisticated ranch residential construction that maintained prosperous suburban development during the mature boom phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential builder information that would enhance documentation of this significant example of 1956 mature ranch construction with premium brick materials. The property exemplifies the sophisticated residential architecture and the premium housing solutions that served Flat Rock's established suburban workforce during 1956, showing how quality ranch design enabled the sustained suburban prosperity that maintained the community's industrial employment base while achieving mature suburban development standards during the prosperous suburban boom phase of the Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property merits strong contributing status as an excellent example of mature post-war ranch residential architecture that demonstrates Flat Rock's successful completion of its suburban transformation. The 1956 construction date places it during the established suburban boom period when the community had achieved mature suburban character while maintaining its industrial employment base, making it historically significant for understanding the full development of post-war suburban communities in industrial settings.

Historic District Contribution: STRONG CONTRIBUTING RESOURCE. The property effectively demonstrates the mature suburban development patterns that characterized Flat Rock's established prosperity during the mid-1950s. Its sophisticated ranch design with comprehensive brick construction and quality features represents the premium housing that demonstrated community success and suburban sophistication, contributing meaningfully to the district's narrative of sustained community prosperity and architectural advancement throughout the Late Period of Significance.

Architectural Merit: Excellent example of mid-1950s ranch architecture with distinctive features including hip roof with wide overhangs, comprehensive brick veneer construction, large picture windows, and integrated garage. The building represents the mature development of ranch style architecture during the suburban boom, demonstrating both national

residential trends and local prosperity during the established post-war suburban period when quality materials and sophisticated construction had become standard.

Integrity Assessment: The property maintains excellent integrity with original massing, roofline, materials, and sophisticated ranch character intact. The building clearly conveys its 1956 mature ranch origins and continues to function as intended, with exceptionally well-maintained exterior and established suburban setting that enhance rather than detract from its historic character and demonstrate continued investment in the property.

Catalog Kit Home Analysis

Assessment: UNLIKELY CATALOG HOME - LOW PROBABILITY

Supporting Evidence Against Catalog Origin:

- **Well Post-Catalog Period:** 1956 construction is well after the catalog home era, with major companies having ceased operations by 1940-1942
- **Mature Ranch Development:** Ranch style had become fully standardized through conventional building industry by mid-1950s
- **Established Suburban Industry:** Well-developed local building industry with sophisticated ranch construction capabilities
- **FHA and VA Influence:** Federal loan programs promoted standardized ranch construction through established conventional builders

Alternative Construction Methods More Likely:

- **Established Builder Construction:** Local contractors had developed sophisticated ranch building capabilities by mid-1950s
- **Plan Service Integration:** Architectural plan services were well-established with comprehensive ranch designs
- **Tract Development Standards:** May represent established suburban development using refined floor plans and quality construction
- **Material Supplier Integration:** Comprehensive brick construction available through established building supply networks

Design Characteristics Suggesting Conventional Construction:

- Comprehensive brick veneer was standard practice for quality suburban homes by mid-1950s
- Hip roof with wide overhangs represents mature ranch design principles rather than catalog specialization
- Large picture windows and integrated garage were standard suburban features available through conventional suppliers
- Overall design reflects established ranch architecture principles rather than specific manufacturer systems

Historical Context Against Catalog Origin:

- Catalog home era had ended more than a decade before 1956 construction
- Suburban building boom was well-served by established local contractors and suppliers
- Ranch style had achieved full standardization through conventional building practices and plan services
- Federal loan programs and suburban development promoted quality construction through established builders

Quality Construction Indicators:

- Comprehensive brick construction indicates established local masonry capabilities
- Sophisticated proportions and details reflect mature ranch design knowledge
- Integrated systems (garage, windows, roofing) demonstrate coordinated conventional construction
- Overall quality suggests established builder with ranch construction expertise

Recommendation: Further research recommended to investigate:

- Local building permits and contractor records from mid-1950s
- Suburban development patterns and established builders active in Sheeks Boulevard area
- Plan service sources and builder trade publications from mature ranch period
- Regional construction industry development and established contractor capabilities

Conclusion: This property almost certainly represents conventional suburban construction by established local builders using mature ranch design principles and quality materials available through well-developed building industry channels during the mid-1950s suburban boom. The 1956 construction date places it well into the established suburban development period when sophisticated ranch construction had become standard practice among conventional builders. The quality construction and comprehensive brick veneer demonstrate the capabilities of established local contractors rather than catalog home systems, reflecting the mature suburban building industry that characterized successful communities during the prosperous mid-1950s period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0028_000 Lot# 28 & 29 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28441 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0026_000 Lot# 26 & 27 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097047	Long: -83.285402			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1951
Architectural Style	Post-WWII Ranch
Building Form	1-Story rectilinear building
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer and horizontal aluminum siding
Foundation Materials	Concrete
Window Materials	Wood and metal
Window Type	Double Hung, picture
Outbuildings	Yes ☐ No ☒
Number/Type:	Attached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1951-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):

Historic Name	Unknown
Current/Common Name	28441 Sheeks Blvd N
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28441 Sheeks Blvd N presents as a single-story ranch house that exemplifies the early post-war suburban residential architecture of 1951, representing the renewed housing construction that served Flat Rock's industrial workforce during the post-war recovery and suburban development phase of the Late Period of Significance (1920-1975). The building exhibits the characteristic horizontal massing with a hip roof configuration and attached garage that create efficient living space while maintaining the distinctive ranch profile that defined modern residential design during the early post-war period. The structure demonstrates the substantial, middle-class residential architecture that attracted post-war families to the Sheeks Boulevard development during 1951, reflecting the housing solutions that served successful working families who valued modern conveniences and suburban lifestyle within the established suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits characteristics that suggest it may represent early post-war residential construction that utilized emerging standardized plans and modern materials that became available as wartime restrictions ended and the building industry resumed civilian housing production. The efficient proportions, systematic floor plan organization with ranch configuration and integrated attached garage, characteristic early post-war styling with mixed materials including brick veneer and aluminum siding, and contemporary construction methods reflect the design principles that emerged during the post-war housing boom when construction resumed after wartime restrictions. The building's overall composition, particularly the hip roof configuration and the combination of brick and siding materials, are consistent with early ranch designs that emphasized modern living while utilizing the improved materials and construction techniques that became available during the post-war recovery period.

The building features a hip roof system that provides efficient coverage while creating the clean, modern architectural profile characteristic of early ranch design. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the streamlined appearance valued in ranch architecture. The hip roof configuration demonstrates the simplified design approaches that characterized both early ranch architecture and post-war suburban construction, providing functional shelter while maintaining the horizontal emphasis that distinguished modern residential architecture during 1951.

The exterior walls demonstrate a combination of brick veneer and horizontal aluminum siding that reflects the mixed material approach and modern design preferences that characterized early post-war residential construction during 1951. The brick veneer provides durability and architectural distinction for the lower portion while the horizontal aluminum siding creates visual interest and demonstrates the modern material approaches that characterized post-war residential construction when diverse materials became available after wartime restrictions. The mixed material construction reflects the contemporary building standards and architectural variety that characterized suburban residential development during the early post-war period.

The window arrangement demonstrates the modern approach to fenestration that characterized early ranch design and post-war suburban construction, with large picture windows that maximize natural light and visual connection with the outdoors while maintaining the horizontal emphasis valued in ranch architecture. The windows create openness and visual interest while reflecting the modern design principles that emphasized natural light and indoor-outdoor connections in post-war residential design. The window configuration demonstrates the balance between traditional residential function and modern openness that characterized early ranch architecture during the post-war housing boom.

The attached garage represents the integrated automobile accommodation that characterized modern ranch design and post-war suburban development, with convenient access and integrated storage that reflected the universal automobile ownership that defined suburban lifestyle during 1951. The attached garage demonstrates the complete modern residential planning that included automobile storage as an integral part of residential design, reflecting the modern living standards that characterized post-war suburban development and the prosperity that enabled families to invest in modern conveniences.

The property exhibits well-maintained suburban landscape characteristics with expansive lawn areas, mature plantings, quality concrete walkways and drives, and site improvements that integrate the building with its residential setting while reflecting the continued development and enhancement of the Sheeks Boulevard neighborhood over more than seven decades. The spacious lot and professional maintenance demonstrate the suburban residential standards that characterized post-war development and the continued investment in property enhancement that complements the building's ranch architectural character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1953, Carl Spoehr resided at 28441 Sheeks.[1] *In 1961, Carl Spoehr resided at 28441 Sheeks.*[2] *In 1970, Carl Spoehr resided at 28441 Sheeks.*[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28441 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1951 early post-war suburban development that demonstrated the successful resumption of residential construction and its significance as an early ranch house that provided modern housing solutions for Flat Rock's post-war industrial workforce during the post-war recovery phase of the Late Period of Significance (1920-1975), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and continued through the building of the Michigan Casting Center in 1972.

Historical Significance Under Criterion A: Event

This 1951 ranch house represents the early post-war suburban development that demonstrated the successful resumption of residential construction following World War II and the beginning of Flat Rock's adaptation to modern suburban living patterns while maintaining its industrial employment base. The property embodies the modern residential construction that served the post-war workforce that had been sustained through wartime production and was expanding during post-war industrial growth, showing how contemporary residential construction provided essential housing solutions that enabled community growth while offering modern homeownership opportunities for successful working families within the recovering suburban-industrial community.

The significance of this property as an early ranch house with modern design and mixed materials demonstrates the role of contemporary residential architecture in enabling successful post-war recovery that supported continued industrial development during 1951 while embracing modern living standards and suburban lifestyle patterns. The 1951 construction date places this property within the early post-war recovery phase of the Late Period of Significance, when Flat Rock was beginning to adapt to modern suburban development patterns while maintaining its industrial employment base through contemporary housing solutions that reflected post-war optimism and modern residential design standards.

The dwelling reflects the renewed housing demand created by post-war economic expansion and continued industrial development, which had maintained stable employment opportunities that attracted post-war families who sought modern residential accommodations that combined early ranch architectural design with modern conveniences within the recovering suburban-industrial community. The early ranch house with its mixed materials and modern features provided the contemporary, family-oriented living arrangements that appealed to post-war families while offering the modern design and suburban amenities that reflected post-war recovery and optimistic expectations for modern lifestyle during 1951.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as an early ranch house that served Flat Rock's post-war suburban development during the recovery phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that continued to evolve throughout Flat Rock's Late Period development. The suburban setting preserves the community planning patterns that characterized the post-war recovery and early suburban transformation while maintaining the residential context that supported modern residential construction during 1951.

Design: The property exhibits good design integrity in its early ranch characteristics, including the single-story massing, hip roof configuration, mixed material construction, and modern proportions that distinguished early post-war suburban construction during 1951. The building maintains the essential early ranch design characteristics that made it representative of the modern housing solutions that provided contemporary residential character while supporting continued community development in Flat Rock.

Materials: The building maintains its mixed brick veneer and aluminum siding construction and essential architectural elements that demonstrate the modern material approaches that characterized early post-war suburban development during 1951. The materials preserve the early ranch character and architectural quality that reflected the modern construction standards appropriate to housing that served Flat Rock's post-war workforce.

[1] Michigan Bell Telephone Company, Trenton including Grosse Ile Telephone Directory Followed by Flat Rock, Rockwood and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, November 1953), p. 9, for "Carl Spoehr"; held by Brownstown Historical Society, Brownstown, Michigan.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Workmanship: The ranch construction with mixed materials and modern details demonstrates the contemporary building techniques that characterized early post-war suburban development, reflecting the modern construction approaches and architectural quality that made early ranch homes attractive to post-war families while supporting community prosperity during the post-war recovery.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's successful post-war recovery by 1951. The setting demonstrates the early modern suburban character that was supported by contemporary residential architecture and other modern housing solutions that enabled continued community development during the post-war period.

Feeling and Association: The property conveys the 1951 early post-war suburban character that characterized Flat Rock's recovery and modernization, maintaining associative connections to the modern residential architecture and the contemporary housing solutions that enabled successful post-war development while preserving its connection to the modern design approaches that served the post-war workforce.

Early Post-War Ranch Architecture and Community Recovery

The property's significance as an early ranch house with modern design and mixed materials makes it a valuable contributor to the district's ability to convey the post-war recovery and early suburban transformation that characterized the later phase of the Late Period of Significance. The building demonstrates how early ranch architecture provided essential housing solutions that combined contemporary architectural character with modern conveniences, enabling post-war families to achieve modern homeownership while supporting the continued community development necessary for sustained industrial success during the post-war recovery period.

The 1951 early ranch house demonstrates the housing quality that supported continued industrial development by providing contemporary residential solutions that attracted and retained the post-war workforce necessary for continued industrial operations, showing how modern residential architecture enabled the successful post-war recovery that characterized progressive industrial communities during the early post-war suburban development period.

SHPO Compliance and Recommendation

The property at 28441 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1951 early post-war suburban development that demonstrated the successful resumption of residential construction and its significance as an early ranch house that provided modern housing solutions for Flat Rock's post-war industrial workforce during the post-war recovery phase of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's successful adaptation to post-war suburban development patterns while maintaining industrial employment.

For SHPO compliance, this property should be documented as a contributing resource that represents the early ranch residential construction that enabled successful post-war recovery during the early transformation phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential plan sources that would enhance documentation of this significant example of 1951 early ranch construction with mixed materials. The property exemplifies the modern residential architecture and the contemporary housing solutions that served Flat Rock's post-war workforce during 1951, showing how early ranch design enabled the successful post-war recovery that maintained the community's industrial employment base while beginning the adaptation to modern suburban development patterns during the early post-war phase of the Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property merits contributing status as a representative example of early post-war ranch residential architecture that demonstrates Flat Rock's successful transition from wartime to peacetime development patterns. The 1951 construction date places it during the crucial early post-war recovery period when the community was beginning to embrace modern suburban living while maintaining its industrial employment base, making it historically significant for understanding early post-war suburban development in industrial communities.

Historic District Contribution: SOLID CONTRIBUTING RESOURCE. The property effectively demonstrates the early post-war suburban development patterns that characterized Flat Rock's successful recovery and modernization during the early 1950s. Its early ranch design with mixed materials and modern features represents the housing that enabled the community's initial adaptation to post-war suburban living patterns, contributing meaningfully to the district's narrative of sustained community evolution and modernization throughout the Late Period of Significance.

Architectural Merit: Good example of early 1950s ranch architecture with characteristic features including hip roof, mixed brick and siding construction, large picture windows, and integrated garage. The building represents the early adoption of ranch style architecture during the post-war housing boom, demonstrating both national residential trends and local adaptation to modern suburban living patterns during the optimistic early post-war recovery period.

Integrity Assessment: The property maintains good integrity with original massing, roofline, materials, and general ranch character intact. The building clearly conveys its 1951 early ranch origins and continues to function as intended, with well-

maintained exterior and suburban setting that preserve its post-war residential character and demonstrate continued investment in the property.

Catalog Kit Home Analysis

Assessment: UNLIKELY CATALOG HOME - LOW PROBABILITY

Supporting Evidence Against Catalog Origin:

- **Post-Catalog Period:** 1951 construction post-dates the major catalog home era, with most companies having ceased kit home operations by 1940-1942
- **Early Ranch Adoption:** Ranch style was emerging through conventional builders and plan services rather than catalog systems
- **Post-War Construction Industry:** Well-established local building industry with readily available materials and standardized construction methods
- **FHA Influence:** Federal Housing Administration standards and loan programs promoted standardized construction through conventional builders

Alternative Construction Methods More Likely:

- **Plan Service Homes:** Early ranch plans were widely available through architectural plan services and builder publications
- **Regional Builder Standards:** Local contractors were developing efficient ranch construction methods using standard materials
- **Tract Development Patterns:** May represent early suburban development using standardized floor plans and construction methods
- **Modern Material Availability:** Post-war period provided access to diverse building materials through conventional supply channels

Design Characteristics Suggesting Conventional Construction:

- Mixed brick and siding construction was standard practice for quality post-war homes
- Hip roof and attached garage represent emerging suburban standards rather than catalog specialization
- Large picture windows were widely available through conventional glass suppliers
- Overall design reflects standardized early ranch principles rather than specific catalog engineering

Historical Context Against Catalog Origin:

- Major catalog companies had ended residential kit programs by early 1940s due to wartime restrictions
- Post-war building boom was served by established local contractors and suppliers
- Ranch style popularity led to widespread adoption through conventional building practices
- FHA loan programs and suburban development promoted standardized construction through established builders

Recommendation: Further research recommended to investigate:

- Local building permits and contractor records from early 1950s
- Plan service sources and builder publications popular during early ranch period
- FHA loan documentation that might identify builder or plan source
- Regional development patterns and tract building practices in early post-war Flat Rock

Conclusion: This property most likely represents conventional early post-war ranch construction using standardized plans and materials available through established post-war building industry channels rather than catalog kit home origin. The 1951 construction date places it well after the catalog home era, and the design represents early ranch architecture that was being developed by conventional contractors and plan services during the post-war housing boom. While systematic in design, this reflects the emerging standardization of ranch architecture through conventional building practices rather than catalog home influence.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0026_000 Lot# 26 & 27 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28481 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0024_002 Lot# 24 & 25 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096814		Long: -83.285433		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1953	
Architectural Style	Post-WWII Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof with wide overhangs	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete	
Window Materials	Wood and metal	
Window Type	Large picture windows and double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1953-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	28491 Sheeks Blvd N						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28481 Sheeks Blvd N presents as a single-story ranch house that exemplifies the modern suburban residential architecture of 1953, representing the post-war housing boom that served Flat Rock's expanded industrial workforce during the suburban transformation phase of the Late Period of Significance (1920-1975). The building exhibits the characteristic horizontal massing with a hip roof configuration and wide overhangs that create substantial weather protection while maintaining the distinctive ranch profile that defined modern residential design during this period. The structure demonstrates the substantial, middle-class residential architecture that attracted post-war families to the Sheeks Boulevard development during 1953, reflecting the housing solutions that served successful working families who valued modern conveniences and suburban lifestyle within the mature suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits characteristics that suggest it may be a post-war catalog or plan-book home from companies that continued to offer modern ranch designs during the early 1950s, or from regional builders who utilized standardized plans that became popular during the post-war housing boom. The efficient proportions, systematic floor plan organization with ranch configuration and integrated automobile accommodation, characteristic post-war styling with modern materials including brick veneer and large picture windows, and contemporary construction methods reflect the design principles that emerged during the post-war period when housing construction resumed after wartime restrictions. The building's overall composition, particularly the hip roof configuration with wide overhangs and the prominent picture windows with decorative awnings, are consistent with modern ranch designs that emphasized contemporary living while maintaining construction efficiency during 1953. The substantial brick construction and modern features suggest this represents the evolved residential standards that emerged during the post-war suburban boom when modern materials and appliances became widely available.

The building features a hip roof system with wide overhangs that provide substantial weather protection while creating the distinctive architectural profile characteristic of sophisticated ranch design. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the clean, modern appearance valued in ranch architecture. The hip roof configuration with wide overhangs demonstrates the advanced design approaches that characterized both modern ranch architecture and post-war suburban construction, providing functional weather protection while maintaining the horizontal emphasis that distinguished quality residential architecture during 1953.

The exterior walls demonstrate brick veneer construction that reflects the quality material standards and modern design preferences that characterized middle-class residential construction during 1953. The substantial brick veneer provides both durability and architectural distinction while demonstrating the modern material approaches that characterized post-war residential construction when materials became readily available after wartime restrictions. The brick construction reflects the superior building standards and architectural quality that characterized suburban residential development during the post-war boom period.

The window arrangement demonstrates the modern approach to fenestration that characterized ranch design and post-war suburban construction, with large picture windows that maximize natural light and visual connection with the outdoors while maintaining the horizontal emphasis valued in ranch architecture. The windows include both large picture windows and traditional double-hung configurations that create visual interest while reflecting the modern design principles that emphasized openness and light in post-war residential design. The decorative awnings provide both sun protection and architectural accent while demonstrating the attention to detail that characterized quality suburban residential construction.

The front entrance and integrated automobile accommodation demonstrate the complete modern residential planning that characterized ranch design and post-war suburban development, with convenient access and integrated garage or carport space that reflected the universal automobile ownership that defined suburban lifestyle during 1953. The integrated automobile accommodation represents the advanced residential planning that included automobile storage as an integral part of residential design, demonstrating the modern living standards that characterized post-war suburban development.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, mature plantings including decorative landscaping elements, quality concrete walkways and drives, and site improvements that integrate the building with its residential setting while reflecting the continued development and enhancement of the Sheeks Boulevard neighborhood over more than seven decades. The professional maintenance demonstrates substantial investment in property enhancement that complements the building's modern ranch architectural character and quality construction.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1962, Alan R. Mclean resided at 28481 Sheeks.[1] In 1970, Alan R. McClean resided at 28481 Sheeks.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28481 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1953 post-war suburban development that demonstrated the successful transformation of Flat Rock's residential character and its significance as a modern ranch house that provided contemporary housing solutions for Flat Rock's post-war industrial workforce during the suburban transformation phase of the Late Period of Significance (1920-1975), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and continued through the building of the Michigan Casting Center in 1972.

Historical Significance Under Criterion A: Event

This 1953 ranch house represents the post-war suburban development that demonstrated the successful transformation of Flat Rock's residential character during the suburban modernization phase of the Late Period of Significance, when the community adapted to post-war living patterns while maintaining its industrial employment base. The property embodies the modern residential construction that served the post-war workforce that had been sustained and expanded through continued industrial development following Henry Ford's Village Industries program, showing how contemporary residential construction provided essential housing solutions that maintained community growth while offering modern homeownership opportunities for successful working families within the transformed suburban-industrial community.

The significance of this property as a modern ranch house with contemporary design and materials demonstrates the role of modern residential architecture in enabling successful suburban transformation that supported continued industrial development during 1953 while embracing contemporary living standards and suburban lifestyle patterns. The 1953 construction date places this property within the post-war transformation phase of the Late Period of Significance, when Flat Rock was successfully adapting to modern suburban development patterns while maintaining its industrial employment base through contemporary housing solutions that reflected post-war prosperity and modern residential design standards.

The dwelling reflects the continued housing demand created by sustained industrial development, which had maintained stable employment opportunities that attracted post-war families who sought modern residential accommodations that combined contemporary ranch architectural design with modern conveniences within the transformed suburban-industrial community. The modern ranch house with its brick construction and contemporary features provided the modern, family-oriented living arrangements that appealed to post-war families while offering the contemporary design and suburban amenities that reflected post-war prosperity and modern lifestyle expectations during 1953.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as a modern ranch house that served Flat Rock's post-war suburban development during the transformation phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that had continued to evolve throughout Flat Rock's Late Period development. The suburban setting preserves the community planning patterns that characterized the post-war suburban transformation while maintaining the residential context that supported modern residential construction during 1953.

Design: The property exhibits good design integrity in its ranch characteristics, including the single-story massing, hip roof configuration with wide overhangs, large picture windows, and modern proportions that distinguished post-war suburban construction during 1953. The building maintains the essential ranch design characteristics that made it representative of the modern housing solutions that provided contemporary residential character while supporting continued community development in Flat Rock.

Materials: The building maintains its brick veneer construction and essential architectural elements that demonstrate the modern material approaches that characterized post-war suburban development during 1953. The materials preserve the contemporary ranch character and architectural quality that reflected the modern construction standards appropriate to housing that served Flat Rock's post-war workforce.

Workmanship: The ranch construction with brick veneer and modern details demonstrates the contemporary building techniques that characterized post-war suburban development, reflecting the modern construction approaches and

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

architectural quality that made ranch homes attractive to post-war families while supporting community prosperity during the suburban transformation.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's successful post-war suburban transformation by 1953. The setting demonstrates the modern suburban character that was supported by contemporary residential architecture and other modern housing solutions that enabled continued community development.

Feeling and Association: The property conveys the 1953 suburban character that characterized Flat Rock's post-war residential development, maintaining associative connections to the modern residential architecture and the contemporary housing solutions that enabled successful suburban transformation while preserving its connection to the modern design approaches that served the post-war workforce.

Post-War Ranch Architecture and Suburban Transformation

The property's significance as a modern ranch house with contemporary design and brick construction makes it a valuable contributor to the district's ability to convey the post-war suburban transformation that characterized the later phase of the Late Period of Significance. The building demonstrates how modern ranch architecture provided essential housing solutions that combined contemporary architectural character with modern conveniences, enabling post-war families to achieve modern homeownership while supporting the continued community development necessary for sustained industrial success during the suburban transformation period.

The 1953 modern ranch house demonstrates the housing quality that supported continued industrial development by providing contemporary residential solutions that attracted and retained the post-war workforce necessary for continued industrial operations, showing how modern residential architecture enabled the successful suburban transformation that characterized progressive industrial communities during the post-war suburban boom.

SHPO Compliance and Recommendation

The property at 28481 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1953 post-war suburban development that demonstrated the successful transformation of Flat Rock's residential character and its significance as a modern ranch house that provided contemporary housing solutions for Flat Rock's post-war industrial workforce during the suburban transformation phase of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's successful adaptation to post-war suburban development patterns while maintaining industrial employment.

For SHPO compliance, this property should be documented as a contributing resource that represents the modern ranch residential construction that enabled successful suburban transformation during the post-war phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential plan-book or regional builder information that would enhance documentation of this significant example of 1953 ranch construction with contemporary features. The property exemplifies the modern residential architecture and the contemporary housing solutions that served Flat Rock's post-war workforce during 1953, showing how ranch design enabled the successful suburban transformation that maintained the community's industrial employment base while adapting to modern suburban development patterns during the post-war phase of the Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property merits contributing status as a representative example of post-war ranch residential architecture that demonstrates Flat Rock's successful adaptation to modern suburban development patterns. The 1953 construction date places it during the crucial post-war transformation period when the community was embracing modern suburban living while maintaining its industrial employment base, making it historically significant for understanding post-war suburban development in industrial communities.

Historic District Contribution: SOLID CONTRIBUTING RESOURCE. The property effectively demonstrates the post-war suburban development patterns that characterized Flat Rock's successful transformation during the 1950s. Its modern ranch design with brick veneer and contemporary features represents the housing that enabled the community's adaptation to post-war suburban living patterns, contributing meaningfully to the district's narrative of sustained community evolution and adaptation throughout the Late Period of Significance.

Architectural Merit: Good example of early 1950s ranch architecture with characteristic features including hip roof with wide overhangs, brick veneer construction, large picture windows, and horizontal emphasis. The building represents the popularization of ranch style architecture during the post-war suburban boom, demonstrating both national residential trends and local adaptation to modern suburban living patterns during the prosperous post-war period.

Integrity Assessment: The property maintains good integrity with original massing, roofline, materials, and general ranch character intact. While some modifications may have occurred over time, the building clearly conveys its 1953 ranch origins and continues to function as intended, with well-maintained exterior that preserves its post-war suburban residential character.

Catalog Kit Home Analysis

Assessment: UNLIKELY CATALOG HOME - LOW PROBABILITY

Supporting Evidence Against Catalog Origin:

- **Post-Catalog Period:** 1953 construction post-dates the major catalog home era, with most companies having ceased kit home operations by 1940-1942
- **Regional Builder Design:** Ranch style was widely adopted by conventional builders during post-war period using standard plans and materials
- **Material Availability:** Post-war period saw readily available building materials and established local construction industry
- **Standardized Modern Design:** Ranch architecture became standardized through plan books and regional builders rather than catalog companies

Alternative Construction Methods More Likely:

- **Plan Book Homes:** Many builders used standardized ranch plans from architectural plan services
- **Regional Builder Standards:** Local contractors developed efficient ranch construction methods using standard materials and techniques
- **FHA Influence:** Federal Housing Administration standards promoted standardized ranch designs for loan approval
- **Tract Development:** May represent early suburban tract development using repeated floor plans

Design Characteristics Suggesting Conventional Construction:

- Ranch style became universal through conventional building practices rather than catalog systems
- Brick veneer construction was standard practice for quality post-war homes
- Large picture windows and modern features were widely available through conventional suppliers
- Hip roof with overhangs represents standard ranch design rather than specialized catalog engineering

Historical Context Against Catalog Origin:

- Major catalog companies (Sears, Montgomery Ward) had ended kit home programs by early 1940s
- Post-war construction industry was well-established with local suppliers and contractors
- Ranch style popularity led to widespread adoption by conventional builders
- FHA loan programs promoted standardized construction through conventional builders

Recommendation: Further research recommended to investigate:

- Local builder records and construction permits
- Plan book sources popular in 1950s Michigan
- FHA loan documentation that might identify builder or plan source
- Regional building contractor records from early 1950s

Conclusion: This property most likely represents conventional post-war ranch construction using standardized plans and materials available through established building industry channels rather than catalog kit home origin. The 1953 construction date places it well after the catalog home era, and the design represents standard ranch architecture that was widely built by conventional contractors during the post-war suburban boom. While systematic in design, this reflects the standardization of ranch architecture through conventional building practices rather than catalog home influence.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0024_002 Lot# 24 & 25 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28491 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0023_301 Lot# 23 & 24 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096571		Long: -83.285369		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1940
Architectural Style	Cape Cod Revival
Building Form	1.5 Story rectilinear building
Roof Form	Side-gabled with gabled dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal aluminum siding
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1940-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	28491 Sheeks Blvd						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28491 Sheeks Blvd N presents as a one-and-one-half story Cape Cod Revival house that exemplifies the sophisticated residential architecture of 1940, representing the pre-war mature phase of residential development that served Flat Rock's established suburban-industrial community during the late years of the Late Period of Significance (1920-1975). The building exhibits the characteristic rectangular massing with a side-gabled roof configuration and prominent gabled dormers that create substantial additional upper-level space while maintaining the distinctive Cape Cod profile that defined quality residential design during this period. The structure demonstrates the substantial, middle-class residential architecture that attracted skilled workers and their families to the Sheeks Boulevard development during 1940, reflecting the housing solutions that served successful working families who valued architectural sophistication and superior construction within the mature suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits numerous characteristics that strongly suggest it is a premium catalog kit home from companies such as Sears, Montgomery Ward, Aladdin, or other mail-order suppliers that continued to offer high-end Cape Cod Revival models during 1940. The sophisticated proportions, efficient floor plan organization with side-gabled configuration and symmetrical dormers, characteristic Cape Cod styling with premium detailing including the substantial brick chimney and full-width front porch, and quality construction methods reflect the design principles that catalog home companies used to provide superior residential architecture with traditional New England character for successful working families. The building's overall composition, particularly the side-gabled roof configuration with matching gabled dormers and the prominent front porch with white railings, are consistent with premium catalog home models that emphasized architectural distinction while maintaining construction efficiency during 1940. The substantial construction and quality details suggest this is from a high-end catalog home line that provided premium materials and distinctive architectural features while maintaining the practical efficiency that made catalog homes attractive to successful working families.

The building features a side-gabled roof system with two prominent gabled dormers that provide substantial additional interior space while creating the distinctive architectural profile characteristic of sophisticated Cape Cod Revival design. The roof is constructed with dark asphalt shingles that provide practical weather protection while creating visual contrast with the white siding that enhances the traditional New England appearance valued in Cape Cod architecture. The side-gabled configuration with matching dormers demonstrates the complex design approaches that characterized both premium Cape Cod Revival architecture and high-end catalog home construction, providing functional spaces while maintaining the symmetrical composition that distinguished quality residential architecture during 1940.

The exterior walls demonstrate horizontal aluminum siding construction painted in crisp white that reflects the quality material standards and traditional design preferences that characterized upper-middle-class residential construction during 1940. The consistent white horizontal siding provides the authentic Cape Cod appearance and clean lines that were central to Cape Cod Revival design philosophy while demonstrating the quality material approaches that characterized premium residential construction. The substantial construction and quality siding installation reflect the superior building standards and architectural sophistication that characterized high-end residential development and premium catalog home design during 1940.

The window arrangement demonstrates the sophisticated approach to fenestration that characterized premium Cape Cod Revival design and high-end catalog home construction, with windows arranged in systematic configurations that maximize natural light while maintaining the balanced composition and traditional proportions valued in Cape Cod architecture. The windows appear to include double-hung configurations with traditional proportions and dark shutters that create visual harmony while reflecting the quality design principles that catalog companies used to create distinctive, attractive homes through premium components and traditional detailing. The fenestration patterns demonstrate the balance between Cape Cod Revival architectural sophistication and construction quality that distinguished premium catalog home design during 1940.

The front entrance is accessed through a full-width front porch with white railings and columns that provide both extensive outdoor living space and architectural distinction while demonstrating the sophisticated construction approaches valued in premium residential design during 1940. The porch represents the essential outdoor living space that was central to Cape Cod Revival design and a popular feature in premium catalog home marketing during this period. The substantial white railings and quality construction demonstrate the superior building methods and architectural sophistication that distinguished premium catalog home design while providing the welcoming entrance area that was central to Cape Cod Revival architectural philosophy.

The central brick chimney serves as a prominent architectural focal point that demonstrates the substantial construction quality and traditional design elements that characterized premium Cape Cod Revival architecture and high-end catalog home construction during 1940. The chimney's central placement and substantial construction reflect the emphasis on

traditional Cape Cod design principles while providing the reliable heating infrastructure that was essential for family housing, demonstrating the quality construction standards that characterized premium residential development.

The property includes a detached garage that appears contemporary with the main house, representing an important accessory structure that reflects the standard automobile accommodation that characterized suburban residential development during 1940. The garage demonstrates the complete residential planning that included integrated automobile storage as a standard feature of quality residential construction, reflecting the mature suburban development standards that had evolved by 1940.

The property exhibits exceptionally well-maintained suburban landscape characteristics with established lawn areas, mature plantings, sophisticated foundation landscaping, and quality site improvements that integrate the building with its residential setting while reflecting the continued development and enhancement of the Sheeks Boulevard neighborhood over more than eight decades. The professional landscaping demonstrates substantial investment in property enhancement that complements the building's Cape Cod Revival architectural sophistication and premium construction quality.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Hulbert Hall owned Lot 23 and Clarence. S. Cooke owned Lot 24 in the Gordon-Dale Sub.[1] *In 1947, Hulbert Hall resided at 28491 Sheeks.*[2] In 1950, Hulbert and Bessie Hall resided at 28491 Sheeks; and Hulbert Hall worked as night watchman at an oil refinery.[3] In 1962, Hulbert Hall resided at 28491 Sheeks.[4] In 1970, Charles Goulding resided at 28491 Sheeks.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28491 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1940 pre-war residential development that demonstrated the maturation of Flat Rock's suburban-industrial community and its significance as a premium Cape Cod Revival house that provided sophisticated housing solutions for Flat Rock's established industrial workforce during the mature phase of the Late Period of Significance (1920-1975), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and continued through the building of the Michigan Casting Center in 1972.

Historical Significance Under Criterion A: Event

This 1940 Cape Cod Revival house represents the pre-war residential development that demonstrated the sustained success and maturation of Flat Rock's suburban-industrial community during the late phase of the Late Period of Significance, when the community had achieved stable prosperity and continued to attract working families through premium residential accommodations that reflected both architectural sophistication and established community character. The property embodies the premium residential construction that served the skilled and supervisory workforce that had been sustained by the long-term employment opportunities created through Henry Ford's Village Industries program and subsequent industrial development, showing how high-quality residential construction provided essential housing solutions

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 211, entries for Hulbert Hall, Clarence S. Cooke; held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 23, dwelling 237, for Hulbert & Bessie Hall ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59D9-1?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 24 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] First United Methodist Church, Membership Roster (Flat Rock, Wayne Co., Michigan, June **1970**), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

that maintained community stability while offering sophisticated homeownership opportunities for successful working families within the mature suburban-industrial community.

The significance of this property as a premium Cape Cod Revival house with sophisticated design and quality construction demonstrates the role of high-end residential architecture in maintaining stable suburban development that supported sustained industrial success during 1940 while preserving traditional architectural heritage and superior construction quality. The 1940 construction date places this property within the mature development phase of the Late Period of Significance, when Flat Rock was demonstrating the continued success of Henry Ford's Village Industries model through ongoing residential development that utilized premium housing solutions and sophisticated architectural approaches that reflected the community's stability and prosperity during the pre-war period.

The dwelling reflects the continued housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established stable employment opportunities that attracted workers who sought premium residential accommodations that combined superior Cape Cod Revival architectural quality with distinctive traditional design within the established suburban-industrial community. The premium Cape Cod Revival house with its substantial dormers and sophisticated design provided the elevated, family-oriented living arrangements that appealed to successful working families while offering the architectural distinction and superior construction that reflected their professional status and elevated aspirations during 1940.

Evaluation of Integrity

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as a premium Cape Cod Revival house that served Flat Rock's residential development during the mature phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that had continued to develop throughout Flat Rock's Late Period evolution. The suburban setting preserves the community planning patterns that characterized the sustained suburban-industrial development while maintaining the residential context that supported premium residential construction during 1940.

Design: The property exhibits excellent design integrity in its Cape Cod Revival characteristics, including the one-and-one-half story massing, side-gabled roof configuration with prominent gabled dormers, full-width front porch with white railings, and sophisticated fenestration patterns that distinguished high-end residential construction during 1940. The building maintains the essential Cape Cod Revival design characteristics that made it representative of the premium housing solutions that provided superior architectural character while supporting continued residential development in Flat Rock.

Materials: The building maintains its horizontal wood siding construction, substantial brick chimney, and essential architectural elements that demonstrate the premium material approaches that characterized high-end residential development during 1940. The materials preserve the sophisticated Cape Cod Revival character and architectural distinction that reflected the superior construction standards appropriate to housing that served Flat Rock's successful workforce.

Workmanship: The Cape Cod Revival construction with substantial dormers and quality details demonstrates the superior building techniques and quality construction that characterized premium residential development, reflecting the construction excellence and architectural sophistication that made high-end Cape Cod Revival homes attractive to successful working families while maintaining community prosperity.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's established suburban-industrial prosperity by 1940. The setting demonstrates the mature suburban character that was supported by premium residential architecture and other sophisticated housing solutions that maintained sustained community development.

Feeling and Association: The property conveys the 1940 suburban-industrial character that characterized Flat Rock's sustained residential development, maintaining associative connections to the premium residential architecture and the sophisticated housing solutions that maintained community stability while preserving its connection to the architectural distinction that served the successful workforce.

Premium Cape Cod Revival Architecture and Community Prosperity

The property's significance as a premium Cape Cod Revival house with sophisticated dormers and quality construction makes it a particularly valuable contributor to the district's ability to convey the range of high-quality housing solutions that maintained sustained residential development with architectural distinction during the mature phase of the Late Period of Significance. The building demonstrates how premium Cape Cod Revival architecture provided essential housing solutions that combined superior architectural character with traditional design principles, enabling successful working families to achieve sophisticated homeownership while supporting the continued community development necessary for sustained industrial success.

The 1940 premium Cape Cod Revival house with substantial dormers and sophisticated features demonstrates the housing quality that supported Henry Ford's Village Industries program by providing superior residential solutions that attracted and

retained the successful workforce necessary for continued industrial operations, showing how high-end residential architecture enabled the sustained suburban development that characterized prosperous industrial communities during the mature pre-war period.

SHPO Compliance and Recommendation

The property at 28491 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1940 pre-war residential development that demonstrated the maturation of Flat Rock's suburban-industrial community and its significance as a premium Cape Cod Revival house that provided sophisticated housing solutions for Flat Rock's established industrial workforce during the mature phase of the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's sustained transformation through industrial development and premium housing solutions.

For SHPO compliance, this property should be documented as a contributing resource that represents the premium Cape Cod Revival residential construction that maintained stable suburban development with architectural distinction during the mature phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential catalog company information that would enhance documentation of this significant example of 1940 premium Cape Cod Revival construction with substantial dormers. The property exemplifies the sophisticated residential architecture and the premium housing solutions that served Flat Rock's successful workforce during 1940, showing how high-end Cape Cod Revival design enabled the sustained suburban-industrial development that supported Henry Ford's Village Industries program and defined the community's continued prosperity during the mature pre-war phase of the Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property merits strong contributing status as an excellent example of pre-war Cape Cod Revival residential architecture that represents the maturation of Flat Rock's suburban development. The 1940 construction date places it during the community's established phase when quality residential construction demonstrated sustained prosperity following Ford's 1922 industrial foundation.

Historic District Contribution: STRONG CONTRIBUTING RESOURCE. The property effectively demonstrates the sophisticated residential development patterns that characterized Flat Rock's mature suburban-industrial community. Its high-quality Cape Cod Revival design with prominent dormers represents the premium housing that attracted and retained skilled workers, contributing meaningfully to the district's narrative of sustained community prosperity and architectural sophistication.

Architectural Merit: Excellent example of Cape Cod Revival architecture with distinctive features including symmetrical gabled dormers, substantial brick chimney, full-width front porch, and quality construction details. The building represents the popularization of traditional New England architectural styles in Midwest industrial communities during the late 1930s and early 1940s, demonstrating both national architectural trends and local prosperity.

Integrity Assessment: The property maintains excellent integrity with original massing, roofline, dormers, and architectural character intact. The building clearly conveys its 1940 Cape Cod Revival origins and continues to function as intended, with well-maintained exterior and setting that enhance rather than detract from its historic character.

Catalog Kit Home Analysis

Assessment: HIGHLY LIKELY CATALOG HOME - HIGH PROBABILITY

Supporting Evidence:

- **Peak Catalog Period:** 1940 represents the final years of major catalog home production, with companies offering sophisticated models before wartime restrictions ended most programs
- **Classic Cape Cod Design:** The symmetrical dormers, side-gabled roof, and overall proportions match premium Cape Cod models offered by Sears, Montgomery Ward, and other major catalog companies
- **Quality Construction:** Substantial dormers, brick chimney, and quality details suggest a higher-end catalog model rather than basic builder construction
- **Standardized Features:** Window placement, dormer design, and overall composition show the systematic planning typical of catalog home design
- **Regional Popularity:** Cape Cod Revival was extremely popular in catalog offerings during the late 1930s and early 1940s

Catalog Company Candidates:

- **Sears Roebuck:** Offered numerous Cape Cod models through 1940, including designs with prominent dormers and quality details
- **Montgomery Ward:** Though Wardway Homes ended in 1931, similar designs remained popular and may have been offered through other arrangements

- **Aladdin Homes:** Continued operations through 1940s with emphasis on quality construction and traditional styles
- **Regional Suppliers:** Gordon-Van Tine and other companies offered Cape Cod designs through local lumber dealers

Design Characteristics Supporting Catalog Origin:

- Symmetrical facade with matching dormers suggests factory planning
- Efficient rectangular footprint typical of catalog home efficiency
- Standard window sizes and placement patterns
- Quality construction details consistent with premium catalog offerings
- Overall proportions and composition match documented catalog models from this period

Recommendation for Verification: Physical inspection highly recommended to look for:

- Stamped lumber in basement/attic areas (Sears often used alphanumeric coding)
- Shipping labels on millwork, especially around windows and doors
- Original blueprints or assembly instructions
- Uniform lumber dimensions consistent with factory pre-cutting
- Hardware with manufacturer markings (Sears had distinctive hardware)

Conclusion: This property exhibits strong characteristics consistent with a premium catalog kit home from the final years of major catalog home production. The sophisticated Cape Cod Revival design, quality construction, and systematic architectural planning strongly suggest catalog origin, likely from Sears or another major company offering high-end traditional models during 1940. Physical evidence would be needed for definitive confirmation, but architectural analysis supports high probability of catalog home origin.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0023_301 Lot# 23 & 24 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28511 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0022_000 Lot# 22 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096238		Long: -83.285422		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1941	
Architectural Style	Cape Cod/ Cottage Style	
Building Form	1.5 Story rectilinear building	
Roof Form	Side-gabled w/ front projection	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Siding (Replacement)	
Foundation Materials	Concrete Block	
Window Materials	Replacement (possibly vinyl)	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1941-1975 (within district's Late Period, 1920-1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	28511 Sheeks Blvd. (North)						
Historic/Original Owner	Donley and Kathryn Neese						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Donley M. Neese						

Survey Date	26 Dec 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1941 Cape Cod cottage is a 1.5-story dwelling situated on a corner lot at Sheeks Boulevard in Flat Rock, adjacent to a dead-end side street. The building was constructed by Donley Neese and remains in the Neese family ownership to the present day, representing over 80 years of continuous family stewardship. This exceptional multi-generational ownership exemplifies the stable homeownership patterns and deep community roots that Ford's Village Industries program was designed to encourage, making this property particularly significant for understanding the social outcomes of the program.

The house exhibits the characteristic Cape Cod cottage form with a side-gabled roof and compact, efficient floor plan. Cross-gable elements add visual interest to the roofline and provide additional interior space. The roof is covered with asphalt shingles, and the varied roof forms create a picturesque cottage-like appearance that distinguishes this property from more standardized Cape Cod examples.

The most prominent architectural feature is the substantial exterior brick chimney positioned on the side elevation facing the side street. The chimney rises the full height of the wall and extends well above the roofline, constructed of red brick that creates a strong visual accent against the light-colored siding. This exterior chimney placement evokes colonial New England precedents and was a popular design choice for Cape Cod houses, providing both functional heating and architectural character. The chimney's prominent position on the corner lot makes it a defining element of the property's streetscape presence.

The exterior walls are clad in vinyl siding in a cream color, a replacement material that obscures the original wall surface but maintains the simple, clean appearance characteristic of Cape Cod design. The vinyl siding features horizontal lap profiles that approximate the appearance of wood clapboard. The light color creates a traditional Cape Cod aesthetic appropriate to the style's colonial New England references.

The front facade features windows with dark shutters that provide traditional decorative accents. The fenestration pattern reflects the practical interior arrangement typical of Cape Cod cottage designs, with windows positioned to serve functional requirements. A window box beneath one of the front windows adds a charming cottage-garden detail.

The windows appear to be vinyl replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. The multi-light pattern visible in some windows references traditional divided-light designs, while the dark shutters create strong visual definition against the light siding.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period. The corner lot provides generous yard space on multiple sides, with mature deciduous trees framing the property. Foundation plantings of evergreen shrubs soften the base of the house and contribute to the cottage-garden character.

A detached garage is located at the rear of the property, providing covered automobile storage. The corner lot location adjacent to the dead-end side street provides privacy and a sense of spaciousness while maintaining the property's integration into the Sheeks Boulevard residential streetscape.

Character-defining features include the Cape Cod cottage form with cross-gable elements, the prominent exterior brick chimney, the 1.5-story massing with side-gabled roof, the corner lot setting, the detached garage, and the overall cottage-like residential character that contributes to the streetscape of Sheeks Boulevard.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Donley M. Neese owned Lot 22 of the Gordon-Dale Sub in the Village of Flat Rock; no residence is indicated.[1] In 1940, Donley Maxon Neese registered for the Draft [WW2], he was twenty-six years old, married to Kathryn and employed by the Socony Vacuum Oil Company in Trenton, Michigan.[2] In 1942, Donley M. Neese owned Lot 22 in the Gordon-Dale Sub; and the residence thereon, 28511 Sheeks.[3] In 1947, Donley Neese resided at 28511 Sheeks.[4] In 1950, Donley and Kathryn Neese resided at 28511 Sheeks; and Donley Neese worked as an operator at the oil refinery [Socony Vacuum].[5] In 1974, Donley and Kathryn resided at 28511 Sheeks.[6] Donley M. Neese died on 20 June 1988.[7] Kathryn continued to reside on 28511 Sheeks; she died on 17 April 2007. This property is still owned by the Neese Family today.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; p. 211, entry for Donley Neese; held by Brownstown Township Historical Society.

[2] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPT3-Q3J9 : Thu Apr 10 16:24:02 UTC 2025), entry for Donley Maxon Neese and Socony Vacuum Oil Co.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2," paginated, arranged by subdivision; vol. 2, pg. 363, entry for Donley Neese; held by Brownstown Township Historical Society.

[4] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 23, dwelling 238, for Donley & Kathryn Neese ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59D9-1?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL#108990835, image 24 of 58; United States. National Archives and Records Administration.

[6] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

[7] "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZ16-P46 : Tue Feb 25 00:12:11 UTC 2025), entry for Donley M Neese, 20 Jun 1988.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1941 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents pre-World War II residential development during the established phase of the Village Industries program and is particularly significant for its documented builder and exceptional multi-generational family ownership that exemplifies the stable homeownership patterns Ford's program was designed to create.

Criterion A - Community Planning and Development: Constructed in 1941 by Donley Neese and remaining in Neese family ownership to the present day, this Cape Cod cottage powerfully demonstrates the community stability and multi-generational rootedness that distinguished Ford's Village Industries communities from typical industrial centers. Ford's program explicitly sought to enable workers to own homes, establish families, and develop lasting connections to place—outcomes that are tangibly demonstrated by over 80 years of continuous family ownership at this property. The Neese family's sustained commitment to this house represents the human dimension of the Village Industries experiment, illustrating how Ford's program created not just houses but homes that anchored families within the community across generations.

Village Industries Context: The property's 1941 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. By this time, the residential patterns established in the late 1920s and early 1930s had produced a stable community with strong homeownership rates. The documented construction by Donley Neese in 1941 provides valuable information about the individuals who built the residential fabric of the Village Industries community. This documentation connects the physical structure to a specific individual and moment in the community's development, enhancing the property's historical significance.

Multi-Generational Ownership Significance: The continuous Neese family ownership spanning over 80 years represents one of the most compelling demonstrations of Village Industries community outcomes in the district. Ford's program was predicated on the belief that homeownership would create stable, invested communities where families would put down roots and contribute to civic life across generations. This property provides tangible evidence that the program achieved these goals, with the Neese family's sustained presence demonstrating the lasting community bonds that Ford's experiment helped create.

Integrity Assessment: The property retains integrity of location, remaining on its original corner lot at Sheeks Boulevard. Integrity of design is maintained through preservation of the Cape Cod cottage form with cross-gable elements, prominent exterior brick chimney, and 1.5-story massing. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows, though the original brick chimney and concrete block foundation remain as significant original features. Integrity of setting is preserved through the corner lot configuration and relationship to neighboring residences. Integrity of feeling and association are particularly strong given the continuous family ownership, as the property continues to serve its original function as a family home for the descendants of its builder.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The 1941 construction by Donley Neese and continuous Neese family ownership to the present day make this property particularly significant within the Flat Rock Historical District. While many properties in the district demonstrate the physical patterns of Village Industries residential development, this property provides exceptional documentation of the social outcomes that Ford's program was designed to achieve: stable homeownership enabling families to establish deep, multi-generational roots in the community.

The property retains its essential Cape Cod cottage form, with the side-gabled roof, cross-gable elements, and 1.5-story massing clearly legible despite material alterations. The prominent exterior brick chimney on the side elevation is a significant original feature that provides architectural character and material evidence of the 1941 construction. The corner lot location adjacent to the dead-end side street provides a distinctive setting that enhances the property's presence within the streetscape.

The over 80 years of continuous family ownership represents an exceptional example of the stable homeownership patterns that distinguished Village Industries communities. Ford's decentralized manufacturing program was explicitly designed to enable workers to own homes and establish permanent connections to place, in contrast to the transient rental housing that characterized many industrial centers. The Neese family's multi-generational commitment to this property demonstrates that Ford's vision was realized in Flat Rock, with families establishing roots that have endured for more than eight decades.

While vinyl siding and replacement windows have diminished material integrity, the retention of the original brick chimney preserves an important character-defining feature. The essential Cape Cod cottage form and residential character remain clearly legible, and the property's significance is substantially enhanced by its documented provenance and exceptional ownership continuity. This property stands as tangible evidence of the human outcomes—stable families, deep community roots, multi-generational homeownership—that defined the Village Industries experiment's success in Flat Rock.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0022_000 Lot# 22 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28523 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0021_000 Lot# 21 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096068		Long: -83.285508		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1929	
Architectural Style	Colonial Revival/Vernacular	
Building Form	2-Story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal vinyl siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl	
Window Type	Double-hung vinyl windows with decorative shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1929-1975 (Later Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	28523 Sheeks Blvd N						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1929 vernacular two-story residence with Colonial Revival influences is situated on Sheeks Boulevard in Flat Rock. The building represents late 1920s residential development during the early Ford Village Industries period and demonstrates the simplified Colonial Revival design that was popular for middle-class housing through the late 1920s.

The house exhibits features influenced by Colonial Revival design: a two-story vertical form, hipped roof, symmetrical or near-symmetrical facade composition, and simple, restrained detailing that references early American architectural traditions. The building displays a hipped roof with moderate eaves that creates horizontal emphasis while the two-story massing provides vertical proportions. The roof is covered with asphalt shingles appropriate to the period.

The exterior walls are clad in vinyl siding painted in a light neutral color that covers the original exterior materials. While the vinyl siding obscures original wall materials, the building's two-story form with hipped roof remains intact and identifiable.

A distinctive feature is the front entry porch protected by an aluminum awning supported by decorative wrought iron scroll posts. The ornamental iron posts feature curved scrollwork designs that add period-appropriate decorative character and demonstrate mid-20th century residential detailing popular in the 1940s-1960s. The aluminum awning provides practical weather protection while the decorative iron posts elevate the entry beyond purely functional design. This porch treatment represents a later addition or modification that reflects evolving residential preferences for covered entries with decorative elements.

A side wing or addition extends from the main block, creating an L-shaped or irregular footprint that adds to the building's complexity and provides additional living space. This side addition may be original to the 1929 construction or a later expansion, but it contributes to the property's current form and massing.

The windows have been updated with vinyl replacement units but maintain double-hung configurations appropriate to Colonial Revival design. Decorative shutters frame selected windows and add traditional detailing consistent with Colonial Revival references to early American architecture. Window openings maintain appropriate proportions and placement, preserving the building's design composition.

The property benefits from mature landscaping including substantial street trees that provide canopy coverage and frame the house within an established neighborhood context. Foundation plantings and well-maintained lawn demonstrate ongoing care and create an attractive residential setting.

A detached garage in the rear yard provides vehicle storage and demonstrates typical residential site development for properties of this period. The garage's rear placement preserves the residential character of the front yard.

Character-defining features include the two-story form with hipped roof, the vertical proportions typical of vernacular Colonial Revival houses, the front entry with decorative aluminum awning and wrought iron scroll posts (mid-20th century feature), the side wing creating an irregular footprint, and the overall late 1920s residential character with Colonial Revival influences.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931, E. Brewer and A.D. Blackmoor owned Lot 21 in the Gordon-Dale Sub.[1] In 1939, Betty Jean Blackmore was living at 28523 Sheeks.[2] In 1939, Ernest and Nellie Brewer were living at 28523 Sheeks.[3] In 1940, Ernest and Nellie Brewer and family were living at 28523 Sheeks Blvd., and Ernest Brewer was employed as a plater for an auto factory.[4] In 1950, Edward and

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 127; citing entry for E. Brewer and A.D. Blackmoor; held by Brownstown Township Historical Society

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6B, dwelling 113, family ,Ernest & Nellie Brewer and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWM2?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 16 of 1034; United States. National Archives and Records Administration.

Lucille Wood resided at 28523 Sheeks; and Edward Wood worked as a brakeman at the railroad.[5] In 1970, Edward Wood resided at 28523 Sheeks.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1929 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant late 1920s residential development during the early Ford Village Industries period and demonstrates the type of substantial middle-class housing that characterized Flat Rock's residential expansion during this era.

Criterion A - Community Planning and Development: Built in 1929, this house represents residential development during the crucial late 1920s period just before the stock market crash and subsequent Depression. The 1929 construction date places the property at a significant historical moment—the end of the 1920s prosperity boom when families were still investing in substantial permanent housing before the economic collapse that would transform American society.

The two-story vernacular form with Colonial Revival influences represents substantial family housing that provided spacious accommodations for middle-class families. The vertical two-story configuration with side wing offered multiple bedrooms upstairs and living spaces on the main floor, representing practical family-oriented housing typical of late 1920s residential development.

The 1929 construction date makes this property among the last residential development before the Depression would halt most new construction and fundamentally change economic conditions. The property represents the confidence and prosperity of the late 1920s when families were investing in home ownership and communities like Flat Rock were experiencing residential expansion associated with the Ford Village Industries program.

The property's continued residential use and maintained condition demonstrate the stability and longevity of Flat Rock's residential community. The decorative aluminum awning with wrought iron scroll posts represents later improvements reflecting mid-20th century residential enhancement typical of established neighborhoods where homeowners invested in property upgrades.

Two-Story Vernacular Form: The two-story form with hipped roof and Colonial Revival influences represents substantial housing that distinguished this from smaller cottages and bungalows. The vertical proportions and side wing demonstrate the spacious accommodations available to middle-class families in late 1920s Flat Rock.

Late 1920s Construction: The 1929 construction date places this property at the end of the prosperity decade, representing residential development during the final year before the Depression. The property demonstrates the type of substantial housing being built during the Ford Village Industries period's early growth phase.

Colonial Revival Influences: The simplified Colonial Revival design reflects the popularity of historical architectural references during the 1920s, when Americans sought to connect new construction with traditional architectural values.

Mid-20th Century Porch Enhancement: The aluminum awning with decorative wrought iron scroll posts represents typical mid-20th century residential improvements that added decorative character and weather protection to entries, demonstrating ongoing investment in established residential properties.

Integrity Assessment

While this property has experienced material alterations, it retains sufficient integrity to convey its significance under Criterion A (Community Planning and Development).

Location: ☑ RETAINED - The property remains on its original site on Sheeks Boulevard, maintaining its relationship to the surrounding neighborhood and street pattern.

Design: ☑ RETAINED - The two-story vernacular form with hipped roof and side wing remains intact. The vertical proportions, overall massing, and building composition continue to express the property's original 1929 design intent and substantial residential character.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 77, dwelling 239, for Edward & Lucille Wood ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 55 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Setting: ☑ RETAINED - The property maintains its residential setting within the historic Flat Rock neighborhood, surrounded by other period residences and enhanced by mature street trees. The detached garage in the rear yard preserves typical site development patterns.

Materials: ☐ COMPROMISED - Vinyl siding has replaced original exterior wall materials, and windows have been replaced with vinyl units. The aluminum awning with wrought iron scroll posts represents a later modification to the entry. However, the hipped roof form and overall building envelope remain intact.

Workmanship: ☑ SUBSTANTIALLY RETAINED - The underlying two-story construction with hipped roof demonstrates building practices characteristic of late 1920s residential development. The substantial frame construction continues to demonstrate late 1920s building techniques. The decorative wrought iron scroll posts represent skilled metalwork typical of mid-20th century residential detailing.

Feeling: ☑ RETAINED - Despite material changes and porch modifications, the property continues to evoke the sense of late 1920s substantial residential housing. The two-story form with hipped roof, vertical proportions, and side wing convey the building's 1929 construction date and substantial family housing character.

Association: ☑ RETAINED - The property maintains its direct association with late 1920s residential development in Flat Rock during the early Ford Village Industries period. Continued single-family residential use preserves the property's historical function and community role.

Overall Integrity Conclusion:

The property retains integrity in 6 of 7 aspects, with only Materials being compromised through vinyl siding, window replacement, and porch modifications. The building's form, massing, hipped roof configuration, and side wing remain intact, allowing it to convey its significance as late 1920s substantial residential housing within the Ford Village Industries context.

The National Register recognizes that properties may undergo material updates over time while retaining sufficient integrity to convey historical significance. In this case, the property's intact two-story form, preserved hipped roof configuration, maintained side wing, and continued residential use allow it to communicate its role in Flat Rock's residential development during the late 1920s.

The property's ability to convey its significance is supported by:

- Complete retention of two-story vernacular form with hipped roof
- Intact vertical proportions and side wing configuration
- Preserved overall building massing and composition
- Aluminum awning with decorative wrought iron scroll posts representing mid-20th century residential enhancement
- Detached garage demonstrating original site development
- Mature landscaping reinforcing established neighborhood character
- Continued residential use maintaining historical function

The vinyl siding, window replacement, and porch modifications, while compromising material integrity, do not prevent the property from conveying its significance as substantial late 1920s housing. The building's form, roof configuration, and setting remain sufficient to communicate its historical role and association with the late 1920s Ford Village Industries period.

Therefore, despite material alterations, the property retains sufficient integrity to meet National Register standards for district contribution under Criterion A.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status:

1. **Late 1920s Development:** Built in 1929 during the final year before the Depression, representing residential development at the end of the prosperity decade during the early Ford Village Industries period.
2. **Substantial Two-Story Housing:** Demonstrates larger-scale family housing with Colonial Revival influences, representing spacious accommodations for middle-class families in late 1920s Flat Rock.
3. **Intact Building Form:** Despite material alterations, the two-story form with hipped roof and side wing remains intact and conveys late 1920s substantial residential character.
4. **Historical Significance:** Construction in 1929 places this property at a pivotal historical moment just before the Depression would transform American society and halt residential construction.
5. **Community Stability:** Continued residential use and maintained condition with mid-20th century improvements (decorative porch) demonstrate ongoing role in the residential community.

Factors Supporting Contributing Status:

- Construction during significant late 1920s period (1929)
- Two-story vernacular form with Colonial Revival influences intact
- Hipped roof and side wing configuration preserved
- Vertical proportions and substantial massing maintained
- Detached garage demonstrating original site development
- Decorative aluminum awning with wrought iron scroll posts showing mid-20th century enhancement
- Mature landscaping reinforcing established neighborhood character
- Continued residential use maintaining historical function
- Sufficient integrity in form, design, setting, feeling, and association to convey significance

Factors Affecting Eligibility:

- Vinyl siding covers original exterior wall materials
- Windows have been replaced with vinyl units
- Aluminum awning and wrought iron posts represent later porch modification
- Material alterations preclude individual National Register eligibility
- Significance under Criterion A (community development) rather than Criterion C (architecture)

Assessment: Despite material alterations, the property retains sufficient integrity to contribute to the Flat Rock Historical District under Criterion A. The intact two-story form with hipped roof, preserved side wing, and continued residential use allow the property to convey its significance as late 1920s substantial housing built at the end of the prosperity decade during the early Ford Village Industries period. The property is not recommended for individual National Register eligibility due to compromised material integrity, but it makes a meaningful contribution to the district's representation of late 1920s residential development patterns.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0021_000 Lot# 21 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28545 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0019_000 Lots # 19 and 20 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096237		Long: -83.285421		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1924
Architectural Style	Craftsman/Vernacular cottage
Building Form	1.5-story rectilinear building
Roof Form	Front gable with side wing (L-shaped or cross-gabled)
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal aluminum siding
Foundation Materials	Concrete
Window Materials	Mixed - some original wood with aluminum storm windows; some replacement
Window Type	Double-hung sash windows
Outbuildings	Yes ☒ No ☐
Number/Type:	1 detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1924-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	28545 Sheeks Blvd N						
Historic/Original Owner	Percy and Gertrude Collar						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown (Possibly catalog kit home design)						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1924 Craftsman-influenced vernacular cottage is a 1.5-story residential structure situated on Sheeks Street in Flat Rock. The building represents pre-Village Industries residential development that existed approximately four years before Ford's program began in 1928, demonstrating the established community foundation that attracted Ford's industrial investment. The property exhibits characteristics of Craftsman cottage design popular during the early-to-mid 1920s, featuring a prominent front-facing gable, 1.5-story massing with living space in the upper half-story, and an L-shaped or cross-gabled configuration created by a side wing. A screened porch extends across the front facade providing outdoor living space. The retention of some original wood windows with aluminum storm windows significantly enhances material integrity. A garage structure at the rear documents mid-1920s automobile-era site planning. While the property has undergone aluminum siding replacement, it retains its distinctive front-gabled cottage form, L-shaped massing, mixed original and replacement fenestration including surviving wood windows, screened porch, and overall character that convey its identity as a mid-1920s Craftsman-influenced cottage from the pre-Ford era.

The house exhibits characteristics of Craftsman cottage design that was extremely popular during the 1920s for modest working-class and middle-class housing. The front-gabled orientation creates vertical emphasis on the facade, a common approach for cottage design on standard village lots. The 1.5-story configuration maximizes living space economically, providing full-height rooms on the first floor and finished living space (typically bedrooms) in the upper half-story under the sloped roof. This building form was practical and economical, offering more space than single-story cottages while avoiding the full construction costs of two-story houses.

Front-Gabled Cottage Form with Side Wing: The most distinctive architectural feature is the front-facing gable combined with a side wing that creates an L-shaped or cross-gabled plan. This configuration adds visual interest and complexity to what might otherwise be a simple gabled cottage, creating varied rooflines and asymmetrical massing characteristic of Craftsman design principles. The side wing likely contains additional first-floor living space, kitchen areas, or service rooms, extending the building footprint horizontally while maintaining the prominent front gable as the dominant facade element.

The front gable creates a strong vertical emphasis and provides the characteristic cottage profile that was popular during the 1920s. The gable end facing the street typically contains windows providing light to upper-story bedrooms or living spaces, making functional use of the 1.5-story height. The varied roof forms created by the front gable and side wing demonstrate typical 1920s cottage design that valued picturesque, informal compositions over rigid symmetry.

The roof is covered with asphalt shingles, a standard economical roofing material for buildings of this period and type. The multiple roof planes created by the gabled sections add visual complexity and shadow patterns that enhance the building's architectural character.

Screened Porch - Period Feature: A screened porch extends across the front facade, providing outdoor living space sheltered from insects while maintaining visual connection to the street. The screened porch may be original to the c. 1924 construction or may represent enclosure of an originally open porch—both common patterns during the 1920s-1950s period. Screened porches were extremely popular in Michigan as they allowed comfortable outdoor living during warm summers. The porch's full-width configuration creates welcoming residential character and demonstrates the importance of outdoor living spaces in mid-1920s housing design.

Whether original as screened or a later enclosure of an open porch, this feature represents typical residential evolution during the district's period of significance and contributes to the property's c. 1920s-era residential character.

The exterior walls are currently clad in aluminum siding, which represents a replacement of the original wall cladding that would have been present at construction. Given the c. 1924 construction date and Craftsman cottage style, the original exterior was most likely wood clapboard or possibly wood shingles, both common materials for 1920s bungalow and cottage construction. The aluminum siding impacts material integrity, though it maintains horizontal lapped patterns characteristic of original cladding. The underlying form, L-shaped massing, and varied rooflines remain intact beneath the replacement siding.

Mixed Fenestration - Retention of Original Wood Windows: A particularly significant feature for integrity assessment is the property's mixed fenestration, which includes both original wood windows with aluminum storm windows and some replacement units. The retention of original wood windows is noteworthy and enhances the property's material integrity substantially compared to properties where all windows have been replaced.

The original wood windows with aluminum storm windows represent authentic preservation of c. 1924 window construction, proportions, and craftsmanship. The aluminum storm windows, while additions themselves, demonstrate period-appropriate mid-to-late 20th century weatherization practices and actually protected the original wood windows from weather deterioration, contributing to their survival. The presence of these original wood windows provides important physical evidence of mid-1920s residential fenestration and construction methods.

The mixed fenestration—combining retained original wood windows with some updated replacements—documents the property's evolution over time and represents typical residential maintenance patterns where windows are replaced

gradually as needed rather than all at once. This selective replacement pattern is common in working-class neighborhoods and provides insight into how properties evolve during decades of continuous residential use.

The windows appear to be double-hung units typical of 1920s cottage construction, possibly with multi-light upper sashes or divided lights reflecting Craftsman design influences. The survival of original windows with their period-appropriate proportions and materials provides valuable documentation of c. 1924 cottage fenestration character.

The foundation is concrete block construction, typical of mid-1920s residential building practices. Concrete block had become standardized for residential foundations by the 1920s, representing modern construction methods of the period. The visible foundation creates definition between base and walls.

A garage structure is located at the rear of the property, providing vehicle storage and reflecting the integration of automobile accommodation into 1920s residential planning. By 1924, garages were becoming increasingly standard features of new residential construction, documenting automobile ownership's transition from luxury to necessity for middle-class families. The garage placement at the rear of the lot represents typical mid-1920s site planning when detached rear garages were standard.

The building's 1.5-story massing creates a vertical cottage profile that distinguishes this property from single-story bungalows while maintaining modest scale appropriate to working-class housing. The L-shaped configuration created by the front-gabled main section and side wing provides varied building mass and adds architectural interest through asymmetrical composition.

The building's setting on Sheeks Street maintains the residential character of pre-Ford era neighborhood development. The property continues to function as a single-family residence, maintaining its original use and relationship to the surrounding community. A mature tree in the front yard and established landscaping contribute to the property's character and the residential streetscape.

Despite the replacement of original siding, the property retains important aspects of integrity including location, design, partial workmanship (through retained wood windows), setting, feeling, and association. The distinctive front-gabled cottage form with side wing, the 1.5-story massing, the L-shaped configuration, the retention of some original wood windows with aluminum storm windows, the screened front porch, and the overall building scale and proportions remain intact. These retained features allow the property to continue conveying its identity as a mid-1920s Craftsman-influenced cottage from the pre-Ford era.

Character-defining features include the front-gabled cottage form creating vertical emphasis, the 1.5-story massing with living space in upper half-story, the L-shaped configuration created by side wing, the varied rooflines from multiple gables, the retention of some original wood windows with aluminum storm windows documenting authentic 1920s fenestration, the screened front porch providing outdoor living space, the overall cottage scale and proportions typical of mid-1920s working-class housing, and the garage at rear of property documenting mid-1920s automobile-era site planning.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1929, Percy Collar and family were living at 708 Sheeks Blvd. In 1930, Percy and Gertrude Collar were living at 28545 Sheeks.[1] Percy Collar was employed as a carpenter.[2] In 1939, Percy and Gertrude Collar and family were living at 28545 Sheeks.[3] In 1940, Percy and Gertrude Collar and daughter were living at 28545 Sheeks Blvd., and Percy Collar was employed

[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1929) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, p. 217 (stamped), enumeration district (ED) 82-880, sheet 1-A, dwelling 433, family 1, Leland Alexander Family; NARA microfilm publication T626, roll 1030; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?view=explore: Jul 15, 2025), image 439 of 1148; United States. National Archives and Records Administration. Image Group Number: 004951268.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

as an operator for an electrical sub station.[4] In 1962, Elton Lange and Percy D. Collar resided at 28545 Sheeks.[5] In 1963, Paul Allen resided at 28545 Sheeks.[6] In 1974, Paul and Ruth Allen resided at 28545 Sheeks.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1924 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Industry**. The property's c. 1924 construction date—approximately four years before Ford's Village Industries plant opened in Flat Rock—places it among the pre-existing residential development that established the community foundation Ford would later build upon. The front-gabled cottage form with side wing represents typical mid-1920s Craftsman-influenced modest residential construction. The retention of some original wood windows with aluminum storm windows significantly enhances material integrity and provides authentic physical evidence of 1920s construction. While the main house has experienced aluminum siding replacement, it retains sufficient integrity of design, partial workmanship, location, setting, feeling, and association—substantially enhanced by retained original windows and distinctive cottage form—to contribute meaningfully to the district's significance as part of the pre-Ford residential fabric that characterized Flat Rock before the Village Industries transformation.

Criterion A - Community Planning and Development and Industry:

Pre-Village Industries Foundation: Built circa 1924, approximately four years before Ford opened the Flat Rock Village Industries plant in 1928, this cottage represents the established residential community that existed before Ford's arrival. The property demonstrates that Flat Rock was a functioning community with quality housing stock before the Village Industries program began. This pre-existing residential development provided the community infrastructure and housing base that supported Ford's subsequent industrial investment.

The c. 1924 construction date places this property at the very beginning of the district's 1920-1975 period of significance, representing Flat Rock's character immediately before the industrial transformation. Properties from this pre-1928 period illustrate what the community was like before becoming part of Ford's decentralized manufacturing experiment.

Craftsman Cottage Typology: The front-gabled cottage form with side wing represents a common and popular housing type during the 1920s. The 1.5-story configuration provided practical, economical housing for working-class and middle-class families, maximizing living space while controlling construction costs. The L-shaped plan created by the side wing demonstrates typical cottage design that valued varied massing and functional space organization.

The Craftsman influences in the design reflect the dominance of bungalow and cottage styles during the 1920s, showing Flat Rock's participation in national residential architecture trends. The modest scale and straightforward construction methods represent the type of practical, affordable housing that characterized small-town development during the 1920s.

Retained Original Wood Windows - Enhanced Material Integrity: The survival of some original wood windows with aluminum storm windows significantly enhances this property's integrity. These retained windows provide authentic physical evidence of c. 1924 residential construction and are increasingly rare as most properties have undergone complete window replacement. The aluminum storm windows demonstrate period weatherization practices and contributed to the wood windows' preservation.

Integrity Assessment: The replacement of original siding with aluminum represents a material alteration. However, the property retains its essential form as a front-gabled cottage with side wing, its 1.5-story massing, its L-shaped configuration, some original wood windows, and its overall spatial relationships. The property maintains integrity of location, design (cottage form), workmanship (retained windows), setting, feeling, and association.

Contributing Status Justification: Within the Flat Rock Historical District's 1920-1975 period of significance, this property contributes valuable evidence of pre-1928 residential development. The c. 1924 construction date, front-gabled cottage

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6B, dwelling 112, family ,Percy & Gertrude Collar and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWM2?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 16 of 1034; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

form, partially retained original windows, and typical mid-1920s cottage design make it a valuable component of the district's representation of pre-Village Industries community character.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.
Reasons Supporting Contributing Status:

1. **Pre-Village Industries Construction:** Built c. 1924, four years before Ford's plant opened, representing established community before Village Industries.
2. **Craftsman Cottage Form:** Front-gabled 1.5-story cottage with side wing represents typical mid-1920s residential construction.
3. **Retained Original Wood Windows:** Survival of some original windows with aluminum storms provides authentic c. 1924 material evidence.
4. **L-Shaped Configuration:** Side wing creates varied massing typical of Craftsman cottage design.
5. **Screened Porch:** Front porch provides period outdoor living feature.
6. **Community Foundation:** Represents pre-Ford residential development

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0019_000 Lots # 19 and 20 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28553 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0018_000 Lot# 18 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095672		Long: -83.285455		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1973
Architectural Style	Craftsman Bungalow/Arts and Crafts
Building Form	2-Story rectilinear building
Roof Form	Cross-gabled with multiple dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Wood siding with shingle accents
Foundation Materials	Concrete; brick porch supports
Window Materials	Wood (original); some vinyl replacement
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	N/A				
Period(s) of Significance	N/A				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☐ Association ☐
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):	
****Altered:	This 1973 Bungalow, though a lovely home, has been heavily altered.				
Current/Common Name	28553 Sheeks Blvd.				
Current Building Use	Single Family Residence				
Builder/Contractor	Niefert				

Survey Date	9 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28553 Sheeks Blvd. presents as a two-story Craftsman. The building exhibits sophisticated Arts and Crafts massing with cross-gabled roof configuration and prominent covered front porch. **This building is a 1973 Bungalow that has been heavily altered into the Craftsman Style home it is today.**

The building features a complex cross-gabled roof system with multiple dormers that creates substantial interior space while maintaining the characteristic Craftsman silhouette. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in Arts and Crafts architecture. The cross-gabled configuration with multiple dormers demonstrates the sophisticated design approaches that characterized substantial Craftsman architecture, providing ample family living space while maintaining the architectural character.

The exterior walls demonstrate a combination of horizontal wood siding with decorative shingle accents that reflect quality material standards. The mixed material treatment provides authentic Arts and Crafts appearance and textural variety that was central to advanced Craftsman design philosophy. The material combination creates visual interest while maintaining the architectural character.

The window arrangement demonstrates the sophisticated approach to fenestration that characterized advanced Craftsman design, with a combination of double-hung and casement windows arranged in systematic patterns that maximize natural light while maintaining the vertical emphasis and varied composition valued in substantial two-story residential architecture.

The front porch represents a significant architectural feature that enhances the building's community character and Craftsman identity, with substantial brick supports and generous proportions that create both functional outdoor living space and architectural distinction. The porch demonstrates the emphasis on community interaction and outdoor living that characterized advanced Craftsman residential design

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, mature shade trees providing substantial canopy, and maintained foundation landscaping that integrate the building with its residential setting while reflecting the development of the Sheeks Blvd. neighborhood as part of the foundational Village Industries residential expansion during the early 1920s. The landscape design demonstrates the community character that characterized successful residential neighborhoods during the foundational period of Flat Rock's transformation.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

This home belonged to Richard Neifert and family until January 2007.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28553 Sheeks Blvd. is **not recommended as eligible** for listing in the National Register of Historic Places as a contributing resource to the Flat Rock Historic District due to severely compromised integrity resulting from extensive alterations, additions, and contemporary modifications that fundamentally eliminate its ability to convey its historical significance as part of Flat Rock's post-war residential development during the late period of significance (1920-1975).

Evaluation of Integrity

The property demonstrates severely compromised integrity across all seven aspects of the criteria required for National Register eligibility, fundamentally eliminating its ability to convey its historical significance and authentic 1940s residential character.

Location and Setting: While the house retains its original location on Sheeks Blvd, the extensively altered building configuration compromises the setting's authenticity. The substantial additions and modifications affect the building's relationship to its original residential context and eliminate the ability to understand the community planning patterns that characterized immediate post-war development.

Design: Design integrity has been fundamentally compromised by extensive additions and modifications that eliminate the essential characteristics of 1970s residential architecture. The complex multi-level configuration, varied rooflines, and

[1] City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search parcel # 58 094 04 0018 000; citing records held by the City of Flat Rock.

contemporary building volumes create a composition that bears no resemblance to typical post-war residential design. The original building form, proportional relationships, and architectural character have been completely obscured by the cumulative modifications, preventing any meaningful understanding of 1970s residential planning or design principles.

Materials: Material integrity is severely compromised due to the extensive contemporary siding treatments and brick facing that eliminates all evidence of original 1970s construction materials and techniques. The material replacements and modifications represent such extensive alteration that the building cannot demonstrate historical construction methods or material authenticity.

Workmanship: Original 1973 workmanship has been completely obscured by extensive contemporary modifications, additions, and material replacements. The complex additions and alterations demonstrate modern construction methods that overwhelm and eliminate any evidence of original building techniques, preventing any meaningful understanding of historical construction practices or residential building standards from the immediate post-war period.

Setting: The building's dramatically altered configuration, extensive additions, contemporary site modifications, and modern landscaping severely compromise setting integrity. The current building composition creates a relationship to the site and neighborhood that completely contradicts the original 1970s residential development patterns or the community planning principles that characterized post-war suburban expansion in Flat Rock.

Feeling and Association: The extensive alterations fundamentally eliminate the property's ability to convey any authentic post-war residential character or historical associations with Flat Rock's development during the immediate post-war period. The contemporary additions, modified building configuration, and altered site relationships create an appearance that represents modern residential development rather than historical housing from the early 1970s. The building can no longer effectively communicate any historical associations with the community's post-war suburban development.

Impact of Cumulative Alterations

The combination of extensive additions, material replacements, modified building configuration, altered rooflines, contemporary site modifications, and modern amenities represents cumulative alterations so comprehensive that they create an entirely different building than the original 1973 construction. These modifications eliminate any meaningful connection to the community development themes, residential patterns, or architectural character that define the district's significance during the post-war period.

The alterations are so extensive that they prevent the building from representing any aspect of its historical period, architectural significance, or association with Flat Rock's post-war suburban development patterns.

Temporal Significance vs. Physical Reality

While the 1973 construction date would place this property within the phase of Flat Rock's late period of significance representing late post-war residential development, the extensive physical alterations completely eliminate its ability to authentically convey this historical importance. The temporal significance is entirely negated by the fundamental integrity compromises that prevent any effective historical representation or meaningful contribution to understanding the district's development patterns.

Recommendation

The property at 28553 Sheeks Blvd. is **definitively not recommended as a contributing resource** to the Flat Rock Historic District and should be classified as a **non-contributing resource** due to severely compromised integrity that completely eliminates its ability to convey its historical significance as part of Flat Rock's post-war residential development during the late period of significance. The cumulative impact of extensive additions, complete architectural modification, contemporary material replacement, and fundamental design alterations.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search parcel # 58 094 04 0018 000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28563 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0017_000 Lot# 17 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095544		Long: -83.285466		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1924
Architectural Style	Colonial Revival/Cape Cod
Building Form	1.5-Story rectilinear building
Roof Form	Front-gabled with shed dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal Aluminum siding, painted blue
Foundation Materials	Concrete
Window Materials	Wood (original); some vinyl replacement
Window Type	Double-hung sash
Outbuildings	Yes ☒ / No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1924-1975 (Later Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	28563 Sheeks Blvd N						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28563 Sheeks Street presents as a one-and-one-half story Colonial Revival dwelling that exemplifies the foundational residential architecture of the mid-1920s, representing the immediate phase of residential development that served Flat Rock's expanding industrial workforce during the early years of the Late Period of Significance following Henry Ford's Village Industries establishment. The building exhibits characteristic Cape Cod styling with front-gabled roof configuration and shed dormer that demonstrates the architectural quality and traditional design approaches that characterized residential development when Flat Rock was rapidly transforming from a rural mill town into a suburban-industrial center. The structure demonstrates the modest yet well-designed residential architecture that attracted working families to Flat Rock during the community's foundational expansion following the success of the Headlamp Plant, reflecting the housing solutions that served skilled workers and their families who valued both architectural character and traditional design within the developing suburban-industrial community.

This building exhibits numerous characteristics that strongly suggest it is a catalog kit home from companies such as Sears, Montgomery Ward, Aladdin, or other mail-order suppliers that were experiencing peak popularity during the mid-1920s. The standardized Colonial Revival proportions, efficient floor plan organization evident in the systematic facade composition, characteristic Cape Cod styling with traditional detailing, and quality construction methods reflect the design principles that catalog home companies used to provide attractive residential architecture with Colonial character at accessible price points. The building's overall composition, particularly the front-gabled roof configuration with functional dormer and the systematic fenestration pattern, are consistent with popular catalog home models that emphasized traditional Colonial Revival character while maintaining construction efficiency and economic accessibility during the foundational years of the 1920s.

The building features a front-gabled roof system with a prominent shed dormer that provides additional interior space while maintaining the characteristic Cape Cod silhouette that defined quality Colonial Revival residential architecture during the mid-1920s. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in Colonial Revival architecture. The front-gabled configuration with dormer demonstrates the efficient design approaches that characterized both practical Colonial Revival architecture and catalog home construction, providing functional upper-level space while maintaining traditional architectural character and construction economy appropriate to Village Industries employment.

The exterior walls demonstrate horizontal aluminum siding over wood construction painted in blue that reflects the quality material standards and traditional design preferences that characterized middle-class residential construction during the mid-1920s. The consistent white siding provides authentic Colonial Revival appearance and textural continuity that was central to traditional residential design philosophy while demonstrating the standardized material approaches that characterized catalog home construction. The siding provides clean, traditional residential appearance while maintaining the construction quality that characterized catalog home models during the foundational period of mail-order housing popularity.

The window arrangement demonstrates the systematic approach to fenestration that characterized both practical Colonial Revival design and catalog home construction, with windows arranged in regular configurations that maximize natural light while maintaining the balanced composition and traditional proportions valued in Colonial Revival architecture. The windows appear to include double-hung configurations with traditional proportions that create visual harmony while reflecting the practical design principles that catalog companies used to create attractive, functional homes through standardized but quality components. The prominent front window grouping provides enhanced natural light while maintaining the architectural character that distinguished quality residential design.

The front entrance is accessed through a modest covered entry area with traditional Colonial Revival detailing that provides weather protection while maintaining the economical construction approaches valued in catalog home design during the mid-1920s. The entrance demonstrates the practical design solutions that characterized both efficient Colonial Revival architecture and catalog home construction, providing functional access while maintaining architectural character through simplified but quality traditional detailing appropriate to working families seeking accessible homeownership.

The covered front porch with its simple posts and traditional detailing demonstrates the continuation of Colonial Revival residential amenities adapted to catalog home design efficiency, providing outdoor living space that enhances the relationship between interior and exterior areas while maintaining the traditional character that distinguished quality residential development. The porch reflects the design approaches that characterized catalog home construction when companies were providing traditional architectural character through efficient construction methods and standardized components.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, mature shade trees providing substantial canopy, and maintained foundation landscaping that integrate the building with its residential setting

while reflecting the development of the Sheeks Street neighborhood as part of the foundational Village Industries residential expansion during the mid-1920s. The landscape design demonstrates the community character that characterized successful catalog home neighborhoods during the foundational period of Flat Rock's transformation.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1931, Buhl Wales owned Lot 17 and in 1939, Fred Ernest owned Lot 17 in the Gordon-Dale Sub.[1] In 1939, William and Audrey Cooke and family were living at 28563 Sheeks.[2] In 1940, Robert and Ruth Young were living at 28563 Sheeks Blvd., and Robert Young was employed as a foreman for the railroad.[3] In 1950, John and Florence Becker resided at 28563 Sheeks; and John Becker worked as laborer at steel casting.[4] In 1962, John Becker resided at 28563 Sheeks.[5] In 1970, David R. Segur resided at 28563 Sheeks.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28563 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the mid-1920s residential development that demonstrated the immediate success of Henry Ford's Village Industries model, and under Criterion C: Architecture for its significance as a catalog kit home with Colonial Revival features that provided accessible quality housing solutions with traditional architectural character for Flat Rock's expanding industrial workforce during the foundational years of the Early Period of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This circa 1924 Colonial Revival catalog home represents the foundational residential development that demonstrated the immediate success of Henry Ford's Village Industries model in attracting working families to Flat Rock during the critical early years following the December 1922 establishment of the Headlamp Plant, when the community was rapidly transforming from a rural mill town into a suburban-industrial center through systematic residential development that provided essential housing solutions for the expanding workforce. The property embodies the catalog home construction that served the skilled and semi-skilled workforce that had been attracted by the employment opportunities created through the Headlamp Plant and Village Industries program, showing how standardized residential construction provided crucial housing solutions that enabled rapid community growth while offering accessible homeownership opportunities for working families seeking to establish themselves in the emerging industrial community.

The significance of this property as a catalog kit home with Colonial Revival features demonstrates the role of mass-produced housing in enabling rapid suburban development that supported industrial growth during the foundational years of the 1920s while maintaining architectural integrity and traditional design quality. Catalog homes represented crucial innovation in American residential construction, making quality Colonial Revival architectural design accessible to working families while enabling the rapid development of suburban communities that supported industrial expansion. The 1924 construction date places this property within the immediate development phase following the Headlamp Plant establishment, when Flat Rock was demonstrating the immediate success of Henry Ford's Village Industries model through rapid residential development that utilized efficient housing solutions.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 127; citing entry for Buhl Wales; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 211, entries for Fred Ernest; held by Brownstown Township Historical Society.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6B, dwelling 111, family ,Robert & Ruth Young ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWM2?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 16 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 23, dwelling 241, for John & Florence Becker ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59D9-1?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 24 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Architectural Significance Under Criterion C: Architecture

This Colonial Revival catalog home demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of catalog kit home construction that represents the democratization of quality residential architecture during the mid-1920s, when mass-produced housing enabled working families to achieve homeownership in dwellings that combined traditional Colonial Revival design with construction efficiency and economic accessibility. The standardized proportions, efficient floor plan organization, and quality traditional detailing illustrate the architectural sophistication and construction innovation that distinguished catalog home development during the foundational period of American suburban expansion.

The building represents an excellent example of the architectural achievement that characterized catalog home construction during the mid-1920s, when companies were successfully adapting traditional Colonial Revival styles to mass production methods while maintaining design quality and architectural character that reflected the aspirations and lifestyle expectations of working families. The Colonial Revival styling and construction quality demonstrate the architectural standards and traditional character that made catalog homes attractive alternatives to custom residential construction while enabling rapid suburban development during the foundational Village Industries period.

Catalog Home Assessment

Professional analysis strongly indicates this property is a catalog kit home based on multiple architectural and construction characteristics typical of mid-1920s mail-order housing. The standardized Colonial Revival proportions, systematic fenestration patterns, efficient floor plan organization evident in the facade composition, and quality construction methods are consistent with catalog home design principles that emphasized traditional architectural character combined with construction efficiency. The building exhibits the characteristic balance of architectural quality and construction economy that distinguished successful catalog home models during the foundational period of mail-order housing popularity.

The architectural details, including the front-gabled roof with dormer configuration, entrance treatment, window arrangements, and overall proportioning, match design approaches used by major catalog home companies to provide attractive Colonial Revival character while maintaining the standardized construction methods that made catalog homes economically accessible to working families. The systematic organization of architectural elements and quality traditional detailing are particularly characteristic of catalog home design that sought to provide Colonial Revival character through efficient construction approaches. Further research into specific catalog company records may identify the exact model and manufacturer, but the architectural evidence strongly supports identification as a catalog kit home that contributed to Flat Rock's foundational residential development during the initial Village Industries expansion.

Evaluation of Integrity

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical and architectural significance as a catalog kit home that served Flat Rock's foundational residential development during the early years of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Street within the neighborhood that developed specifically to accommodate the residential expansion that followed Henry Ford's industrial establishment. The suburban setting preserves the community planning patterns that characterized the foundational suburban-industrial development while maintaining the residential context that supported catalog home construction during the early 1920s.

Design: The property exhibits excellent design integrity in its Colonial Revival catalog home characteristics, including the one-and-one-half story massing, front-gabled roof configuration with functional dormer, systematic fenestration, and traditional architectural details that distinguished catalog home construction during the mid-1920s. The building maintains the essential catalog home design characteristics that made it representative of the mass-produced housing solutions that provided quality Colonial Revival character while enabling foundational residential development in Flat Rock.

Materials: The building aluminum over wood siding construction and essential architectural elements that demonstrate the practical material approaches that characterized catalog home development during the mid-1920s. The materials preserve the Colonial Revival character and architectural integrity that reflected the construction standards appropriate to housing that served Flat Rock's expanding workforce while maintaining traditional architectural quality.

Workmanship: The construction demonstrates the standardized building techniques and quality control that characterized catalog home construction, reflecting the construction efficiency and architectural integrity that made catalog homes attractive to working families while enabling rapid residential development appropriate to foundational industrial expansion.

Feeling and Association: The property conveys the mid-1920s suburban-industrial character that characterized Flat Rock's foundational residential development, maintaining associative connections to the democratization of quality homeownership and the practical housing solutions that enabled rapid community growth while preserving its connection to the architectural integrity and traditional character that served the expanding workforce during the foundational Village Industries transformation.

SHPO Compliance and Recommendation

The property at 28563 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the mid-1920s residential development that demonstrated the

immediate success of Henry Ford's Village Industries model and its significance as a catalog kit home that provided innovative, accessible housing solutions with Colonial Revival architectural character for Flat Rock's expanding industrial workforce during the foundational years of the Early Period of the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's rapid transformation through industrial development and efficient housing solutions, including the important role of catalog homes in democratizing quality residential architecture for working families during the foundational Village Industries expansion.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0017_000 Lot# 17 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28605 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0016_000 Lot# 16 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095404		Long: -83.285483		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1923	
Architectural Style	Dutch Colonial Revival	
Building Form	1.5-Story rectilinear building	
Roof Form	Gambrel	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal vinyl siding	
Foundation Materials	Concrete	
Window Materials	Mixed - some original wood with leaded glass, some vinyl replacement	
Window Type	Double-hung windows, some with decorative leaded glass	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1923-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	28605 Sheeks Blvd N						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1923 Dutch Colonial Revival residence is a 1.5-story dwelling situated on Sheeks Boulevard in Flat Rock. The building represents early 1920s residential development during the initial Ford Village Industries period and demonstrates the Dutch Colonial Revival style that was popular for middle-class housing in the 1920s. The property exhibits characteristics consistent with possible catalog home construction.

The house exhibits the defining characteristic of Dutch Colonial Revival architecture: a gambrel roof with its distinctive double-slope design on each side. The gambrel roof maximizes interior space in the upper story while creating the characteristic profile that distinguishes this style and makes it immediately recognizable. The broad, sweeping rooflines of the gambrel form create dramatic visual impact and provide the building's most significant architectural distinction. The roof is covered with asphalt shingles and features contrasting dark trim that emphasizes the roof lines. A small chimney rises from the roof slope.

The exterior walls are clad in vinyl siding painted in a light yellow/cream color that covers the original exterior materials. The siding is trimmed with contrasting dark (black or dark green) trim around windows and at corners, creating a crisp, well-maintained appearance. While the vinyl siding obscures original wall materials, the building's distinctive gambrel roof form—the defining feature of Dutch Colonial Revival architecture—remains completely intact and immediately identifies the architectural style.

A particularly significant feature is the retention of some original wood windows with decorative leaded glass. These original windows represent exceptional material preservation and provide authentic architectural detailing characteristic of quality 1920s residential construction. The leaded glass windows add visual interest and craftsmanship that elevate this property beyond houses where all original windows have been replaced. The presence of original leaded glass windows suggests this was quality construction, possibly a catalog home from a company like Sears, Aladdin, or Gordon-Van Tine that offered leaded glass as an upgrade option. Some windows have been replaced with vinyl units, but the retention of original leaded glass examples provides important material evidence of the building's 1923 construction quality.

The front elevation features a covered entry porch with simple columns and railings that provides shelter at the entrance. The porch demonstrates Dutch Colonial design principles emphasizing welcoming entries and outdoor living spaces. A side addition or wing extends from the main block, creating an L-shaped or irregular footprint that adds architectural complexity.

The windows are arranged in varied groupings including single units, paired windows, and groups of three or more, creating visual interest and providing natural light. The original leaded glass windows feature decorative patterns in the upper sash that add artistic character and demonstrate the craftsmanship available in 1920s residential construction. The mixed window treatment—some original wood with leaded glass, some vinyl replacement—creates a transitional condition where significant original materials coexist with modern updates.

The property benefits from mature landscaping including substantial street trees that provide canopy coverage and frame the house. Foundation plantings and well-maintained lawn demonstrate ongoing care and create an attractive residential setting.

A detached garage in the rear yard provides vehicle storage and demonstrates typical residential site development for properties of this period. The garage's rear placement preserves the residential character of the front yard.

The building exhibits characteristics consistent with catalog home construction including standardized proportions, efficient planning, and the use of quality materials (evidenced by leaded glass windows) that were commonly offered as catalog home features. Companies like Sears, Roebuck and Company, Aladdin, and Gordon-Van Tine offered Dutch Colonial Revival models with gambrel roofs and leaded glass windows as popular options in their 1920s catalogs.

Character-defining features include the gambrel roof (the most significant architectural element), the 1.5-story Dutch Colonial form, the retention of some original wood windows with decorative leaded glass (exceptional material preservation), the covered front porch, the contrasting trim creating visual definition, and the overall Dutch Colonial Revival character that reflects early 1920s residential design and possible catalog home construction.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931, W. K. Collins owned Lot 16 and in 1939, Chris Vlachoe owned Lot 16 in the Gordon-Dale Sub.[1] In 1939, Thomas and Chresa Charkas and family were living at 28605 Sheeks.[2] In 1940, Burt and Maud Neese and family were living at 28605 Sheeks Blvd., and Burt Neese was employed as a car repairer for an oil refinery.[3] In 1950, John and Helene Barnes resided at 28605 Sheeks; and John Barnes worked as superintendent at a public school.[4] In 1962, Captain John W. Jones resided at 28605 Sheeks.[5] In 1970, Yves A. Brule resided at 28605 Sheeks.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1923 property is recommended as **Contributing to the Flat Rock Historical District** with potential for **Individual Eligibility** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents significant early 1920s residential development during the initial Ford Village Industries period, demonstrates distinctive Dutch Colonial Revival architecture, and exhibits characteristics consistent with catalog home construction. The retention of some original wood windows with decorative leaded glass provides exceptional material evidence of 1920s construction quality.

Criterion A - Community Planning and Development: Built in 1923, this house represents residential development during the crucial early years of Ford's Village Industries program when the community was beginning its transformation from a small town to an industrial center. The 1923 construction date places the property among the earliest Village Industries period development, demonstrating the residential building activity that accompanied Ford's industrial investment in Flat Rock.

The possible catalog home origin connects this property to significant 1920s housing delivery systems that transformed American residential construction. Catalog homes represented modern, efficient housing procurement that made quality design accessible beyond custom architectural services. Companies like Sears, Roebuck and Company, Aladdin, and Gordon-Van Tine revolutionized housing by offering pre-designed plans and pre-cut materials delivered by railroad, enabling rapid construction of well-designed homes at reasonable costs. The Dutch Colonial Revival style was among the most popular catalog home designs offered in the 1920s, and the presence of leaded glass windows suggests this may have been a higher-quality catalog model with optional upgrades.

The Dutch Colonial Revival style represents quality middle-class housing that was popular and accessible to families with moderate means during the 1920s. The gambrel roof form provided maximum living space in the upper story while maintaining a compact footprint, making this an efficient and practical house type for growing families.

Criterion C - Architecture: The property represents a distinctive example of Dutch Colonial Revival architecture with the defining gambrel roof form providing exceptional architectural distinction. The gambrel roof is the single most important character-defining feature of Dutch Colonial Revival architecture and remains completely intact, immediately identifying the building's architectural style and 1920s construction period.

The retention of some original wood windows with decorative leaded glass represents exceptional material preservation that is extremely rare. Most houses from this period have had all original windows replaced, making the survival of original leaded glass windows architecturally significant. These windows demonstrate the quality construction and craftsmanship available in 1920s residential building and provide authentic material evidence of the property's original character. The leaded glass patterns add artistic distinction and represent skilled glazier work characteristic of quality housing.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 127; citing entry for W.K. Collins; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 211, entries for Chris Vlachoe; held by Brownstown Township Historical Society.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6B, dwelling 110, family ,Burt & Maud Neese and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWM2?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 16 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 76, dwelling 242, for John & Helene Barnes ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FV-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 54 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The possible catalog home origin adds architectural significance by connecting this property to innovative housing delivery systems that democratized quality residential design. Catalog homes represent an important building type that combined professional design with efficient production, creating houses that were both well-designed and affordable.

Gambrel Roof Significance: The gambrel roof is the property's most significant architectural feature and the defining characteristic of Dutch Colonial Revival style. This distinctive roof form remains completely intact and provides the building's primary visual identity. The gambrel roof is highly visible from the public right-of-way and immediately communicates the building's architectural style and 1920s construction date.

Original Leaded Glass Windows: The retention of some original wood windows with decorative leaded glass represents exceptional material preservation. These windows provide authentic architectural detailing and demonstrate quality 1920s construction. The leaded glass patterns add visual interest and craftsmanship that distinguish this property. The survival of original windows is extremely rare and adds significant architectural value.

Possible Catalog Home: The building exhibits characteristics consistent with catalog home construction including standardized Dutch Colonial Revival form, efficient planning, and quality materials (leaded glass windows) commonly offered by catalog companies. Sears, Aladdin, and Gordon-Van Tine all offered popular Dutch Colonial models in their 1920s catalogs. Catalog home origin would enhance significance by connecting the property to important housing history.

Early Village Industries Period: The 1923 construction date places this property among the earliest Village Industries period development when Flat Rock was experiencing initial growth and establishing residential neighborhoods to support the industrial workforce.

Integrity Assessment

While this property has experienced alterations (vinyl siding, partial window replacement), it retains substantial integrity to convey its significance under both Criterion A (Community Planning and Development) and Criterion C (Architecture).

Location: ☑ RETAINED - The property remains on its original site on Sheeks Boulevard, maintaining its relationship to the surrounding neighborhood and street pattern.

Design: ☑ RETAINED - The Dutch Colonial Revival form with gambrel roof remains completely intact. The 1.5-story massing, covered front porch, and overall building composition continue to express the property's original 1923 design intent and Dutch Colonial Revival character. The gambrel roof form is the defining design element and is preserved.

Setting: ☑ RETAINED - The property maintains its residential setting within the historic Flat Rock neighborhood, surrounded by other period residences and enhanced by mature street trees. The detached garage in the rear yard preserves typical site development patterns.

Materials: ☑ SUBSTANTIALLY RETAINED - The gambrel roof form (the most significant architectural material/element) remains completely intact. Critically, some original wood windows with decorative leaded glass survive, providing exceptional material preservation and authentic architectural detailing. While vinyl siding has replaced original wall materials and some windows have been replaced, the retention of original leaded glass windows represents significant material integrity that is extremely rare. The coexistence of original and replacement windows demonstrates a transitional condition where important historic fabric survives alongside modern updates.

Workmanship: ☑ RETAINED - The gambrel roof construction demonstrates quality 1920s craftsmanship. The surviving original leaded glass windows represent skilled glazier work and demonstrate the quality construction characteristic of better-grade housing or catalog homes with upgraded features. The decorative leaded glass patterns show artisan craftsmanship typical of 1920s residential construction.

Feeling: ☑ RETAINED - The property continues to evoke the sense of 1920s Dutch Colonial Revival middle-class housing. The distinctive gambrel roof profile is immediately recognizable and conveys the building's historical character and architectural style. The original leaded glass windows reinforce the 1920s construction date and period character.

Association: ☑ RETAINED - The property maintains its direct association with early 1920s residential development in Flat Rock during the initial Ford Village Industries period. Possible catalog home origin connects the property to innovative 1920s housing delivery systems. Continued single-family residential use preserves the property's historical function.

Overall Integrity Conclusion:

The property retains substantial integrity in all 7 aspects. The **gambrel roof form**—the single most important character-defining feature of Dutch Colonial Revival architecture—remains completely intact. The **retention of some original wood windows with decorative leaded glass** provides exceptional material preservation that is extremely rare and significantly enhances the property's integrity.

The National Register recognizes that properties may undergo alterations while retaining sufficient integrity to convey their significance. In this case, the complete retention of the gambrel roof combined with the exceptional preservation of original leaded glass windows substantially offsets the vinyl siding and partial window replacement. The gambrel roof alone

is sufficient to identify the building as Dutch Colonial Revival, and the original leaded glass windows provide authentic material evidence of 1920s construction quality that most comparable properties have lost.

The property's ability to convey its significance is strongly supported by:

- Complete retention of gambrel roof form
- Exceptional preservation of some original wood windows with decorative leaded glass
- Maintained 1.5-story Dutch Colonial massing
- Preserved covered front porch
- Characteristics consistent with possible catalog home construction
- Mature street trees reinforcing established neighborhood character
- Detached garage demonstrating original site development
- Continued residential use maintaining historical function

The vinyl siding, while compromising some material integrity, does not prevent the property from conveying its significance. The gambrel roof and original leaded glass windows remain the dominant and most significant features, providing sufficient architectural distinction and material authenticity to support both district contribution and potential individual eligibility.

Therefore, the property retains substantial integrity to meet National Register standards for both district contribution and potential individual eligibility under Criteria A and C.

Recommendation: CONTRIBUTING (WITH POTENTIAL INDIVIDUAL ELIGIBILITY)

This property is recommended as CONTRIBUTING to the Flat Rock Historical District with potential for Individual Eligibility.

Reasons Supporting Contributing and Potential Individual Eligibility:

1. **Gambrel Roof Form:** The distinctive gambrel roof—the defining feature of Dutch Colonial Revival architecture—remains completely intact and provides exceptional architectural distinction.
2. **Original Leaded Glass Windows:** The retention of some original wood windows with decorative leaded glass represents exceptional and extremely rare material preservation that provides authentic 1920s architectural detailing.
3. **Early Village Industries Period:** Built in 1923 during the initial Ford Village Industries period, representing early residential development accompanying Ford's industrial investment.
4. **Possible Catalog Home:** Exhibits characteristics consistent with catalog home construction, connecting the property to significant 1920s housing delivery systems.
5. **Dutch Colonial Revival Style:** Represents a popular 1920s architectural style that provided quality middle-class housing with efficient use of space.
6. **Dual Criteria Significance:** Meets both Criterion A for community development and Criterion C for architectural distinction, with sufficient integrity to support potential individual eligibility.

Factors Supporting Contributing and Potential Individual Status:

- Gambrel roof completely intact and highly visible
- Original leaded glass windows provide exceptional material preservation (extremely rare)
- Dutch Colonial Revival form maintains 1920s character
- Possible catalog home origin connects to housing history
- Construction during significant early Village Industries period
- Superior material preservation compared to most comparable properties
- Sufficient integrity in all seven aspects

Factors Affecting Individual Eligibility:

- Vinyl siding covers original exterior wall materials
- Some windows have been replaced (but some original leaded glass survives)
- Gambrel roof and original leaded glass windows substantially offset these alterations

Assessment: The distinctive gambrel roof combined with the exceptional retention of original wood windows with decorative leaded glass provides strong justification for potential individual National Register eligibility despite vinyl siding. The original leaded glass windows represent extremely rare material survival that significantly enhances the property's architectural value and authenticity. This property demonstrates superior preservation compared to most Dutch Colonial Revival houses from this period, where original windows are typically completely lost.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0016_000 Lot# 16 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28615 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0015_000 Lot# 15 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095256		Long: -83.285450		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1985	
Architectural Style	Contemporary/Neo-Tudor	
Building Form	2-Story rectilinear building	
Roof Form	Cross-gabled with multiple roof lines	
Roof Materials	Wood shingles	
Exterior Wall Materials	Brick masonry with half-timber accents	
Foundation Materials	Concrete	
Window Materials	Vinyl/Aluminum	
Window Type	Various configurations	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A
Period(s) of Significance	N/A (Outside Period: 1920-1975)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name	Unknown			
Current/Common Name	28615 Sheeks Blvd. N			
Historic/Original Owner	Mark and Madonna Pryzblo			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Builder/Contractor	Unknown			

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28615 Sheeks Street presents as a two-story contemporary dwelling constructed circa 1985, representing residential development that occurred well after the established Period of Significance (1920-1975) for the Flat Rock Historical District. The building exhibits Neo-Tudor styling with complex massing, multiple roof lines, and decorative half-timber elements that reflect late twentieth-century interpretations of historical architectural styles rather than the authentic period development that characterizes the historic district. While the structure demonstrates quality construction and architectural design, it represents a fundamentally different phase of community development that occurred after Flat Rock's transformation from Ford's Village Industries location to an established suburban-industrial center had been completed.

The building features complex cross-gabled roof systems with multiple roof lines that create visual interest and varied interior spaces while demonstrating the architectural approaches that characterized late twentieth-century residential construction. The roofs are constructed with wood shingles that provide traditional appearance while reflecting contemporary preferences for rustic materials. The multiple roof configurations demonstrate the design complexity that characterized custom residential construction during the 1980s, when suburban communities were experiencing renewed development pressure and architectural diversity.

The exterior walls demonstrate a combination of brick masonry construction with decorative half-timber elements that creates visual contrast and historical reference while reflecting late twentieth-century design preferences for eclectic architectural styling. The brick construction provides structural durability and traditional appearance while the half-timber elements add decorative character that references Tudor Revival styling popular in earlier periods. This combination represents the architectural eclecticism that characterized suburban residential construction during the 1980s.

The window arrangement demonstrates contemporary approaches to fenestration with varied configurations that include both traditional and modern elements, reflecting the design flexibility that characterized late twentieth-century residential construction. The windows appear to include vinyl or aluminum frames that provide practical performance while maintaining varied architectural character appropriate to the eclectic styling of the dwelling.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Mark and Madonna Pryzblo built 28615 Sheeks around 1985 and lived there with their family for several years.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Non-Contributing Resource Assessment

The property at 28615 Sheeks Street is classified as a **NON-CONTRIBUTING RESOURCE** to the Flat Rock Historical District due to its construction date of circa 1985, which falls outside the established Period of Significance (1920-1975). While the building demonstrates quality construction and architectural design, it does not contribute to the district's ability to convey the historical significance of Flat Rock's transformation from a rural mill town to a suburban-industrial center through Henry Ford's Village Industries program and subsequent suburban development.

Rationale for Non-Contributing Status

The circa 1985 construction date places this dwelling well beyond the chronological boundaries that define the district's historical significance. The Period of Significance (1920-1975) encompasses the critical fifty-year span during which Flat Rock evolved from Ford's experimental Village Industries location to a mature suburban-industrial community. This property represents contemporary residential development that occurred after this transformative period had concluded and therefore does not contribute to understanding the historical processes and architectural evolution that define the district's significance.

The Neo-Tudor styling, while architecturally accomplished, represents late twentieth-century interpretations of historical architectural styles rather than authentic period development that directly relates to the district's historical narrative. The complex massing, decorative half-timber elements, and contemporary materials reflect design preferences and construction

[1] Personal knowledge of Rhonda Buehrer, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Buehrer is a member of the Flat Rock Historical Commission and her husband's family have been multi-generational residents of Flat Rock, August 2025.

methods that are fundamentally different from the residential architecture that characterized Flat Rock's historic development during the Village Industries period and subsequent suburban expansion.

Impact on District Character

While this non-contributing resource does not enhance the district's historical significance, its presence does not substantially compromise the district's ability to convey its historical and architectural character. The property occupies a single lot within the larger historic neighborhood and represents a small percentage of the overall building stock that contributes to the district's significance. The mature landscaping and residential scale maintain compatibility with the neighborhood context, even though the architectural styling and construction period place it outside the district's historical narrative.

SHPO Compliance and Recommendation

The property at 28615 Sheeks Street is recommended for classification as a **NON-CONTRIBUTING RESOURCE** within the Flat Rock Historical District due to its construction outside the Period of Significance. This classification acknowledges the building's presence within the district boundaries while recognizing that it does not contribute to the district's ability to convey the historical significance of Flat Rock's transformation during the Late Period of Significance (1920-1975). The non-contributing status is appropriate for SHPO compliance and National Register documentation.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0015_000 Lot# 15 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28625 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0014_000 Lot# 14 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095124		Long: -83.285447		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1925
Architectural Style	Craftsman Bungalow/Arts and Crafts
Building Form	1.5-story rectilinear building
Roof Form	Side-gabled with front gabled dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal vinyl siding
Foundation Materials	Concrete
Window Materials	Vinyl replacement
Window Type	Double-hung vinyl windows
Outbuildings	Yes ☒ No ☐
Number/Type:	1 detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1925-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	28625 Sheeks Blvd N						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1925 Craftsman Bungalow is a 1.5-story residence situated on Sheeks Boulevard in Flat Rock. The building represents mid-1920s residential development during the early Ford Village Industries period and demonstrates the Craftsman Bungalow style that was enormously popular for middle-class American housing in the 1910s and 1920s.

The house exhibits characteristic features of Craftsman Bungalow design: a side-gabled roof with moderate eaves, prominent front gabled dormer, compact 1.5-story form, covered front porch, and horizontal emphasis. The building displays a side-gabled roof with a substantial front-facing gabled dormer that provides headroom and light to the upper half-story. The dormer features paired windows and demonstrates typical Craftsman detailing with simple gable treatment. A stove pipe or chimney rises from the roof, indicating heating infrastructure. The roof is covered with asphalt shingles appropriate to the period.

The exterior walls are clad in vinyl siding painted in a light neutral color that covers the original exterior materials. While the vinyl siding obscures original wall materials, the building's Craftsman Bungalow form with side-gabled roof and prominent dormer remains intact and identifiable.

The front elevation features a covered entry porch with a gabled roof supported by simple posts with white railings. The porch provides shelter at the entrance and demonstrates the Craftsman emphasis on outdoor living spaces and welcoming entries. The porch roof creates a secondary gable that adds architectural interest to the facade composition.

The windows have been updated with vinyl replacement units but maintain double-hung configurations appropriate to Craftsman design. The windows appear to be arranged in typical Craftsman patterns with groups of openings providing natural light. The front gabled dormer features paired windows that create symmetrical composition within the dormer face.

The property features mature landscaping including a spectacular ornamental tree with deep burgundy/red foliage (likely a Japanese maple or similar cultivar) that provides dramatic visual interest and demonstrates long-term horticultural investment. This mature specimen tree adds significant aesthetic value and creates a focal point in the front yard. Additional foundation plantings, established trees, and well-maintained lawn surround the property, demonstrating ongoing care and creating an attractive residential setting.

A detached garage in the rear yard provides vehicle storage and demonstrates typical residential site development for properties of this period. The garage's rear placement preserves the residential character of the front yard.

Character-defining features include the side-gabled roof with front gabled dormer (defining the Craftsman Bungalow form), the 1.5-story compact massing, the covered front porch with gabled roof, the horizontal emphasis typical of Craftsman design, and the overall Bungalow character that reflects mid-1920s residential architecture.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Gustav Kersten was a tool maker at the lamp plant.[1] In 1939, Gustav and Elsa Kersten and family were living at 28625 Sheeks.[2] In 1950, Elsa Kersten resided at 28625 Sheeks; and Elsa Kersten was retired.[3] In 1962, Elsa Kersten resided at 28625 Sheeks.[4] In 1970, Elsa Kersten resided at 28625 Sheeks.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

[1] 1930 U.S. census. Population schedule. "Wayne, Michigan, United States records," imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : Aug 26, 2025), FHL/IGN #004951268, images 439 through 463; citing ED 82-880 for Village of Flat Rock, National Archives and Records Administration.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 79, dwelling 243, for Elsa Kersten ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 57 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

This 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant mid-1920s residential development during the early Ford Village Industries period and demonstrates the type of middle-class Craftsman Bungalow housing that characterized American residential construction during this era.

Criterion A - Community Planning and Development: Built in 1925, this house represents residential development during the crucial mid-1920s period when Ford's Village Industries program was gaining momentum and transforming Flat Rock. The 1925 construction date places the property within the early Village Industries period when the community was experiencing significant growth and establishing the residential neighborhoods that would support the industrial workforce.

The Craftsman Bungalow style represents the most popular middle-class housing type of the 1910s-1920s, reflecting American preferences for compact, efficient, well-designed homes that emphasized craftsmanship, natural materials, and indoor-outdoor living. The adoption of Craftsman Bungalow design in Flat Rock demonstrates the community's participation in national residential trends and the availability of quality middle-class housing for families associated with the Village Industries economy.

The 1.5-story form provided practical family accommodations with living spaces on the main floor and sleeping quarters in the upper half-story, representing efficient use of space characteristic of bungalow design. This configuration was popular for middle-class families seeking affordable yet well-designed housing.

The property's continued residential use and well-maintained condition with mature landscaping demonstrate the stability and longevity of Flat Rock's residential community. The spectacular ornamental tree and established plantings reflect long-term ownership and investment in the property's aesthetic character.

Craftsman Bungalow Form: The side-gabled roof with prominent front gabled dormer defines the Craftsman Bungalow character and remains intact despite material alterations. The compact 1.5-story massing and covered front porch are characteristic features that continue to convey the building's mid-1920s Craftsman design.

Mid-1920s Village Industries Period: The 1925 construction date places this property within the significant mid-1920s boom period when Ford's Village Industries program was actively developing and the community was experiencing residential expansion. The property demonstrates the quality middle-class housing that supported the growing population.

Bungalow Housing Type: The Craftsman Bungalow represents an important American housing type that emphasized affordability, quality design, and efficient living spaces. This housing type was widely popular and accessible to middle-class families during the 1920s.

Mature Landscaping: The spectacular ornamental tree and established plantings demonstrate long-term care and investment, reflecting the property's continued role in the residential community and the pride of ownership characteristic of stable neighborhoods.

Integrity Assessment

While this property has experienced material alterations, it retains sufficient integrity to convey its significance under Criterion A (Community Planning and Development).

Location: ☑ RETAINED - The property remains on its original site on Sheeks Boulevard, maintaining its relationship to the surrounding neighborhood and street pattern.

Design: ☑ RETAINED - The Craftsman Bungalow form with side-gabled roof and prominent front gabled dormer remains intact. The 1.5-story massing, covered front porch, and overall building composition continue to express the property's original 1925 design intent and Craftsman Bungalow character.

Setting: ☑ RETAINED - The property maintains its residential setting within the historic Flat Rock neighborhood, surrounded by other period residences and enhanced by spectacular mature ornamental tree and established landscaping. The detached garage in the rear yard preserves typical site development patterns.

Materials: ☐ COMPROMISED - Vinyl siding has replaced original exterior wall materials, and windows have been replaced with vinyl units. However, the side-gabled roof form and front gabled dormer retain their configuration. The detached garage demonstrates retained site features.

Workmanship: ☑ SUBSTANTIALLY RETAINED - The underlying Craftsman Bungalow construction with side-gabled roof and front dormer demonstrates building practices characteristic of 1920s bungalow construction. The simple gabled porch and overall form reflect period craftsmanship and bungalow design principles.

Feeling: ☑ RETAINED - Despite material changes, the property continues to evoke the sense of 1920s Craftsman Bungalow middle-class housing. The side-gabled roof with prominent dormer, covered front porch, compact massing, and mature landscaping convey the building's 1925 construction date and Craftsman Bungalow character.

Association: ☑ RETAINED - The property maintains its direct association with mid-1920s residential development in Flat Rock during the early Ford Village Industries period. Continued single-family residential use preserves the property's historical function and community role.

Overall Integrity Conclusion:

The property retains integrity in 6 of 7 aspects, with only Materials being compromised through vinyl siding and window replacement. The building's Craftsman Bungalow form with side-gabled roof, prominent front gabled dormer, covered porch, and 1.5-story massing remain intact, allowing it to convey its significance as mid-1920s middle-class housing within the Ford Village Industries context.

The National Register recognizes that properties may undergo material updates over time while retaining sufficient integrity to convey historical significance. In this case, the property's intact Craftsman Bungalow form, preserved roof configuration with dormer, maintained porch structure, detached garage, spectacular mature landscaping, and continued residential use allow it to communicate its role in Flat Rock's residential development during the early Village Industries period.

The property's ability to convey its significance is supported by:

- Complete retention of Craftsman Bungalow form with side-gabled roof
- Intact prominent front gabled dormer
- Preserved covered front porch with gabled roof
- Maintained 1.5-story compact massing
- Detached garage demonstrating original site development
- Spectacular mature ornamental tree and established landscaping
- Continued residential use maintaining historical function

The vinyl siding and window replacement, while compromising material integrity, do not prevent the property from conveying its significance as mid-1920s Craftsman Bungalow housing. The building's form, roof configuration, porch, and setting remain sufficient to communicate its historical role and association with the early Ford Village Industries period.

Therefore, despite material alterations, the property retains sufficient integrity to meet National Register standards for district contribution under Criterion A.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status:

1. **Mid-1920s Village Industries Period:** Built in 1925 during the early Ford Village Industries period, representing residential development accompanying Ford's industrial investment in Flat Rock.
2. **Craftsman Bungalow Housing Type:** Demonstrates the most popular middle-class housing style of the 1920s, representing quality affordable housing accessible to families associated with the Village Industries economy.
3. **Intact Building Form:** Despite material alterations, the Craftsman Bungalow form with side-gabled roof, front dormer, and covered porch remains intact and conveys mid-1920s character.
4. **1.5-Story Bungalow Configuration:** Represents efficient, practical family housing characteristic of bungalow design principles popular in the 1920s.
5. **Mature Landscaping:** Spectacular ornamental tree and established plantings demonstrate long-term care and stable neighborhood character.
6. **Community Stability:** Continued residential use and well-maintained condition demonstrate ongoing role in the residential community established during the Village Industries period.

Factors Supporting Contributing Status:

- Construction during significant mid-1920s Village Industries period
- Craftsman Bungalow form with side-gabled roof and dormer intact
- Covered front porch preserved
- 1.5-story compact massing maintained
- Detached garage demonstrating original site development
- Spectacular mature landscaping enhancing residential character
- Continued residential use maintaining historical function
- Sufficient integrity in form, design, setting, feeling, and association to convey significance

Factors Affecting Eligibility:

- Vinyl siding covers original exterior wall materials
- Windows have been replaced with vinyl units
- Material alterations preclude individual National Register eligibility
- Significance under Criterion A (community development) rather than Criterion C (architecture)

Assessment: Despite material alterations, the property retains sufficient integrity to contribute to the Flat Rock Historical District under Criterion A. The intact Craftsman Bungalow form, preserved roof configuration with dormer, maintained porch structure, spectacular mature landscaping, and continued residential use allow the property to convey its significance as mid-1920s middle-class housing that supported the Ford Village Industries community during the early program period. The property is not recommended for individual National Register eligibility due to compromised material integrity, but it makes a meaningful contribution to the district's representation of early Village Industries residential development patterns and popular 1920s Craftsman Bungalow housing types.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0014_000 Lot# 14 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28633 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0013_000 Lot# 13 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094999		Long: -83.285432		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1928	
Architectural Style	Dutch Colonial Revival	
Building Form	1.5-Story rectilinear building	
Roof Form	Gambrel	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung vinyl	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1928-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	28633 Sheeks Blvd. N					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1928 Dutch Colonial Revival residence is a 1.5-story dwelling situated on Sheeks Boulevard in Flat Rock. The building represents late 1920s residential development during the early Ford Village Industries period and demonstrates the Dutch Colonial Revival style that remained popular for middle-class housing through the late 1920s.

The house exhibits the defining characteristic of Dutch Colonial Revival architecture: a gambrel roof with its distinctive double-slope design on each side. The gambrel roof maximizes interior space in the upper story while creating the characteristic profile that distinguishes this style and makes it immediately recognizable. The broad, sweeping rooflines of the gambrel form create dramatic visual impact and provide the building's most significant architectural distinction. The roof is covered with dark gray asphalt shingles that create strong contrast with the light-colored siding.

The exterior walls are clad in vinyl siding painted in a light neutral color that covers the original exterior materials. While the vinyl siding obscures original wall materials, the building's distinctive gambrel roof form—the defining feature of Dutch Colonial Revival architecture—remains completely intact and immediately identifies the architectural style.

The front elevation features an enclosed porch that spans much of the front facade. The porch area contains large windows that provide natural light and maintain visual connection to the street while offering weather protection and screened living space. The porch demonstrates the Dutch Colonial emphasis on usable living spaces and indoor-outdoor connections, though the original configuration (whether open or enclosed from construction) would require further research.

A covered entry with steps and white railings provides access to the porch from the front yard. The entry features a purple/lavender door that adds a personalized touch and welcoming character. Decorative elements including seasonal wreaths and patriotic bunting demonstrate current residential use and care.

The windows have been updated with vinyl replacement units but maintain double-hung configurations appropriate to Dutch Colonial design. Window openings maintain their original proportions and placement, preserving the building's design composition. The windows are arranged in varied groupings providing natural light throughout the interior.

The property benefits from mature landscaping including ornamental trees with burgundy/red foliage (visible in neighboring yard) that frame the streetscape. Foundation plantings including shaped evergreen shrubs and well-maintained lawn demonstrate ongoing care and create an attractive residential setting.

A detached garage in the rear yard provides vehicle storage and demonstrates typical residential site development for properties of this period. The garage's rear placement preserves the residential character of the front yard.

Character-defining features include the gambrel roof (the most significant architectural element), the 1.5-story Dutch Colonial form, the enclosed front porch providing weather-protected living space, and the overall Dutch Colonial Revival character that reflects late 1920s residential design

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931, Mrs. Ryan owned Lot 13 and in 1939, Mrs. Whiting Ryan owned Lot 13 in the Gordon-Dale Sub.[1] In 1939, Edward and Mildred Miner and family were living at 28633 Sheeks.[2] In 1940, Edward and Mildred Miner and sons were living at 28633 Sheeks Blvd., and Edward Miner was employed as a salesman for gasoline station.[3] In 1950, Fred and Elizabeth

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 127; citing entry for Mrs. Harris; held by Brownstown Township Historical Society; **<u>ALSO</u>**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 211, entries for Mrs. Whiting Ryan; held by Brownstown Township Historical Society.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6B, dwelling 107, family ,Edward & Mildred Miner and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWM2?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 16 of 1034; United States. National Archives and Records Administration.

Broughton resided at 28633 Sheeks; and Fred Broughton worked as a salesman at general retail.[4] In 1962, R. F. Brillowsky resided at 28633 Sheeks.[5] In 1970, Robert F. Brillowsky resided at 28633 Sheeks.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1928 property is recommended as **Contributing to the Flat Rock Historical District** with potential for **Individual Eligibility** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents significant late 1920s residential development during the early Ford Village Industries period and demonstrates distinctive Dutch Colonial Revival architecture with an exceptional gambrel roof form.

Criterion A - Community Planning and Development: Built in 1928, this house represents residential development during the late 1920s when Ford's Village Industries program was gaining momentum and transforming Flat Rock. The 1928 construction date places the property within the critical late 1920s period when the community was experiencing significant growth and establishing residential neighborhoods to support the expanding industrial workforce.

The Dutch Colonial Revival style represents quality middle-class housing that was popular and accessible to families with moderate means during the 1920s. The gambrel roof form provided maximum living space in the upper story while maintaining a compact footprint, making this an efficient and practical house type for growing families. This housing type demonstrates the range of architectural styles available in late 1920s Flat Rock and indicates this was built for families with means to invest in well-designed permanent housing.

The 1928 construction date places this property just before the 1929 stock market crash and subsequent Depression, representing the prosperity and confidence of the late 1920s boom period when residential construction was robust and families were investing in home ownership.

Criterion C - Architecture: The property represents a distinctive example of Dutch Colonial Revival architecture with the defining gambrel roof form providing exceptional architectural distinction. The gambrel roof is the single most important character-defining feature of Dutch Colonial Revival architecture and remains completely intact, immediately identifying the building's architectural style and late 1920s construction period.

The Dutch Colonial Revival style references early American (specifically Dutch) architectural traditions while providing modern conveniences and efficient living spaces appropriate for 1920s families. The style's popularity in the 1920s reflected American interest in historical architectural traditions combined with practical housing needs.

Gambrel Roof Significance: The gambrel roof is the property's most significant architectural feature and the defining characteristic of Dutch Colonial Revival style. This distinctive roof form with its double-slope design on each side remains completely intact and provides the building's primary visual identity. The gambrel roof is highly visible from the public right-of-way and immediately communicates the building's architectural style and 1928 construction date. The dark gray roofing creates strong visual contrast that emphasizes the distinctive roof form.

Late 1920s Boom Period: The 1928 construction date places this property within the late 1920s prosperity period just before the Depression. The substantial Dutch Colonial Revival design indicates this was quality middle-class housing built during a period of economic confidence and residential expansion.

Dutch Colonial Revival Popularity: The style represents one of the popular revival styles of the 1920s that combined historical references with modern efficiency, demonstrating American residential preferences during this period.

Integrity Assessment

While this property has experienced material alterations, it retains sufficient integrity to convey its significance under both Criterion A (Community Planning and Development) and Criterion C (Architecture).

Location: ☑ RETAINED - The property remains on its original site on Sheeks Boulevard, maintaining its relationship to the surrounding neighborhood and street pattern.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 76, dwelling 244, for Fred & Elizabeth Broughton ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FV-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 54 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Design: ☑ RETAINED - The Dutch Colonial Revival form with gambrel roof remains completely intact. The 1.5-story massing, enclosed front porch, and overall building composition continue to express the property's original 1928 design intent and Dutch Colonial Revival character. The gambrel roof form is the defining design element and is preserved.

Setting: ☑ RETAINED - The property maintains its residential setting within the historic Flat Rock neighborhood, surrounded by other period residences. The detached garage in the rear yard preserves typical site development patterns. Mature landscaping reinforces the established neighborhood character.

Materials: ☐ COMPROMISED - Vinyl siding has replaced original exterior wall materials, and windows have been replaced with vinyl units. However, the gambrel roof form (the most significant architectural element) retains its configuration. The dark gray roofing emphasizes the distinctive roof shape.

Workmanship: ☑ SUBSTANTIALLY RETAINED - The gambrel roof construction demonstrates quality late 1920s craftsmanship characteristic of Dutch Colonial Revival construction. The complex roof framing required for the gambrel form represents skilled building practices. The overall construction quality reflects late 1920s residential building standards.

Feeling: ☑ RETAINED - Despite material changes, the property continues to evoke the sense of late 1920s Dutch Colonial Revival middle-class housing. The distinctive gambrel roof profile is immediately recognizable and conveys the building's historical character and architectural style. The enclosed porch and residential setting reinforce the late 1920s character.

Association: ☑ RETAINED - The property maintains its direct association with late 1920s residential development in Flat Rock during the early Ford Village Industries period. Continued single-family residential use preserves the property's historical function and community role.

Overall Integrity Conclusion:

The property retains integrity in 6 of 7 aspects, with only Materials being compromised through vinyl siding and window replacement. Critically, the **gambrel roof form**—the single most important character-defining feature of Dutch Colonial Revival architecture—remains completely intact. This roof form is highly visible from the public right-of-way and immediately communicates the building's architectural style and 1928 construction quality.

The National Register recognizes that historic properties may undergo alterations over time while retaining sufficient integrity to convey their significance. In this case, the exceptional architectural distinction provided by the gambrel roof substantially offsets the loss of original siding and windows. The roof form alone is sufficient to identify the building as Dutch Colonial Revival and to convey its association with late 1920s residential development during the Ford Village Industries period.

The property's ability to convey its significance is strongly supported by:

- Complete retention of distinctive gambrel roof form
- Intact 1.5-story Dutch Colonial massing
- Preserved building footprint and overall composition
- Enclosed front porch maintaining living space configuration
- Detached garage demonstrating original site development
- Mature landscaping reinforcing established neighborhood character
- Continued residential use maintaining historical function

The vinyl siding and window replacement, while compromising material integrity, do not prevent the property from conveying its significance as late 1920s Dutch Colonial Revival architecture. The building's gambrel roof form and setting remain sufficient to communicate its architectural quality and historical role.

Therefore, despite material alterations, the property retains sufficient integrity to meet National Register standards for both district contribution and potential individual eligibility under Criteria A and C.

Recommendation: CONTRIBUTING (WITH POTENTIAL INDIVIDUAL ELIGIBILITY)

This property is recommended as CONTRIBUTING to the Flat Rock Historical District with potential for Individual Eligibility.

Reasons Supporting Contributing and Potential Individual Eligibility:

1. **Distinctive Gambrel Roof:** The gambrel roof—the defining feature of Dutch Colonial Revival architecture—remains completely intact and provides exceptional architectural distinction that is highly visible.
2. **Late 1920s Boom Period:** Built in 1928 during the late 1920s prosperity period just before the Depression, representing residential development during the Ford Village Industries expansion.
3. **Dutch Colonial Revival Style:** Represents a popular 1920s architectural style that referenced early American traditions while providing efficient modern housing.

4. **Strong Architectural Form:** Despite material alterations, the distinctive gambrel roof form provides sufficient architectural distinction to convey the building's significance and character.
5. **Quality Middle-Class Housing:** Demonstrates substantial housing that attracted families with moderate means during the late 1920s boom period.
6. **Dual Criteria Significance:** Meets both Criterion A for late 1920s community development and Criterion C for architectural distinction, with sufficient integrity to support potential individual eligibility.

Factors Supporting Contributing and Potential Individual Status:

- Gambrel roof completely intact and highly visible
- Dutch Colonial Revival form maintains late 1920s character
- Construction during significant late 1920s boom period
- Strong architectural form despite material alterations
- Represents quality middle-class housing
- Sufficient integrity in design, workmanship, setting, feeling, and association

Factors Affecting Individual Eligibility:

- Vinyl siding covers original exterior wall materials
- Windows have been replaced with vinyl units
- Gambrel roof substantially offsets material alterations

Assessment: The distinctive gambrel roof form characteristic of Dutch Colonial Revival architecture provides strong justification for potential individual National Register eligibility consideration despite material alterations. The gambrel roof remains the dominant visual feature and is sufficient to identify the architectural style and convey the property's late 1920s construction quality and historical associations.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0013_000 Lot# 13 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29044 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0047_000 Lot 47 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093792		Long: -83.285971		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1955	
Architectural Style	Ranch	
Building Form	One-story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick masonry	
Foundation Materials	Concrete	
Window Materials	Wood (original); some vinyl replacement	
Window Type	Picture windows and single-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History; Industry						
Period(s) of Significance	1955-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29044 Sheeks Blvd S						
Historic/Original Owner	Fred & Emily Sammons						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29044 Sheeks Street presents as a one-story brick ranch dwelling that exemplifies the mature suburban residential architecture of the mid-1950s, representing the established phase of residential development that served Flat Rock's sustained industrial workforce during the peak suburban expansion that characterized the community's evolution into a sophisticated suburban-industrial center throughout the Late Period of Significance. The building exhibits characteristic hip roof configuration with quality brick masonry construction and integrated design elements that demonstrate the architectural sophistication and material quality that characterized residential development when Flat Rock had achieved recognition as a successful model of suburban-industrial planning that combined stable employment with quality residential neighborhoods. The structure demonstrates the substantial, middle-class residential architecture that attracted established working families to Flat Rock during the community's mature suburban development, reflecting the evolution from modest worker housing to quality family homes that accommodated the rising prosperity and sophisticated lifestyle expectations of the mid-1950s.

The building features a hip roof system that creates the characteristic low-profile silhouette while providing structural efficiency and visual sophistication that distinguished quality ranch architecture during the peak period of American suburban development in the mid-1950s. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the clean, horizontal lines and refined proportions valued in mature ranch design. The hip roof configuration demonstrates the architectural maturity that characterized suburban development when ranch design had evolved to sophisticated expressions that emphasized both structural efficiency and aesthetic refinement appropriate to established suburban communities.

The exterior walls demonstrate brick masonry construction that reflects the quality material standards and architectural permanence that characterized substantial residential development during the mid-1950s. The consistent brick construction provides authentic ranch-period appearance and structural durability while demonstrating the construction quality and material investment that characterized established suburban development in communities that had achieved economic stability and sophisticated residential markets. The brick masonry represents the architectural sophistication and material quality that distinguished quality family housing during the mature suburban expansion of the mid-1950s, reflecting the prosperity and lifestyle expectations of established industrial workforce families.

The window arrangement demonstrates the sophisticated approach to fenestration that characterized mature ranch design, with picture windows and traditional configurations arranged to maximize natural light and create visual connection between interior and exterior spaces through the emphasis on indoor-outdoor living that had become central to ranch architecture by the mid-1950s. The windows create bright, modern interior environments while reflecting the full development of ranch design principles that emphasized integration with landscape and sophisticated spatial relationships that characterized mature suburban living. The combination of original and compatible replacement windows preserves the building's essential character while reflecting the natural evolution of residential properties.

The building exhibits the characteristic ranch emphasis on horizontal lines and sophisticated integration with the landscape, with the hip roof and quality brick construction creating architectural distinction while maintaining the ground-hugging profile that defined mature suburban design during the mid-1950s. The building demonstrates the refined proportioning and careful detailing that characterized quality ranch construction when suburban communities had achieved architectural maturity and residential sophistication appropriate to established families seeking permanent homeownership in quality suburban neighborhoods.

The building includes refined architectural details and quality construction elements that demonstrate the attention to design sophistication and construction quality that characterized mature ranch development during the peak suburban period of the mid-1950s. These design elements reflect the architectural refinement and material sophistication that distinguished premium residential development when suburban communities were establishing their architectural character and residential distinction through quality family housing that reflected rising prosperity and sophisticated lifestyle expectations.

The property includes a detached garage that provides automobile accommodation while maintaining the scale and character appropriate to quality ranch architecture from the mid-1950s, reflecting the automobile-oriented planning that had become fully integrated into suburban design by this period. The garage demonstrates the practical convenience and modern lifestyle expectations that characterized mature suburban development while maintaining architectural compatibility with the main residence.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, mature foundation plantings including substantial hedgerow elements, and sophisticated landscape design that integrate the building with its residential setting while reflecting the continued development of the Sheeks Street neighborhood as part of Flat Rock's mature suburban character throughout the mid-1950s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Henry H. Sheeks and his wife Martha C. conveyed Lot 47 to Fred Sammons and Emily E., his wife, as tenants by the entireties, by Warranty Deed on December 19, 1940, recorded December 27, 1946; Emily E. Sammons (also known as Emily Sammons), survivor of herself and her deceased husband Fred Sammons, conveyed Lots 46 and 47 to Harry F. Sammons, Mary E. Runyon, and Hetty L. Taylor, as tenants in common, by Quit Claim Deed on February 17, 1967, recorded February 24, 1967; The grantor reserved a Life Estate.[1]

Harry F. Sammons and Lou Ida, his wife, conveyed Lot 47 to Emily E. Sammons by Quit Claim Deed for $1.00 on April 1, 1972, recorded April 3, 1972; Mary E. Runyon and Hetty L. Taylor conveyed Lot 47 to Emily E. Sammons by Quit Claim Deed for $1.00 on March 22, 1972, recorded April 3, 1972; Emily E. Sammons conveyed Lot 47 to Carl Runyon and Mary E., his wife, by Warranty Deed for $3,500.00 on June 13, 1972, recorded July 10, 1972.[2]

Carl Runyon and Mary E., his wife, conveyed Lot 47 to John L. Miracle and Rose, his wife, by Warranty Deed for $5,000.00 on November 5, 1973, recorded August 1, 1974; John L. Miracle and Rose, his wife, conveyed Lot 47 to Richard K. Miracle, married man, and Kathleen, his wife, by Warranty Deed for $1.00 on September 29, 1977, recorded October 17, 1977.[3]

John L. Miracle and Rose, his wife, granted a permanent easement to the City of Flat Rock for sewer construction on February 5, 1975, recorded September 28, 1977, being a 10-foot strip of land lying south of and adjacent to the north line of Lot 47.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29044 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the mature suburban development that demonstrated the continued success of Flat Rock's evolution into an established suburban-industrial center, and under Criterion C: Architecture for its significance as quality brick ranch architecture that embodies the sophisticated design approaches that characterized residential development during the peak suburban expansion of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This circa 1955 brick ranch dwelling represents the mature suburban development that demonstrated the continued success of Flat Rock's evolution from Ford's experimental Village Industries location to an established suburban-industrial center during the sustained post-war period, when continued employment at Ford facilities and the broader industrial prosperity of southeastern Michigan had created stable demand for quality family housing that reflected the community's achievement of long-term economic stability and sophisticated residential character. The property embodies the refined suburban development that served the established skilled workforce families who had chosen Flat Rock as a permanent residential location, showing how quality brick ranch architecture provided substantial housing solutions that reflected the community's success in maintaining its character as a model of suburban-industrial planning that combined industrial employment with sophisticated residential neighborhoods.

The significance of this property as mature suburban architecture demonstrates the role of quality residential design in consolidating Flat Rock's reputation as an established community that could attract and retain workforce families seeking permanent homeownership in neighborhoods that combined suburban convenience with architectural quality and residential stability. The brick ranch design represents the architectural maturity that characterized suburban development when communities like Flat Rock had achieved recognition as successful examples of suburban-industrial planning that provided quality residential environments while maintaining stable industrial employment.

Architectural Significance Under Criterion C: Architecture

This brick ranch dwelling demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of mature ranch architecture that represents the sophisticated development of suburban residential design during the mid-1950s, when ranch architecture had achieved full integration of design sophistication, quality materials, and refined proportioning. The hip roof configuration with quality brick masonry construction and sophisticated spatial organization illustrates the architectural maturity and design refinement that distinguished quality suburban development during the peak ranch period in American residential architecture.

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[1] Wayne County, Michigan, Historic Index Book Database, Henry H. Sheeks Subdivision, 1922 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **44** > Page #: 42 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 78 inclusive of Henry H. Sheeks Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 44, Page 42, on 23 June 1922. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 8A-29-1 through 8A-29-49.*

[2] Wayne County, Michigan, Historic Index Book Database, Henry H. Sheeks Subdivision, 1922 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Henry H. Sheeks Subdivision, 1922 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Henry H. Sheeks Subdivision, 1922 – 2026.

The building represents an excellent example of the architectural sophistication that characterized American suburban development during the mid-1950s, when ranch design had achieved mature expression through quality material use, refined proportioning, and sophisticated design integration that reflected the prosperity and lifestyle expectations of established suburban communities. The brick construction and architectural refinement demonstrate the quality and permanence that characterized residential architecture when suburban communities were establishing their long-term architectural character and residential distinction.

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical and architectural significance as mature ranch architecture that served Flat Rock's sophisticated suburban development during the peak expansion phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Street within the neighborhood that developed as part of Flat Rock's mature suburban expansion during the sustained post-war period. The suburban setting preserves the community planning patterns that characterized sophisticated suburban-industrial development while maintaining the residential context that supported quality brick ranch construction during the mid-1950s.

Design: The property exhibits excellent design integrity in its mature ranch characteristics, including the hip roof configuration, brick masonry construction, sophisticated window arrangements, and refined architectural details that distinguished quality suburban housing during the mid-1950s. The building maintains the essential design characteristics that made it representative of the architectural sophistication that characterized Flat Rock's mature suburban development.

Materials: The building maintains its brick masonry construction and essential architectural elements that demonstrate the quality material approaches that characterized substantial suburban development during the mid-1950s. The materials preserve the ranch character and architectural sophistication that reflected the construction standards appropriate to housing that served Flat Rock's established and prosperous industrial workforce.

Workmanship: The construction demonstrates the building techniques and architectural sophistication that characterized quality suburban development during the mature ranch period, reflecting the construction refinement and design quality that made quality brick ranch housing attractive to established families while representing the community's achievement of suburban architectural sophistication.

Feeling and Association: The property conveys the mid-1950s mature suburban character that characterized Flat Rock's continued evolution as a sophisticated suburban-industrial community, maintaining associative connections to the quality housing solutions and refined design approaches that reflected the community's sustained success while preserving its connection to the sophisticated living standards that served the established industrial workforce.

The property at 29044 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the mature suburban development that demonstrated the continued success of Flat Rock's evolution into an established suburban-industrial center and its significance as quality brick ranch architecture that embodies the sophisticated design approaches of the mid-1950s during the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's sustained architectural sophistication and residential quality during the peak suburban expansion period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_138_03_0047_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29056 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0046_000 Lot 46 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093656		Long: -83.285937		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1930	
Architectural Style	Colonial Revival/Cape Cod	
Building Form	1.5-Story rectilinear building	
Roof Form	Side-gabled with catslide extension	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete/Brick	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung vinyl windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History; Architecture
Period(s) of Significance	1930-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Historic Name	Unknown			
Historic/Original Owner	Unknown			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1930 Colonial Revival residence is a 1.5-story cottage situated on Sheeks Boulevard in Flat Rock. The building represents early 1930s residential development during the initial Ford Village Industries period and demonstrates the Colonial Revival/Cape Cod style that was popular for middle-class housing during the late 1920s and early 1930s.

The house exhibits features influenced by Colonial Revival and Cape Cod design traditions: a 1.5-story compact form, side-gabled roof, symmetrical or near-symmetrical facade composition, and simple detailing that references early American colonial architectural traditions. The building displays a distinctive side-gabled roof with a catslide extension where one roof slope extends down lower than the other, creating visual interest and providing additional headroom or space on one side of the upper story. This catslide roof variation is a character-defining feature that adds architectural distinction. The roof is covered with dark gray asphalt shingles that create contrast with the light-colored siding.

The exterior walls are clad in vinyl siding painted in a light yellow/cream color that covers the original exterior materials. While the vinyl siding obscures original wall materials, the building's Colonial Revival cottage form with distinctive catslide roof remains intact and identifiable.

A particularly notable feature is the raised foundation with brick facing and prominent brick steps with white railings leading to the front entrance. This elevated first floor creates a distinctive base and demonstrates quality construction with durable materials. The brick foundation facing and steps represent substantial site development and provide architectural character that enhances the modest cottage form.

The front elevation features a covered entry porch area with multiple grouped windows that create a bright, welcoming facade. The large window grouping on the front suggests either original design emphasizing natural light or later modification to open up the facade. The white railings on the entry steps provide clean detailing that complements the Colonial Revival aesthetic.

The windows have been replaced with vinyl double-hung units but the window openings and groupings maintain compositional patterns. The large multi-window grouping on the front facade provides substantial natural light and creates a focal point.

The property benefits from well-maintained landscaping including shaped foundation shrubs, decorative planters with flowers, and a well-kept lawn. A concrete driveway provides vehicle access. The overall presentation demonstrates pride of ownership and ongoing investment in property maintenance.

A detached garage in the rear yard provides vehicle storage and demonstrates typical residential site development for properties of this period. The garage's rear placement preserves the residential character of the front yard.

Character-defining features include the side-gabled roof with catslide extension (the most distinctive architectural element), the 1.5-story Colonial Revival/Cape Cod cottage form, the raised foundation with brick facing, the prominent brick entry steps with white railings, the large grouped window configuration on the front facade, and the overall early 1930s Colonial Revival residential character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1931, Fred Sammons owned Lot 46 in the Henry H. Sheeks Sub.[1] In 1939, Fred and Emma Sammons and family were living at 29056 Sheeks.[2] In 1940, Fred and Emily Sammons and family were living at 29056 Sheeks Blvd. Fred Sammons was employed as an inspector for auto factory.[3] In 1950, Fred and Emily Sammons resided at 29056 Sheeks. Fred Sammons worked as buffer at auto parts manufacturing.[4] In 1950, William and Mary Kruse resided at 29056 Sheeks. William and Mary

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Fred Sammons; held by Brownstown Township Historical Society.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 5B, dwelling 95, family ,Fred & Emily Sammons and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSH?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 14 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 28, dwelling 295, for Fred & Emily Sammons ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-Q?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 29 of 58; United States. National Archives and Records Administration.

worked as yard clerk at the rail road.[5] In 1950, Carl and Hetty Taylor resided at 29056 Sheek. Carl Taylor worked as a checker at auto parts manufacturing.[6] In 1963, Geraldine Owens, William C. Joy and Fred Sammons lived at 29056 Sheeks.[7] In 1970, Fred Sammons and William C. Joy lived at 29056 Sheeks.[8]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1930 property is recommended as **Contributing to the Flat Rock Historical District** with potential for **Individual Eligibility** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents significant early 1930s residential development during the initial Ford Village Industries period and demonstrates distinctive Colonial Revival/Cape Cod architecture with an exceptional catslide roof form.

Criterion A - Community Planning and Development: Built in 1930, this house represents residential development during the crucial early 1930s period when Ford's Village Industries program was establishing itself and beginning to transform Flat Rock despite the onset of the Depression. The 1930 construction date places the property at a significant historical moment—just after the 1929 stock market crash when communities were entering the Depression but before the full economic impact had been felt.

The Colonial Revival/Cape Cod style represents quality middle-class housing that was popular and accessible to families with stable means during the late 1920s and early 1930s. The substantial construction with brick foundation facing and prominent entry steps indicates this was built for a family with resources and confidence in the community's future, demonstrating the Ford Village Industries program's early success in attracting stable residents.

The 1930 construction demonstrates that residential development continued in Flat Rock even as the nation entered the Depression, reflecting the economic stability provided by Ford's industrial program. The quality construction and architectural distinction suggest this was built for middle-class families, likely skilled workers, supervisory personnel, or professionals associated with the Village Industries economy.

Criterion C - Architecture: The property represents a distinctive example of Colonial Revival/Cape Cod architecture with the exceptional feature of a catslide roof. The catslide roof variation, where one slope extends down lower than the other, provides exceptional architectural distinction and is relatively uncommon. This roof form adds visual interest and practical benefits (additional headroom or space) while maintaining the Colonial Revival aesthetic.

The raised foundation with brick facing and prominent brick entry steps demonstrate quality construction and site development that enhance the architectural character. The brick foundation and steps provide permanence, durability, and visual distinction that elevate this property beyond typical frame cottage construction.

The combination of Colonial Revival/Cape Cod cottage form with catslide roof and quality brick foundation work creates a distinctive residential design that demonstrates architectural sophistication appropriate for middle-class housing in the early 1930s.

Catslide Roof Significance: The catslide roof is the property's most significant architectural feature and provides exceptional distinction. This roof variation creates an asymmetrical profile that adds visual interest while providing practical benefits. The catslide extension is highly visible and immediately distinguishes this property from standard side-gabled Colonial Revival cottages.

Brick Foundation and Entry Steps: The raised foundation with brick facing and substantial brick entry steps demonstrate quality construction and represent significant architectural investment. The brick work provides permanence and visual character that distinguishes this property.

Early Depression-Era Construction: The 1930 construction date places this property at the beginning of the Depression, representing continued community development and economic confidence during a pivotal transitional period. The quality

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 28, dwelling 297, for William & Mary Kruse ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-Q?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 29 of 58; United States. National Archives and Records Administration.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 75, dwelling 296, for Carl & Hetty Taylor ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-8?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 53 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

construction demonstrates that families with stable employment through the Village Industries program continued to invest in permanent housing.

Colonial Revival/Cape Cod Popularity: The style represents popular early 1930s residential architecture that referenced American colonial traditions while providing efficient, practical family housing. This style's popularity reflected American interest in historical architectural traditions during a period of economic uncertainty.

Integrity Assessment

While this property has experienced material alterations, it retains sufficient integrity to convey its significance under both Criterion A (Community Planning and Development) and Criterion C (Architecture).

Location: ☑ RETAINED - The property remains on its original site on Sheeks Boulevard, maintaining its relationship to the surrounding neighborhood and street pattern.

Design: ☑ RETAINED - The Colonial Revival/Cape Cod form with distinctive catslide roof remains completely intact. The 1.5-story massing, raised foundation with brick facing, prominent brick entry steps, and overall building composition continue to express the property's original 1930 design intent and Colonial Revival character. The catslide roof form is the defining design element and is preserved.

Setting: ☑ RETAINED - The property maintains its residential setting within the historic Flat Rock neighborhood, surrounded by other period residences. The detached garage in the rear yard preserves typical site development patterns. Well-maintained landscaping reinforces established residential character.

Materials: ☐ COMPROMISED - Vinyl siding has replaced original exterior wall materials, and windows have been replaced with vinyl units. However, the catslide roof form and the brick foundation facing with substantial brick entry steps remain intact. These brick elements represent significant material preservation of quality construction details.

Workmanship: ☑ SUBSTANTIALLY RETAINED - The catslide roof construction demonstrates quality 1930 craftsmanship characteristic of Colonial Revival construction. The brick foundation facing and entry steps represent skilled masonry work and remain as evidence of quality construction. The raised foundation and substantial steps demonstrate careful site development and skilled building practices.

Feeling: ☑ RETAINED - Despite material changes, the property continues to evoke the sense of early 1930s Colonial Revival/Cape Cod middle-class housing. The distinctive catslide roof profile is immediately recognizable and conveys the building's historical character and architectural style. The brick foundation and steps reinforce the early 1930s construction quality.

Association: ☑ RETAINED - The property maintains its direct association with early 1930s residential development in Flat Rock during the initial Ford Village Industries period. Continued single-family residential use preserves the property's historical function and community role.

Overall Integrity Conclusion:

The property retains integrity in 6 of 7 aspects, with only Materials being compromised through vinyl siding and window replacement. Critically, the **catslide roof form**—the most distinctive architectural feature—remains completely intact. The **brick foundation facing and prominent entry steps** also remain intact, providing important material evidence of quality construction. These elements are highly visible from the public right-of-way and immediately communicate the building's architectural character and 1930 construction quality.

The National Register recognizes that properties may undergo alterations while retaining sufficient integrity to convey their significance. In this case, the exceptional architectural distinction provided by the catslide roof combined with the retained brick foundation work substantially offsets the loss of original siding and windows. The catslide roof form and brick elements are sufficient to identify the building's architectural quality and convey its association with early 1930s residential development during the initial Ford Village Industries period.

The property's ability to convey its significance is strongly supported by:

- Complete retention of distinctive catslide roof form
- Intact brick foundation facing and prominent entry steps (exceptional material preservation)
- Preserved 1.5-story Colonial Revival/Cape Cod massing
- Maintained raised foundation creating distinctive base
- Detached garage demonstrating original site development
- Well-maintained condition demonstrating ongoing care
- Continued residential use maintaining historical function

The vinyl siding and window replacement, while compromising material integrity, do not prevent the property from conveying its significance as early 1930s Colonial Revival/Cape Cod architecture. The building's distinctive catslide roof, brick foundation work, and setting remain sufficient to communicate its architectural quality and historical role.

Therefore, despite material alterations, the property retains sufficient integrity to meet National Register standards for both district contribution and potential individual eligibility under Criteria A and C.

Recommendation: CONTRIBUTING (WITH POTENTIAL INDIVIDUAL ELIGIBILITY)

This property is recommended as CONTRIBUTING to the Flat Rock Historical District with potential for Individual Eligibility.

Reasons Supporting Contributing and Potential Individual Eligibility:

1. **Distinctive Catslide Roof:** The catslide roof variation provides exceptional architectural distinction that is relatively uncommon and creates a unique profile distinguishing this property.
2. **Brick Foundation and Entry Steps:** The retained brick foundation facing and substantial entry steps provide exceptional material preservation and demonstrate quality construction.
3. **Early Depression-Era Construction:** Built in 1930 at the onset of the Depression, representing continued residential development during the initial Ford Village Industries period despite economic challenges.
4. **Colonial Revival/Cape Cod Architecture:** Represents quality early 1930s residential architecture with distinctive features that elevate it beyond typical examples.
5. **Dual Criteria Significance:** Meets both Criterion A for early 1930s community development and Criterion C for architectural distinction, with sufficient integrity to support potential individual eligibility.

Factors Supporting Contributing and Potential Individual Status:

- Distinctive catslide roof completely intact (exceptional architectural feature)
- Brick foundation facing and entry steps preserved (quality material survival)
- Colonial Revival/Cape Cod form maintains early 1930s character
- Construction during significant early Depression period
- Quality construction distinguishes property from modest cottages
- Sufficient integrity in design, workmanship, setting, feeling, and association

Factors Affecting Individual Eligibility:

- Vinyl siding covers original wall materials
- Windows replaced with vinyl units
- Catslide roof and brick elements substantially offset material alterations

Assessment: The distinctive catslide roof combined with the retained brick foundation facing and entry steps provides justification for potential individual National Register eligibility consideration despite vinyl siding and window replacement. The catslide roof is an uncommon architectural feature that provides exceptional distinction, and the brick elements demonstrate quality construction that most comparable properties have lost.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0046_000 Lot 46 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29066 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0045_000 Lot 45 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093517		Long: -83.286025		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1951
Architectural Style	Minimal Traditional/Early Ranch
Building Form	One-Story rectilinear building
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal aluminum siding, painted white
Foundation Materials	Concrete
Window Materials	Vinyl replacement
Window Type	Double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History; Industry						
Period(s) of Significance	1951-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): vinyl windows			
Historic Name	Unknown						
Current/Common Name	29066 Sheeks Blvd S						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29066 Sheeks Street presents as a one-story dwelling that exemplifies the early ranch residential architecture of the early 1950s, representing the post-war phase of residential development that served Flat Rock's established industrial workforce during the community's evolution into a mature suburban-industrial center throughout the Late Period of Significance. The building exhibits characteristic horizontal massing with side-gabled roof configuration and simplified detailing that demonstrates the architectural transition from traditional forms to emerging ranch design principles that characterized residential development when Flat Rock was consolidating its character as a successful model of suburban-industrial planning during the sustained post-war prosperity period. The structure demonstrates the practical, middle-class residential architecture that attracted working families to Flat Rock during the community's post-war suburban expansion, reflecting the evolution from modest worker housing to quality family homes that accommodated the rising living standards and changing lifestyle expectations of the early 1950s.

This building exhibits characteristics that are less consistent with catalog kit home construction than other examples in the neighborhood, appearing instead to represent locally-built construction that adapted popular ranch design principles to practical post-war housing needs. The straightforward design approach, simplified construction details, and practical spatial organization suggest conventional residential construction methods rather than the standardized approaches typical of catalog home companies. While the building incorporates elements of emerging ranch design that were popularized through catalog home marketing, the overall architectural treatment appears to reflect local building practices adapted to post-war housing demand rather than mass-produced housing solutions.

The building features a side-gabled roof system that creates the characteristic horizontal profile while providing structural efficiency that distinguished early ranch architecture during the post-war period. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the clean lines valued in emerging ranch design. The side-gabled configuration demonstrates the architectural simplicity that characterized efficient residential construction when builders were adapting to post-war materials availability and changing lifestyle preferences that emphasized single-story convenience and streamlined maintenance.

The exterior walls demonstrate horizontal aluminum siding construction painted in white that reflects the practical material standards and simplified aesthetic preferences that characterized post-war residential construction during the early 1950s. The consistent white siding provides clean, modern residential appearance while demonstrating the construction efficiency that characterized suburban expansion when communities had achieved stable economic conditions and standardized building practices. The siding represents the simplified design approaches that distinguished practical residential construction during the post-war period when builders were emphasizing economy and efficiency while maintaining residential quality.

The window arrangement demonstrates the systematic approach to fenestration that characterized early ranch design, with double-hung windows arranged in regular patterns that maximize natural light while maintaining the horizontal emphasis and balanced composition valued in emerging suburban architecture. The windows include traditional double-hung configurations that create functional interior environments while reflecting the practical design principles that guided efficient residential construction during the early post-war period. The combination of original and replacement windows preserves the building's essential character while reflecting the natural evolution of residential properties.

The front entrance is positioned to maintain the horizontal emphasis characteristic of ranch design while providing practical access that reflects the streamlined lifestyle preferences valued in post-war suburban development. The entrance demonstrates the simplified design approaches that characterized efficient residential construction, providing functional access while maintaining architectural character through clean lines and practical detailing appropriate to working-class homeownership during the early 1950s.

The building exhibits the characteristic ranch emphasis on horizontal lines and practical spatial organization, with the single-story configuration providing convenient family living while maintaining the modest scale appropriate to working-class suburban development. The covered front porch area provides practical weather protection while maintaining the simplified architectural character that distinguished early ranch residential design during the post-war period.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas and simple landscape design that integrate the building with its residential setting while reflecting the continued development of the Sheeks Street neighborhood as part of Flat Rock's sustained suburban expansion throughout the post-war period. The suburban site planning demonstrates the practical residential environment that characterized early ranch development when communities like Flat Rock were establishing recognition for efficient suburban neighborhoods and successful suburban-industrial planning.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1962, Bert Neese was living at 29066 Sheeks.[1] In 1970, Bert Neese was living at 29066 Sheeks.[2] In 1974, Bert and Maude Neese resided at 29066 Sheeks.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29066 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the early post-war suburban development that demonstrated Flat Rock's continued evolution as a successful suburban-industrial center and its significance as early ranch residential architecture that reflects the community's adaptation to post-war lifestyle preferences and suburban planning principles during the transformative post-war phase of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This circa 1951 early ranch dwelling represents the post-war suburban development that demonstrated Flat Rock's continued evolution as a successful suburban-industrial center during the sustained prosperity period when employment at Ford facilities and expanding manufacturing operations created stable demand for practical family housing that reflected the rising living standards and changing lifestyle expectations of the early 1950s. The property embodies the efficient suburban development that served the established workforce families who had chosen Flat Rock as a permanent residential location, showing how early ranch architecture provided essential housing solutions that accommodated post-war family formation and lifestyle preferences while maintaining the community's character as a model of suburban-industrial planning that combined industrial employment with quality residential neighborhoods.

The significance of this property as early post-war suburban architecture demonstrates the role of practical residential design in enabling Flat Rock's continued success as an established community that could attract and retain workforce families seeking modern homeownership in neighborhoods that combined suburban convenience with efficient living arrangements. The early ranch design represents the architectural adaptation that characterized suburban development when communities were successfully transitioning from wartime constraints to peacetime prosperity and changing domestic expectations.

The dwelling reflects the stable housing market created by Flat Rock's continued industrial success, which maintained employment opportunities that attracted workers seeking practical residential accommodations that combined modern convenience with community character within the established suburban-industrial setting. The early ranch design provided the efficient, family-oriented living arrangements that appealed to post-war families while offering the contemporary conveniences and streamlined maintenance that reflected their expectations for comfortable homeownership during the early 1950s suburban expansion.

Catalog Home Assessment

This property does not exhibit the characteristics typically associated with catalog kit home construction. The straightforward design approach, simplified construction details, and practical architectural treatment suggest conventional local construction methods rather than the standardized design systems and quality control measures that distinguished catalog home companies. While the building incorporates elements of ranch design that became popular through various sources including catalog home marketing, the overall architectural character appears to reflect local building practices adapted to post-war housing demand rather than mass-produced housing solutions. The building represents locally-built residential construction that responded to changing architectural preferences and lifestyle needs during the early ranch period.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as early ranch residential architecture that served Flat Rock's post-war suburban development during the transitional phase of the Late Period of Significance.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

Location and Setting: The house retains its original location on Sheeks Street within the neighborhood that continued to develop throughout the post-war period as part of Flat Rock's sustained suburban expansion. The suburban setting preserves the community planning patterns that characterized continued suburban-industrial development while maintaining the residential context that supported early ranch construction during the early 1950s.

Design: The property exhibits good design integrity in its early ranch characteristics, including the one-story horizontal massing, side-gabled roof configuration, simplified detailing, and practical architectural elements that distinguished efficient suburban housing during the early 1950s. The building maintains the essential design characteristics that made it representative of the architectural transition that characterized Flat Rock's continued adaptation to post-war suburban development.

Materials: The building maintains its white aluminum siding construction and essential architectural elements that demonstrate the practical material approaches that characterized post-war suburban development during the early 1950s. The materials preserve the early ranch character and architectural integrity that reflected the construction standards appropriate to housing that served Flat Rock's established workforce during the post-war transition period.

Workmanship: The construction demonstrates the building techniques and practical design approaches that characterized efficient suburban development during the early ranch period, reflecting the construction quality and architectural simplicity that made early ranch housing attractive to working families while enabling continued suburban development appropriate to post-war lifestyle changes.

Feeling and Association: The property conveys the early 1950s post-war suburban character that characterized Flat Rock's continued evolution as a successful suburban-industrial community, maintaining associative connections to the practical housing solutions and architectural adaptations that enabled the community's successful adaptation to post-war suburban development while preserving its connection to the efficient living standards that served the established industrial workforce.

SHPO Compliance and Recommendation

The property at 29066 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the early post-war suburban development that demonstrated Flat Rock's continued evolution as a successful suburban-industrial center and its significance as early ranch residential architecture that reflects the community's adaptation to post-war lifestyle preferences during the transitional phase of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's successful adaptation to post-war suburban development patterns while maintaining its essential character as a model of suburban-industrial planning that provided practical housing solutions for working families during the early ranch period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0045_000 Lot 45 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29082 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0044_000 Lot 44 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093390		Long: -83.285959		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1925	
Architectural Style	Craftsman Bungalow/Arts and Crafts	
Building Form	1.5-Story rectilinear building	
Roof Form	Side-gabled with shed dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal aluminum siding, painted white with red addition	
Foundation Materials	Concrete; brick porch piers	
Window Materials	Wood (original); some vinyl replacement	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History; Architecture
Period(s) of Significance	1925-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

Historic Name	Unknown
Current/Common Name	29082 Sheeks Blvd S
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29082 Sheeks Street presents as a one-and-one-half story Craftsman bungalow that exemplifies the modest yet well-designed residential architecture of the mid-1920s, representing the foundational phase of residential development that served Flat Rock's expanding industrial workforce during the early years of the Late Period of Significance following Henry Ford's Village Industries establishment. The building exhibits the characteristic compact massing with side-gabled roof configuration and prominent front porch that demonstrates the community-oriented design principles and architectural quality that characterized residential development when Flat Rock was rapidly transforming from a rural mill town into a suburban-industrial center. The structure demonstrates the practical, family-oriented residential architecture that attracted working families to Flat Rock during the community's initial expansion following the success of the Headlamp Plant, reflecting the housing solutions that served skilled workers and their families who valued both economic accessibility and architectural character within the developing suburban-industrial community.

This building exhibits several characteristics that suggest it may be a catalog kit home from companies such as Sears, Montgomery Ward, Aladdin, or other mail-order suppliers that were popular during the mid-1920s, though the evidence is less definitive than other examples due to modifications over time. The basic Craftsman proportions, efficient floor plan organization suggested by the facade composition, and fundamental Arts and Crafts styling reflect design principles consistent with catalog home construction. However, the prominent front porch with brick piers and the subsequent rear addition have modified the original appearance, making catalog home identification more challenging while preserving the essential Craftsman character that distinguished quality residential architecture during the Village Industries expansion.

The building features a side-gabled roof system with a shed dormer that provides additional interior space while maintaining the characteristic bungalow silhouette that defined residential architecture during the mid-1920s. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the simplified appearance valued in Arts and Crafts architecture. The dormer demonstrates the efficient design approaches that characterized practical Craftsman architecture, providing functional upper-level space while maintaining construction economy appropriate to Village Industries employment and the housing needs of working families.

The exterior walls demonstrate horizontal aluminum siding over wood siding construction that reflects the quality material standards and practical design preferences that characterized middle-class residential construction during the mid-1920s. The original portion is clad in white-painted siding that provides the authentic Arts and Crafts appearance valued in Craftsman design philosophy, while a later rear addition is distinguished by red siding that indicates the building's evolution to meet changing family needs while maintaining overall architectural compatibility. The siding provides textural continuity appropriate to Craftsman residential design while demonstrating the natural evolution of residential properties throughout the period of community development.

The foundation and front porch demonstrate quality construction approaches that distinguish this dwelling within the neighborhood, with brick piers supporting the prominent covered front porch that creates a distinctive community-oriented character. The brick piers provide structural support while adding visual interest and architectural sophistication that enhances the building's Craftsman character. The covered front porch with its substantial roof overhang and brick supports creates a welcoming community presence while providing practical outdoor living space that reflects the social values emphasized in both Craftsman design and Ford's Village Industries community planning.

The window arrangement demonstrates the systematic approach to fenestration that characterized practical Craftsman design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and balanced composition valued in bungalow architecture. The windows appear to include double-hung configurations with traditional proportions that create functional interior environments while reflecting the practical design principles that guided quality residential construction during the early Village Industries period. The combination of original and replacement windows preserves the building's essential character while reflecting adaptation to changing residential needs.

The front porch represents a significant architectural feature that enhances the building's community character and Craftsman identity, with its prominent roof overhang supported by brick piers creating both functional outdoor living space and architectural distinction. The porch demonstrates the emphasis on community interaction and outdoor living that characterized both Craftsman residential design and Ford's Village Industries community planning, providing a transition between private family space and public community interaction.

The property includes a detached garage that supports suburban residential use while maintaining the scale and character appropriate to Craftsman architecture from the mid-1920s, reflecting the automotive-age planning that characterized residential development during the Village Industries period. The rear addition demonstrates the building's adaptation to changing family needs while maintaining compatibility with the original Craftsman design, showing the flexibility and continued utility of quality residential architecture throughout the period of community development.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas and maintained foundation landscaping that integrate the building with its residential setting while reflecting the development of the Sheeks

Street neighborhood as part of the initial Village Industries residential expansion during the mid-1920s. The landscape design demonstrates the community character that characterized successful residential neighborhoods during the foundational period of Flat Rock's transformation.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1931, Henry Sheeks owned Lot 44 and in 1939, Fred Sammons owned Lot 44 in the Henry H. Sheeks Sub.[1] In 1950, Arnold and Ruth Schumacher resided at 29082 Sheeks. Arnold Schumacker worked as a brakeman at the rail road.[2] In 1953, A.J. Schumacher resided at 29082 Sheeks.[3] In 1962, Walter F. Remer resided at 29082 Sheeks[4]In 1970, Walter F. Remer resided at 29082 Sheeks.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29082 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the mid-1920s residential development that demonstrated the immediate success of Henry Ford's Village Industries model, and under Criterion C: Architecture for its significance as Craftsman residential architecture that provided quality housing solutions with Arts and Crafts character and community-oriented design for Flat Rock's expanding industrial workforce during the foundational years of the Early Period of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This circa 1925 Craftsman bungalow represents the foundational residential development that demonstrated the immediate success of Henry Ford's Village Industries model in attracting working families to Flat Rock during the critical early years following the December 1922 establishment of the Headlamp Plant, when the community was rapidly transforming from a rural mill town into a suburban-industrial center through systematic residential development that provided essential housing solutions for the expanding workforce. The property embodies the quality residential construction that served the skilled and semi-skilled workforce that had been attracted by the employment opportunities created through the Headlamp Plant and Village Industries program, showing how Craftsman residential architecture provided crucial housing solutions that enabled rapid community growth while offering accessible homeownership opportunities for working families seeking to establish themselves in the emerging industrial community.

The significance of this property as early Village Industries residential architecture demonstrates the role of quality housing development in enabling rapid suburban development that supported industrial growth during the early 1920s while maintaining architectural integrity and community-oriented design principles. The Craftsman design with its prominent front porch represents the community-building values that were central to both Arts and Crafts residential philosophy and Ford's Village Industries planning, creating neighborhoods that fostered social interaction and community identity among industrial workforce families.

Architectural Significance Under Criterion C: Architecture

This Craftsman bungalow demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of Arts and Crafts residential architecture that represents the application of community-oriented design principles to working-class housing during the 1920s. The side-gabled configuration with prominent front porch supported by brick piers, aluminum siding over wood siding construction, and practical spatial organization illustrate the architectural approaches

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Henry Sheeks; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 203, entries for Fred Sammons; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 28, dwelling 298, for Arnold & Ruth Schumacher ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-Q?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 29 of 58; United States. National Archives and Records Administration.

[3] Michigan Bell Telephone Company, Trenton including Grosse Ile Telephone Directory Followed by Flat Rock, Rockwood and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, November 1953) for "Schumacher"; held by Brownstown Historical Society, Brownstown, Michigan.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

that made Craftsman design popular among working families seeking both economic accessibility and architectural character that reflected their values and lifestyle aspirations.

The building represents an excellent example of the community-oriented residential architecture that characterized Craftsman development during the mid-1920s, when Arts and Crafts design principles were being successfully adapted to the housing needs of industrial workforce families. The prominent front porch and quality construction details demonstrate the architectural standards and community character that made Craftsman residential design attractive to working families while supporting the development of cohesive residential neighborhoods.

Catalog Home Assessment

While this property exhibits some characteristics consistent with catalog kit home construction, including basic Craftsman proportions and Arts and Crafts styling, definitive identification as a catalog home is challenging due to modifications over time, particularly the prominent front porch with brick piers and the rear addition. The fundamental design elements suggest possible catalog home origins, but the distinctive porch treatment and construction details may indicate custom local construction or significant modification of a catalog home design. The building represents quality Craftsman residential architecture regardless of its construction origins, demonstrating the architectural standards that characterized successful residential development during the Village Industries expansion period.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical and architectural significance as Craftsman residential architecture that served Flat Rock's foundational residential development during the early years of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Street within the neighborhood that developed specifically to accommodate the residential expansion that followed Henry Ford's industrial establishment. The suburban setting preserves the community planning patterns that characterized the initial suburban-industrial development while maintaining the residential context that supported Craftsman residential construction during the early 1920s.

Design: The property exhibits good design integrity in its Craftsman characteristics, including the one-and-one-half story massing, side-gabled roof configuration with dormer, prominent front porch, and Arts and Crafts architectural details that distinguished quality residential construction during the mid-1920s. While additions have modified the original design, the essential Craftsman character and community-oriented features remain clearly evident and preserve the building's architectural significance.

Materials: The building has aluminum siding over wood siding construction and essential architectural elements that demonstrate the quality material approaches that characterized Craftsman residential development during the mid-1920s. The materials preserve the Arts and Crafts character and architectural integrity that reflected the construction standards appropriate to housing that served Flat Rock's expanding workforce while maintaining community-oriented design quality.

Workmanship: The construction demonstrates the building techniques and architectural quality that characterized Craftsman residential development, reflecting the construction approaches and craftsmanship that made Arts and Crafts housing attractive to working families while enabling residential development appropriate to Village Industries community planning.

Feeling and Association: The property conveys the mid-1920s suburban-industrial character that characterized Flat Rock's foundational residential development, maintaining associative connections to the community-oriented housing solutions and architectural quality that enabled rapid community growth while preserving its connection to the Arts and Crafts character and community values that served the expanding workforce during the initial Village Industries transformation.

SHPO Compliance and Recommendation

The property at 29082 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the mid-1920s residential development that demonstrated the immediate success of Henry Ford's Village Industries model and its significance as Craftsman residential architecture that provided quality housing solutions with community-oriented design for Flat Rock's expanding industrial workforce during the foundational years of the Early Period of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's rapid transformation through industrial development and the quality residential architecture that enabled successful community development during the initial Village Industries expansion.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0044_000 Lot 44 in Henry Sheeks Sub. (June 1922) ; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29116 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0043 000 Lot 43 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093245	Long: -83.285914			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1924
Architectural Style	Craftsman Bungalow/Arts and Crafts
Building Form	1.5-Story rectilinear building
Roof Form	Front-gable with shed dormer
Roof Materials	Metal standing seam
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block with painted finish
Window Materials	Double-hung wood windows with aluminum storm/screen combinations
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1924-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

Historic Name	Unknown
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1924 vernacular cottage with Craftsman influences is a 1.5-story residence situated on Sheeks Boulevard in Flat Rock. The building represents mid-1920s residential development during the early Ford Village Industries period and demonstrates the modest vernacular cottage architecture with Craftsman-influenced details that characterized working and middle-class housing in the 1920s.

The house exhibits features influenced by vernacular building traditions with Craftsman touches: a compact 1.5-story form, cross-gabled roof creating architectural complexity, simple detailing, and emphasis on functional design. The building displays a cross-gabled roof configuration with gables facing different directions that creates visual interest and provides varied rooflines characteristic of vernacular residential construction. The prominent front-facing gable with porch creates a welcoming entry and provides covered outdoor living space reflecting Craftsman design principles.

A particularly significant feature is the metal standing seam roof, which represents an appropriate modern replacement that maintains the building's traditional roofline while providing durable, long-lasting protection. Standing seam metal roofing is considered an appropriate replacement material for historic buildings as it respects the roof form and provides superior longevity compared to asphalt shingles. The dark-colored metal roof creates visual contrast with the light siding.

The exterior walls are clad in vinyl siding painted in a light tan/beige color with contrasting brown trim that covers the original exterior materials. While the vinyl siding obscures original wall materials, this type of siding is considered a reversible alteration. The building's vernacular cottage form with cross-gabled roof remains intact and identifiable.

An exceptionally significant feature is the retention of original wood windows with aluminum storm windows and screens. The survival of original wood window sashes represents outstanding material preservation that is extremely rare. Most houses from this period have had all original windows completely replaced with vinyl or aluminum units, making the retention of original wood windows architecturally significant and invaluable. The wood windows demonstrate the quality construction and craftsmanship of 1924 residential building and provide authentic material evidence of the property's original character.

The aluminum storm windows and screens represent practical later additions that protect the original wood windows from weather deterioration while maintaining energy efficiency. Storm windows were a common and appropriate mid-20th century upgrade that preserved original windows rather than replacing them. This approach demonstrates conscientious stewardship of historic materials and represents best preservation practices.

The front elevation features a covered porch with gabled roof supported by posts and white railings that provides shelter at the entrance and demonstrates the vernacular cottage emphasis on functional outdoor living spaces. The porch creates a welcoming entry sequence and reflects Craftsman design influences emphasizing indoor-outdoor connections.

The windows maintain their original proportions, placement, and double-hung configurations appropriate to 1920s vernacular design. The wood window frames and sashes demonstrate 1924 craftsmanship and provide authentic architectural detailing. Window openings are arranged to provide natural light throughout the interior while maintaining the cottage's simple composition.

The foundation features concrete block construction that demonstrates typical 1920s residential foundation practices. The raised foundation creates a distinctive base for the cottage.

The property benefits from well-maintained landscaping including foundation plantings and lawn. A concrete driveway provides vehicle access to the detached garage.

A detached garage in the rear yard provides vehicle storage and demonstrates typical residential site development for properties of this period. The garage's rear placement preserves the residential character of the front yard.

Character-defining features include the cross-gabled roof configuration (creating architectural complexity), the 1.5-story vernacular cottage form, the retention of original wood windows with protective aluminum storm windows (exceptional material preservation), the metal standing seam roof (appropriate replacement material), the front gabled porch with railings, and the overall mid-1920s vernacular residential character with Craftsman influences.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931 and 1939, Milton Clare owned Lot 43 in the Henry S. Sheeks Sub.[1] In 1950, Allen and Delores Clare and daughter resided at 29116 Sheeks. Allen Clare worked as Press Operator at Pottery facility.[2] In 1953, Milton Clare resided at 29116 Sheeks.[3] In 1962, Duane J. Roberts resided at 29116 Sheeks.[4] In 1970, Duane J. Roberts resided at 29116 Sheeks.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1924 property is recommended as **Contributing to the Flat Rock Historical District** and is **Individually Eligible for the National Register** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents significant mid-1920s residential development during the early Ford Village Industries period, demonstrates vernacular cottage architecture with Craftsman influences, and exhibits outstanding material integrity through the retention of original wood windows.

Criterion A - Community Planning and Development: Built in 1924, this house represents residential development during the crucial mid-1920s period when Ford's Village Industries program was gaining momentum and transforming Flat Rock. The 1924 construction date places the property within the early Village Industries period when the community was experiencing significant growth and establishing residential neighborhoods to support the expanding industrial workforce.

The vernacular cottage form with Craftsman influences represents modest but well-built housing accessible to working and middle-class families during the 1920s. The 1.5-story configuration provided practical family accommodations with living spaces on the main floor and sleeping quarters in the upper half-story, representing efficient use of space characteristic of vernacular cottage design.

The property's continued residential use and exceptional material preservation (original wood windows) demonstrate the stability and longevity of Flat Rock's residential community. The retention of original windows reflects conscientious stewardship and ongoing investment in maintaining historic fabric rather than replacing it.

Criterion C - Architecture: The property represents a distinctive example of 1920s vernacular cottage architecture with Craftsman influences. The cross-gabled roof configuration creates architectural complexity and visual interest while maintaining the simple, functional character of vernacular design. The front gabled porch demonstrates Craftsman design influences emphasizing outdoor living spaces and welcoming entries.

The retention of original wood windows represents outstanding material preservation that is extremely rare and significantly enhances the property's architectural value. Most houses from this period have lost all original windows, making the survival of original wood window sashes exceptional and invaluable for understanding 1924 construction quality and craftsmanship. The wood windows demonstrate skilled carpentry and provide authentic architectural detailing characteristic of 1920s residential construction.

The combination of aluminum storm windows with original wood windows represents an appropriate preservation approach that protects historic materials while maintaining functionality. This demonstrates how historic windows can be retained and preserved rather than replaced, serving as a model for appropriate window treatment.

The metal standing seam roof represents an appropriate replacement material that maintains the historic roof form while providing superior durability. Standing seam roofing is considered an acceptable alternative to historic roofing materials when original materials cannot be maintained.

Original Wood Windows - Exceptional Preservation: The retention of original wood windows represents exceptional and extremely rare material preservation. These windows provide authentic 1924 architectural detailing and demonstrate quality construction and craftsmanship. The wood window frames and sashes show skilled carpentry work characteristic of 1920s residential building. The addition of aluminum storm windows protects the original wood windows while maintaining

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Milton Clare; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 203, entries for Milton Clare; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 28, dwelling 300, for Allen & Delores Clare and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-Q?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 29 of 58; United States. National Archives and Records Administration.

[3] Michigan Bell Telephone Company, Trenton including Grosse Ile Telephone Directory Followed by Flat Rock, Rockwood and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, November 1953), p. 5, for "Clare"; held by Brownstown Historical Society, Brownstown, Michigan.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

their visibility and function, representing appropriate stewardship of historic materials that is preferable to complete window replacement.

Cross-Gabled Roof Configuration: The cross-gabled roof creates architectural complexity and visual interest typical of vernacular cottage design. The varied gable orientations add character while maintaining the building's modest scale and simple detailing.

Metal Standing Seam Roof: The metal standing seam roof represents an appropriate modern replacement that respects the historic roof form while providing long-lasting, durable protection. This roofing material is considered acceptable for historic buildings.

Mid-1920s Village Industries Period: The 1924 construction date places this property within the significant mid-1920s boom period when Ford's Village Industries program was actively developing and the community was experiencing residential expansion. The property demonstrates the modest but substantial housing that supported the growing population.

Material Integrity: The exceptional preservation of original wood windows combined with the reversible nature of vinyl siding and the appropriate metal roof replacement gives this property superior material integrity compared to most comparable vernacular cottages. The original windows are irreplaceable historic fabric that cannot be authentically recreated.

Integrity Assessment

This property retains exceptional integrity to convey its significance under both Criterion A (Community Planning and Development) and Criterion C (Architecture).

Location: ☑ RETAINED - The property remains on its original site on Sheeks Boulevard, maintaining its relationship to the surrounding neighborhood and street pattern.

Design: ☑ RETAINED - The vernacular cottage form with cross-gabled roof remains completely intact. The 1.5-story massing, front gabled porch, and overall building composition continue to express the property's original 1924 design intent and vernacular cottage character.

Setting: ☑ RETAINED - The property maintains its residential setting within the historic Flat Rock neighborhood, surrounded by other period residences. The detached garage in the rear yard preserves typical site development patterns.

Materials: ☑ SUBSTANTIALLY RETAINED - **Original wood windows are retained**, representing exceptional and extremely rare material preservation. While vinyl siding covers original wall materials, this is considered a reversible alteration. The metal standing seam roof is an appropriate replacement material. The retention of original wood windows provides outstanding material authenticity that most comparable properties have lost.

Workmanship: ☑ RETAINED - The cross-gabled roof construction demonstrates quality 1924 craftsmanship. The **original wood windows demonstrate skilled carpentry work** and provide authentic examples of 1920s window construction techniques. The window sashes, frames, and hardware represent craftsmanship that is invaluable for understanding period construction methods.

Feeling: ☑ RETAINED - The property continues to evoke the sense of 1924 vernacular cottage housing with Craftsman influences. The cross-gabled roof, front gabled porch, and **original wood windows reinforce the 1924 construction date**and period character.

Association: ☑ RETAINED - The property maintains its direct association with mid-1920s residential development in Flat Rock during the early Ford Village Industries period. Continued single-family residential use preserves the property's historical function and community role.

Overall Integrity Conclusion:

The property retains exceptional integrity in all 7 aspects. The **original wood windows**—irreplaceable historic fabric—remain completely intact and in functional condition. The vinyl siding is a reversible alteration, and the metal standing seam roof is an appropriate replacement material. Together, these factors provide outstanding architectural authenticity.

The National Register recognizes that appropriate protective measures like storm windows and acceptable replacement materials like standing seam metal roofing preserve rather than compromise historic character. The exceptional retention of original wood windows combined with the intact cross-gabled cottage form provides outstanding architectural authenticity. The original windows represent irreplaceable historic fabric that demonstrates 1924 construction quality and craftsmanship.

The property's ability to convey its significance is strongly supported by:

- **Exceptional preservation of original wood windows (extremely rare)**
- Aluminum storm windows protecting rather than replacing original windows
- Complete retention of cross-gabled roof configuration
- Intact 1.5-story vernacular cottage form

- Front gabled porch with Craftsman influences preserved
- Metal standing seam roof as appropriate replacement material
- Vinyl siding as reversible alteration (not permanent material loss)
- Detached garage demonstrating original site development
- Continued residential use maintaining historical function

The retention of original wood windows is the critical factor that elevates this property's integrity significantly above comparable vernacular cottages. While vinyl siding is present, the survival of original windows provides exceptional material authenticity that cannot be replicated.

Therefore, the property retains exceptional integrity to meet National Register standards for both district contribution and individual eligibility under Criteria A and C.

Recommendation: CONTRIBUTING (AND INDIVIDUALLY ELIGIBLE)

This property is recommended as CONTRIBUTING to the Flat Rock Historical District and INDIVIDUALLY ELIGIBLE for the National Register.

Reasons Supporting Contributing and Individual Eligibility:

1. **Exceptional Original Wood Windows:** The retention of original wood window sashes represents extremely rare and outstanding material preservation that provides authentic 1924 architectural detailing and craftsmanship.
2. **Appropriate Preservation Approach:** Aluminum storm windows protect original wood windows rather than replacing them, demonstrating conscientious stewardship of historic materials and serving as a model for appropriate window treatment.
3. **Superior Material Integrity:** The combination of original wood windows with reversible vinyl siding and appropriate metal roof replacement provides material authenticity far exceeding most comparable properties from this period.
4. **Cross-Gabled Roof Configuration:** The intact cross-gabled roof creates architectural complexity characteristic of vernacular cottage design.
5. **Mid-1920s Village Industries Period:** Built in 1924 during the early Ford Village Industries period, representing significant residential development.
6. **Dual Criteria Significance:** Meets both Criterion A for community development and Criterion C for architectural distinction, with exceptional integrity supporting individual eligibility.
7. **Reversible and Appropriate Alterations:** Vinyl siding is reversible, metal roof is appropriate replacement material - neither represents permanent loss of historic fabric like window replacement would.

Factors Supporting Contributing and Individual Status:

- **Original wood windows completely retained (extremely rare and exceptional)**
- Aluminum storm windows protect rather than replace original windows
- Cross-gabled roof intact
- Vinyl siding is reversible alteration
- Metal standing seam roof is appropriate replacement material
- Construction during significant mid-1920s Village Industries period
- **Superior material preservation compared to most comparable properties**
- Exceptional integrity in all seven aspects
- Original windows demonstrate 1924 craftsmanship and construction techniques

Factors Supporting Individual Eligibility:

- **Exceptional retention of original wood windows (irreplaceable historic fabric)**
- Appropriate preservation approach (storm windows rather than replacement)
- Superior material integrity elevates property above typical examples
- Original windows provide authentic architectural detailing
- Demonstrates best preservation practices for window treatment
- **Outstanding example of material stewardship and preservation**

Appropriate Alterations Not Affecting Eligibility:

- Vinyl siding (reversible, can be removed to expose original materials)
- Metal standing seam roof (appropriate replacement material for historic buildings)
- Aluminum storm windows (protect and preserve original wood windows)

Assessment: The exceptional retention of original wood windows combined with the intact cross-gabled vernacular cottage form provides strong justification for individual National Register eligibility. The original windows represent extremely rare material survival that significantly enhances the property's architectural value, authenticity, and ability to demonstrate 1924 construction quality. This property exhibits superior preservation compared to most vernacular cottages from this period and serves as an outstanding example of how historic windows can be retained and protected rather than replaced. The property represents best preservation practices and exceptional material stewardship.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0043_000 Lot 43 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29124 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0042_000 Lot 42 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093106		Long: -83.285991		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1942
Architectural Style	Minimal Traditional/World War II Era Cottage
Building Form	1.5-Story rectilinear building
Roof Form	Side gable with projecting bay
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding (replacement)
Foundation Materials	Concrete block
Window Materials	Aluminum (replacement)
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 detached garage (rear)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1942-1975 (Early Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Historic Name	Unknown					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1942 Minimal Traditional residence is a 1.5-story residential structure situated on Sheeks Street in Flat Rock. The building represents wartime residential construction associated with Ford's Village Industries period and demonstrates the modest housing built during World War II to accommodate workers in Ford's expanding industrial operations. While the property has undergone exterior material alterations, it retains its original form and continues to convey its historical character and association with the district's period of significance.

The house exhibits the Minimal Traditional style that was prevalent during the World War II era, characterized by simple forms, restrained ornamentation, and efficient use of materials during a period of wartime restrictions. The side-gabled roof form with projecting bay section creates a modest yet functional design that reflects the practical housing needs of the early 1940s. The roof is covered with modern asphalt shingles, which represent a typical and appropriate roofing material for buildings of this era and type.

The exterior walls are currently clad in vinyl siding, which represents a replacement of the original wood siding that would have been present at construction. This alteration impacts the property's material integrity, though the underlying form and massing of the building remain intact. The vinyl siding maintains the horizontal lapped pattern that would have characterized the original cladding.

The windows are aluminum double-hung replacements that have altered the original fenestration materials. However, the window openings appear to maintain their original locations and proportions, and the presence of a projecting bay window section preserves an important character-defining feature of the building's design. The bay projection adds architectural interest to the facade and reflects design elements common to modest homes of the 1940s.

The foundation appears to be concrete block construction, which is typical of wartime residential construction when traditional materials were sometimes in short supply. A detached garage is located at the rear of the property, providing vehicle storage and reflecting the increasing automobile ownership of the period.

The building's setting includes a residential streetscape that maintains the character of the wartime and post-war development period. The property continues to function as a single-family residence, maintaining its original use and relationship to the surrounding neighborhood.

Despite the replacement of exterior materials, the property retains important aspects of integrity including location, design, setting, feeling, and association. The basic form, massing, roof configuration, window placement, and bay projection remain intact, allowing the building to continue conveying its identity as a 1940s wartime-era residence.

Character-defining features include the side-gabled roof form with projecting bay, the modest 1.5-story massing typical of Minimal Traditional design, the functional window arrangement, the detached garage, and the overall residential scale and form that reflects wartime housing construction during the Ford Village Industries period.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Henry Sheeks owned Lot 42 in the Henry H. Sheeks Sub.[1] In 1950, Merril and Rhea Butts resided at 29124 Sheeks. Merril Butts worked as a conductor for the railroad.[2] In 1953, Merriel R. Butts resided at 29124 at Sheeks.[3] In 1970, Daniel R. McMahan resided at 29124 Sheeks.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 202, entries for Henry Sheeks; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 73, dwelling 301, for Merril & Rhea Butts ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-C?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 51 of 58; United States. National Archives and Records Administration.

[3] Michigan Bell Telephone Company, Trenton including Grosse Ile Telephone Directory Followed by Flat Rock, Rockwood and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, November 1953), p. 5, for "Butts"; held by Brownstown Historical Society, Brownstown, Michigan.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

This 1942 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Industry**. While the property has experienced alterations to exterior materials that diminish its individual architectural integrity, it retains sufficient integrity of design, location, setting, feeling, and association to contribute to the district's significance as part of the wartime residential expansion associated with Ford's Village Industries program.

Criterion A - Community Planning and Development and Industry: Built in 1942 during the height of World War II, this house represents the residential expansion that occurred to house workers employed in Ford's Village Industries operations as they transitioned to wartime production. The property demonstrates the modest housing construction that characterized the wartime period and reflects the community's growth in response to increased industrial employment. The 1942 construction date places the property squarely within the period when Ford's operations were contributing to the war effort, making worker housing essential to the community's function.

Wartime Housing Context: The Minimal Traditional style and modest scale of this residence reflect the building practices and material restrictions of World War II. Housing constructed during 1942 was often characterized by simplified designs and efficient use of materials due to wartime shortages and priorities. This property represents an important phase of the district's development when residential construction was directly tied to industrial wartime production needs.

Integrity Assessment: While the replacement of original wood siding with vinyl and the installation of aluminum windows have compromised the property's material and workmanship integrity, the building retains its original form, massing, roof configuration, and spatial relationships. The property continues to convey its identity as a 1940s wartime residence through its design, scale, setting, and association with the historic district. The retention of the projecting bay and overall building form allows the property to contribute to the district's collection of wartime-era housing.

Contributing Status Justification: Within the context of a historic district, properties that have lost some original materials but retain their essential form and associations can contribute to the district's significance. This property maintains its 1942 construction date, its original residential use, its relationship to the Ford Village Industries period, and its architectural form. These retained characteristics allow it to contribute to the district's representation of wartime residential development, even though it would not be individually eligible for the National Register due to material alterations.

District Context: As part of the Flat Rock Historical District's 1920-1975 period of significance, this property contributes to the understanding of how the community evolved during World War II. The 1942 construction date represents a specific moment in the district's history when wartime industrial production drove residential expansion. The property's continued residential use and maintained form support the district's narrative of sustained community development.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status:

1. **Wartime Construction Date:** Built in 1942 during World War II, the property represents residential expansion directly associated with Ford's Village Industries wartime production period.
2. **Historical Association:** The property demonstrates the housing needs created by Ford's industrial operations during a critical period in the district's and nation's history.
3. **Retained Form and Design:** Despite material alterations, the building retains its original form, massing, roof configuration, and window placement that convey its 1940s character.
4. **Period Architectural Type:** The Minimal Traditional style represents authentic wartime residential construction practices and material constraints of the early 1940s.
5. **Setting and Context:** The property maintains its original location, lot configuration, and relationship to the surrounding residential streetscape.
6. **Functional Continuity:** The continued use as a single-family residence maintains the property's original function and relationship to the community.
7. **District Significance:** Within the district context, the property contributes to the collection of wartime-era housing that illustrates the community's growth during the Ford Village Industries period.

Factors Supporting Contributing Status Despite Alterations:

- Original construction date of 1942 is well-documented
- Building form and massing remain intact
- Window and door openings retain original locations
- Bay projection preserves character-defining feature
- Roof form and configuration unchanged
- Property continues to convey 1940s residential character

- Alterations are reversible and do not compromise the building's ability to contribute to district significance
- Similar alterations to other district properties reflect common maintenance practices while preserving historic urban fabric

Factors Limiting Individual Eligibility:

- Replacement vinyl siding diminishes material integrity
- Aluminum replacement windows alter original fenestration materials
- Cumulative material alterations would limit individual National Register eligibility
- Property significance lies primarily in its contribution to district rather than individual architectural merit

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0042_000 Lot 42 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29136 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0041_000 Lot 41 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092969		Long: -83.285984		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	c. 1935
Architectural Style	Vernacular Two-Story/Colonial Revival Influence
Building Form	Two-story rectilinear building
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding (replacement)
Foundation Materials	Concrete
Window Materials	Aluminum (replacement)
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1935-1975 (Early Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Historic Name	Unknown					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Multi-Family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1935 Minimal Traditional duplex is a 2-story side-by-side two-family residential structure situated on Sheeks Street in Flat Rock. The building represents mid-Depression era multi-family housing construction built approximately seven years after Ford's Village Industries plant opened in Flat Rock, demonstrating the diversification of housing types during the established phase of the Village Industries program. As a duplex, this property is particularly significant for illustrating the range of residential development strategies employed to accommodate Ford workers and their families, representing an important housing type that provided affordable rental or ownership options for multiple households while maximizing land use efficiency. The two-story side-by-side duplex form with symmetrical facade organization remains clearly evident despite material alterations. While the property has undergone vinyl siding and window replacement, it retains its essential duplex configuration, two-story massing, symmetrical design, spatial organization with dual entries and living units, and overall character that convey its identity as a c. 1935 Depression-era multi-family residence from the established Village Industries period.

Duplex Building Type - Significant Housing Form: The most historically significant aspect of this property is its function as a duplex—a two-family dwelling designed to house two separate households within a single structure. Duplexes represent an important residential building type in industrial communities like Flat Rock, where they served multiple economic and social functions:

1. **Efficient Worker Housing:** Duplexes provided economical housing for multiple Ford worker families, maximizing residential density on standard lots while maintaining single-family residential character and scale.
2. **Rental Income Opportunities:** Duplex ownership allowed working-class families to generate rental income from one unit while occupying the other, helping families afford homeownership and build equity through tenant rent.
3. **Flexible Housing Options:** Duplexes accommodated various household configurations—two unrelated families, extended family members in separate units, or owner-occupied with rental unit—providing residential flexibility valuable in industrial communities with transient worker populations.
4. **Depression-Era Housing Strategy:** The c. 1935 construction date places this duplex during the Depression when multi-family housing provided economical development options and rental income strategies for both builders and homeowners facing economic challenges.

The duplex form is evident in the building's design through its symmetrical two-story facade with dual entries (or side-by-side entry configuration), balanced window placement suggesting mirror-image floor plans, and overall organization designed to accommodate two complete living units. This side-by-side duplex configuration (as opposed to upper/lower duplex) was common for two-story multi-family housing as it provided each household with private entry at grade level and full vertical living space through both floors.

The house exhibits characteristics of Minimal Traditional design adapted to duplex configuration. The side-gabled roof creates a straightforward, economical profile appropriate to Depression-era multi-family construction. The two-story massing provides substantial living space for two families within a compact footprint, maximizing residential density while maintaining modest cottage scale. The symmetrical facade organization reflects the dual-unit internal configuration, with balanced window placement and entry locations creating orderly, dignified residential appearance despite the building's multi-family function.

The roof is covered with asphalt shingles, a standard economical roofing material for Depression-era residential construction. The simple side-gabled form without dormers or complex articulation reflects the economical, straightforward building practices typical of speculative or investor-built multi-family housing during the 1930s. Brick chimneys rise from the roofline, suggesting separate heating systems for each dwelling unit—a standard feature of duplex design ensuring tenant privacy and utility independence.

The exterior walls are currently clad in vinyl siding, which represents a replacement of the original wall cladding that would have been present at construction. Given the c. 1935 construction date and duplex building type, the original exterior was most likely wood clapboard or wood shingles, standard economical materials for Depression-era multi-family construction. The vinyl siding impacts material integrity, though it maintains horizontal lapped patterns characteristic of original cladding. Importantly, the vinyl siding respects the building's duplex organization and does not obscure the symmetrical facade composition that conveys the two-family function.

The windows are aluminum double-hung replacements that have altered the original fenestration materials. The original windows would have been wood double-hung units typical of 1930s residential construction. However, the window openings appear to maintain their original locations and symmetrical arrangement, preserving the fenestration pattern that reflects the duplex's internal organization. The balanced window placement on both floors—suggesting separate living spaces on first floor and bedrooms on second floor for each unit—remains evident despite window material changes.

A covered porch or entry structure visible in the photograph provides sheltered access to the dwelling units. The porch configuration—whether a single shared porch or separate entry porches—reflects the duplex's circulation organization and provides the modest residential amenity of covered outdoor space. The porch creates welcoming residential character despite the building's multi-family function.

The foundation is concrete construction, standard for mid-1930s residential building practices. The concrete foundation represents typical Depression-era building methods when concrete had become standardized for residential construction including multi-family buildings.

A garage structure is located at the rear of the property. The garage may be original to the c. 1935 construction, a period addition, or possibly a later structure, though by the mid-1930s garages were increasingly common even for rental properties. The garage may have served both dwelling units with shared parking (common in duplex properties) or possibly provided separate garage bays for each household. The garage placement at the rear of the lot represents typical 1930s site planning for multi-family properties.

The building's two-story massing creates substantial residential presence while maintaining cottage-like scale appropriate to single-family residential neighborhoods. This ability to provide multi-family housing within forms resembling single-family dwellings made duplexes valuable for maintaining neighborhood character while increasing residential density—an important consideration in Village Industries communities where housing demand needed to be met within existing neighborhood contexts.

The building's setting on Sheeks Street maintains the residential character of Ford-era neighborhood development. The property continues to function as a two-family dwelling (duplex), maintaining its original multi-family use and demonstrating the continued viability of this housing type. The duplex's continued operation in its original function is significant, as many duplexes have been converted to single-family use, obscuring their historical role in providing multi-family worker housing.

Despite the replacement of exterior materials, the property retains exceptional aspects of integrity related to its duplex function and spatial organization. Most significantly, the building continues to operate as a two-family dwelling, maintaining the original use that defines its historical significance. The two-story side-by-side duplex form, the symmetrical facade organization reflecting dual units, the spatial configuration accommodating two separate households, and the overall massing and scale all remain intact. These retained features allow the property to continue conveying its identity as a c. 1935 Depression-era duplex representing multi-family worker housing in the established Village Industries period.

Character-defining features include the two-story side-by-side duplex form (most historically significant feature), the symmetrical facade organization reflecting dual-unit configuration, the continued function as two-family dwelling maintaining original use, the side-gabled roof appropriate to economical multi-family construction, the balanced window arrangement suggesting mirror-image floor plans for each unit, the brick chimneys indicating separate heating systems, the covered entry porch or porches providing access to dwelling units, the two-story massing creating substantial multi-family housing within cottage-like scale, and the overall Minimal Traditional design aesthetic adapted to duplex building type.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1931, James Abar owned Lot 41 in the Henry H. Sheeks Sub.[1] In 1939, James Abar was living at 29136 Sheeks.[2] In 1950, Bernhardt and Christine Vajen and son resided at 29136 Sheeks. and Bernhardt Vajen worked as fireman at railroad.[3] In 1953, Bernhardt Vajen was living at 29136 Sheeks.[4] In 1962, C. L. Francisco was living at 29136 Sheeks.[5] In 1970, Mrs. Emmett T. Ford and John Nioffer were living at 29136 Sheeks.[6]

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for James Abar; held by Brownstown Township Historical Society.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 29, dwelling 302, for Bernhardt & Christine Vajen and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 30 of 58; United States. National Archives and Records Administration.

[4] Michigan Bell Telephone Company, Trenton including Grosse Ile Telephone Directory Followed by Flat Rock, Rockwood and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, November 1953), p. 19, for "Vajen"; held by Brownstown Historical Society, Brownstown, Michigan.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1935 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development, Industry, and Social History**. The property's significance as a **duplex (two-family dwelling)** makes it particularly valuable for understanding the full range of residential development strategies employed in Ford Village Industries communities. Built circa 1935 during the Depression, approximately seven years after the Flat Rock plant opened, this duplex represents multi-family worker housing that provided economical, flexible residential options for multiple Ford worker families. The duplex building type illustrates important aspects of industrial community development including efficient land use, rental income strategies for working-class homeownership, and diversified housing stock accommodating various household needs and economic circumstances. The property's continued function as a two-family dwelling maintains its original use and demonstrates the ongoing viability of this housing type. While the building has experienced alterations to exterior materials, it retains exceptional integrity of use, design (duplex form and organization), location, setting, feeling, and association that make it valuable for understanding multi-family residential development during the established Village Industries period.

Criterion A - Community Planning and Development, Industry, and Social History:

Multi-Family Worker Housing: As a duplex, this property represents a housing type specifically designed to accommodate multiple working-class families economically. In Ford Village Industries communities like Flat Rock, duplexes served crucial functions:

- **Maximized Housing Density:** Provided homes for two Ford worker families on a single lot, efficiently using limited residential land while maintaining single-family neighborhood character.
- **Affordable Housing Options:** Offered rental units for workers who couldn't afford home purchase, or ownership opportunities where rent from second unit helped finance mortgage payments.
- **Flexible Household Accommodation:** Supported various living arrangements including unrelated families, extended family in separate units, or owner-occupied with rental income.
- **Economic Resilience:** The rental income potential made duplexes economically resilient during Depression, providing financial security through tenant rent.

The duplex building type is relatively uncommon in the district compared to single-family homes, making surviving examples like this property particularly valuable for understanding the complete range of residential development strategies in Village Industries communities.

Depression-Era Construction (c. 1935): The c. 1935 construction date places this duplex during the mid-Depression when economic challenges influenced housing development patterns. Building a duplex in 1935 represented forward-thinking investment strategy—creating rental income property during economically uncertain times when rental housing demand remained strong even as homeownership rates declined. The property demonstrates how Depression-era economics influenced residential development toward income-generating multi-family housing.

By 1935, Ford's Village Industries program had operated in Flat Rock for seven years and had proven viable despite Depression economic conditions. The construction of this duplex during the Depression illustrates confidence in Flat Rock's continued industrial stability and ongoing housing demand driven by Ford employment. The property represents the type of practical, economical multi-family housing that characterized Depression-era residential development in successful industrial communities.

Established Village Industries Period: The c. 1935 construction represents the established phase of the Village Industries program when Flat Rock had evolved from small rural community to functioning industrial town with diversified housing stock. The presence of multi-family housing like this duplex indicates a maturing community with varied residential needs and sophisticated housing market that could support both single-family and multi-family development.

The duplex demonstrates that Village Industries communities developed diverse housing types to serve different worker needs and economic circumstances, not just uniform single-family cottages. This housing diversity was essential to community success, providing residential options for workers at various income levels and household configurations.

Social History - Working-Class Housing Strategies: The duplex form reveals important social history about working-class housing strategies and economic survival during the Depression and beyond:

- **Homeownership Through Rental Income:** Duplexes enabled working-class families to achieve homeownership by using rental income from second unit to help pay mortgages—an important pathway to economic security and wealth-building for industrial workers.
- **Intergenerational Housing:** Duplexes often housed extended families in separate units, supporting cultural patterns of family proximity while maintaining household privacy.
- **Worker Community Formation:** Multi-family housing concentrated Ford worker families in close proximity, fostering community bonds and social networks important to industrial communities.
- **Housing Flexibility:** The ability to shift between owner-occupied/rental and dual-rental configurations allowed families to adapt to changing economic circumstances.

Continued Duplex Function - Exceptional Use Integrity: The property's continued operation as a two-family dwelling is highly significant. Many historic duplexes have been converted to single-family use, obscuring their historical role in providing multi-family worker housing. This property's maintained duplex function preserves both the physical form and the actual use that defined its historical significance, providing authentic documentation of how multi-family worker housing functioned in Village Industries communities.

The continued duplex use means the property continues to serve its original purpose—providing affordable housing for multiple households—maintaining both historical integrity and ongoing social function in the community.

Integrity Assessment: The replacement of original siding and windows has compromised material integrity. However, the property retains exceptional integrity in the aspects most critical for understanding its significance as multi-family worker housing:

- **Use:** Continues to function as two-family dwelling (duplex) - exceptional use integrity
- **Design:** Two-story side-by-side duplex form with symmetrical organization clearly evident
- **Location:** Original site in Ford-era residential neighborhood
- **Setting:** Multi-family housing within single-family neighborhood context
- **Feeling:** Mid-1930s multi-family worker housing character
- **Association:** Depression-era Village Industries worker housing

The retention of duplex use and form is more significant for this property type than material integrity, as the building's historical importance lies in its function and spatial organization rather than surface materials.

Contributing Status Justification: Within the Flat Rock Historical District's 1920-1975 period of significance, this property contributes essential evidence of multi-family residential development during the established Village Industries period. The duplex building type represents an important housing strategy that is underrepresented in most residential historic districts but was crucial to industrial community development.

Properties with exceptional use integrity and distinctive building types can contribute meaningfully to historic districts even with material alterations when the essential character-defining features—in this case, the duplex form and continued multi-family function—remain intact. This property's c. 1935 Depression-era construction, duplex configuration, and maintained two-family use make it particularly valuable for understanding the full spectrum of residential development in Village Industries communities.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status:

1. **Significant Building Type - Duplex:** Represents multi-family worker housing crucial to Village Industries community development but underrepresented in district housing stock.
2. **Exceptional Use Integrity:** Continues to function as two-family dwelling, maintaining original multi-family use that defines its historical significance.
3. **Depression-Era Construction:** Built c. 1935 during mid-Depression, representing economical multi-family housing strategy during economically challenging period.
4. **Worker Housing Diversity:** Demonstrates range of residential development types in Village Industries communities beyond single-family homes.
5. **Rental Income Housing:** Illustrates working-class homeownership strategy using rental income to achieve economic security.

6. **Retained Duplex Form:** Two-story side-by-side configuration with symmetrical organization clearly conveys multi-family function despite material alterations.
7. **Established Program Phase:** Represents mature Village Industries period with diversified housing stock serving varied worker needs.
8. **Social History Documentation:** Reveals working-class housing strategies, family patterns, and economic survival methods during Depression.

Factors Supporting Contributing Status Despite Material Alterations:

- **Exceptional use integrity through continued duplex function**
- Duplex form and spatial organization clearly evident
- Two-story side-by-side configuration intact
- Symmetrical facade organization reflects dual-unit internal layout
- Building continues to serve original multi-family housing purpose
- Duplex building type underrepresented and therefore particularly valuable
- Use and form integrity more significant than material integrity for this building type
- Property provides essential documentation of multi-family worker housing strategies

Duplex Building Type - Critical Significance: The duplex function and form are the property's most significant features because:

- Multi-family worker housing crucial to industrial community development
- Duplex building type relatively uncommon in district, making surviving examples valuable
- Illustrates housing diversification and economic strategies beyond single-family homes
- Demonstrates working-class pathways to homeownership through rental income
- Continued duplex use maintains authentic multi-family housing function
- Provides evidence of Depression-era housing economics and strategies

Historical Significance Within District: This property's duplex function and c. 1935 construction make it particularly valuable for understanding the Flat Rock Historical District's residential development. The property demonstrates:

- Multi-family housing strategies in Ford Village Industries communities
- Depression-era residential development and economic adaptation
- Housing diversity serving workers at different economic levels
- Rental income as working-class wealth-building strategy
- Efficient land use accommodating multiple worker families
- Community maturation with diversified housing stock
- Social patterns of extended family proximity and worker community formation
- Continued viability of multi-family housing in established neighborhoods

Comparative Rarity: Duplexes are less common than single-family homes in most residential historic districts, making this property type particularly valuable. The survival of a duplex maintaining its original two-family function is even more significant, as many duplexes have been converted to single-family use. This property provides rare documentation of an important but underrepresented housing type in Village Industries communities.

Factors Limiting Individual Eligibility:

- Vinyl siding replacement diminishes material integrity
- Aluminum replacement windows alter original fenestration materials
- Cumulative material alterations would limit individual National Register eligibility under architectural criteria
- Property significance lies primarily in its contribution to district's multi-family housing documentation and use/form integrity rather than material preservation

District Context: As part of the Flat Rock Historical District, this duplex contributes essential evidence of housing diversity and multi-family residential development during the established Village Industries period. The property demonstrates that

successful Ford communities developed varied housing types to accommodate different worker needs, economic circumstances, and household configurations. The duplex's continued two-family function maintains authentic multi-family worker housing within the district, providing living documentation of how such properties functioned historically and continue to serve affordable housing needs today.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0041_000 Lot 41 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29146 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0040_000 Lot 40 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092832		Long: -83.285972		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1949	
Architectural Style	Minimal Traditional/Early Ranch	
Building Form	One-story rectilinear building	
Roof Form	Cross-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding (replacement)	
Foundation Materials	Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung sash and picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached carport/garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History					
Period(s) of Significance	1949-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Historic Name	Unknown					
Current/Common Name	29146 Sheeks Blvd S					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1949 Minimal Traditional residence is a 1-story residential structure situated on Sheeks Street in Flat Rock. The building represents immediate post-World War II residential construction built approximately twenty-one years after Ford's Village Industries plant opened in Flat Rock, demonstrating continued housing development during the established phase of the Village Industries program. The property exhibits characteristic features of late 1940s Minimal Traditional design including multiple front-facing gables creating varied rooflines, compact cottage massing, and straightforward detailing that reflects the practical, economical residential construction of the immediate post-war period. A covered front porch provides sheltered entry and outdoor living space characteristic of modest post-war housing. While the property has undergone exterior material alterations including vinyl siding and replacement windows, it retains its distinctive multi-gabled roof form, original massing, spatial relationships, and overall design character that convey its identity as a c. 1949 post-war residence from the established Village Industries era.

The house exhibits characteristics of Minimal Traditional design that dominated immediate post-war residential construction during the late 1940s. The Minimal Traditional style emerged during the 1930s Depression as a simplified interpretation of earlier period revival styles (particularly Colonial Revival and Cape Cod), eliminating expensive decorative details while retaining basic traditional forms. During the post-WWII period, Minimal Traditional became the dominant form for modest, economical veteran housing, representing practical shelter that could be constructed quickly and affordably to meet massive housing demand.

Multi-Gabled Roof Form - Character-Defining Feature: The most distinctive architectural feature of this property is the complex roof configuration with multiple front-facing gables. The facade displays at least two prominent front-facing gabled sections creating varied rooflines and visual interest through articulated massing. These multiple gables break up what might otherwise be a simple rectangular cottage into a more architecturally interesting composition with depth, shadow, and variety.

The multi-gabled design reflects Minimal Traditional design principles that used varied roof forms and modest projections to create architectural character economically. Rather than relying on expensive decorative details, Minimal Traditional houses achieved visual interest through roof articulation, projecting bays, and asymmetrical compositions. The multiple gables on this property create the kind of picturesque, informal character associated with traditional cottage design while maintaining the economical construction and straightforward detailing characteristic of post-war building practices.

The gabled sections appear to include both main dwelling gables and possibly a projecting garage or carport element integrated into the front facade—a design approach that became increasingly common in late 1940s construction as builders began experimenting with attached or semi-attached garage configurations. The varied gable heights and placements create a complex roofline that distinguishes this property from simpler side-gabled or single front-gabled cottages. The roof is covered with asphalt shingles, the standard economical roofing material for post-war residential construction.

A covered front porch extends across a portion of the facade, providing sheltered entry and outdoor living space. The porch with its white railings creates welcoming residential character and demonstrates the continued importance of outdoor living areas in post-war housing design. The porch reflects both traditional residential design principles (covered entries and outdoor spaces) and practical post-war functionality. The porch's straightforward design with simple railings and supports exemplifies the no-nonsense, economical aesthetic of immediate post-war construction.

The exterior walls are currently clad in vinyl siding, which represents a replacement of the original wall cladding that would have been present at construction. Given the c. 1949 construction date and Minimal Traditional style, the original exterior was most likely wood clapboard, wood shingles, or possibly asbestos shingles (which were common in immediate post-war construction as an economical, fire-resistant alternative to wood). The vinyl siding impacts material integrity, though it maintains the horizontal lapped pattern characteristic of original cladding types. The underlying form, massing, and multi-gabled roof configuration remain intact beneath the replacement siding.

The windows are vinyl double-hung replacements that have altered the original fenestration materials. The original windows would have been wood double-hung units, possibly with simplified muntin patterns or single-pane configurations typical of economical post-war construction. However, the window openings appear to maintain their original locations and proportions, preserving the fenestration pattern established at construction. The windows with functional shutters create traditional residential character and balanced facade composition typical of Minimal Traditional design.

The foundation is concrete construction, standard for late 1940s residential building. The concrete foundation represents the typical building practices of the immediate post-war period when concrete had become standardized for residential construction, replacing earlier stone or block foundations in many applications.

A garage structure is located at the rear of the property. The garage may be original to the c. 1949 construction or a later addition, though by 1949 garages were becoming standard features of new residential development. The garage placement at the rear of the lot represents typical late 1940s site planning, as attached garages were just beginning to appear but

detached rear garages remained common. Within a few years, attached garages would become standard in Ranch houses, making this detached configuration characteristic of the transitional late 1940s period.

The building's single-story massing and compact footprint reflect the modest scale of immediate post-war working-class housing. The straightforward form and economical construction methods were typical of veteran housing built during the late 1940s when construction focused on providing maximum affordable shelter to meet unprecedented housing demand. The property represents the type of practical, no-frills housing that characterized the immediate post-war period before the more expansive Ranch houses of the 1950s-1960s.

The building's setting on Sheeks Street maintains the residential character of Ford-era neighborhood development. The property continues to function as a single-family residence, maintaining its original use and relationship to the surrounding community. The well-maintained lawn and foundation plantings contribute to the established residential streetscape character.

Despite the replacement of exterior wall materials and windows, the property retains important aspects of integrity including location, design, setting, feeling, and association. Most significantly, the distinctive multi-gabled roof form—the most architecturally interesting feature—remains completely intact. The multiple front-facing gables, the varied roofline, the compact cottage massing, the covered front porch, and the overall building scale and proportions all remain unchanged. These retained features allow the property to continue conveying its identity as a c. 1949 post-war Minimal Traditional residence representing the established Village Industries era and immediate post-war housing boom.

Character-defining features include the multiple front-facing gables creating varied and interesting roofline (most distinctive architectural feature), the compact single-story Minimal Traditional cottage massing, the covered front porch with railings providing sheltered entry, the asymmetrical facade composition created by varied gable placements, the modest scale appropriate to immediate post-war economical construction, the overall straightforward Minimal Traditional design aesthetic, and the garage at rear of property documenting late 1940s site planning before attached garages became standard.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Leonard and Mae Erb resided at 29146 Sheeks. Leonard Erb worked as maintenace at a chemical plant.[1] In 1962, Edward Fosset lived at 29146 Sheeks.[2] In 1970, Cindy Fossett and Edward Fosset lived at 29146 Sheeks.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1949 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Industry**. The property's c. 1949 construction date places it firmly within Ford's Village Industries period during the established phase of the program, representing continued residential expansion that occurred approximately twenty-one years after the Flat Rock plant opened. The residence demonstrates sustained community growth and housing development throughout the Village Industries era, illustrating how the community continued to evolve during the massive post-World War II housing boom when returning veterans and young families needed affordable housing. The distinctive multi-gabled roof form creates architectural character typical of late 1940s Minimal Traditional design. While the building has experienced alterations to siding and fenestration, it retains sufficient integrity of design, location, setting, feeling, and association to contribute meaningfully to the district's significance as part of the immediate post-war residential expansion that characterized the mature Village Industries period.

Criterion A - Community Planning and Development and Industry:

Immediate Post-WWII Veteran Housing: Built circa 1949, this house represents residential construction during the massive immediate post-World War II housing boom. The late 1940s saw unprecedented housing construction driven by returning veterans (supported by VA loans and GI Bill benefits), young families forming households, and pent-up demand

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 29, dwelling 304, for Leonard & Mae Erb ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 30 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library

from Depression and wartime construction shortages. Properties built in 1949 represent the first wave of sustained post-war residential construction after wartime building restrictions were lifted and materials became more readily available.

The c. 1949 construction date places this property during the critical transition from wartime austerity to post-war prosperity, when communities across America experienced explosive residential growth. The modest Minimal Traditional form reflects the practical, economical housing that characterized immediate post-war construction when the priority was providing maximum affordable shelter quickly to meet unprecedented demand.

Established Village Industries Period: In the context of Flat Rock's Village Industries history, this c. 1949 residence demonstrates that the community continued to experience robust residential growth more than two decades after Ford's plant opened. The sustained housing construction indicates the Village Industries program's long-term success in anchoring stable community development and supporting ongoing residential expansion well into the mid-20th century.

By 1949, Ford's Village Industries program was mature and well-established, with the Flat Rock plant having operated successfully for twenty-one years. Continued residential construction during this period reflects the program's sustained economic vitality and demonstrates that Ford's decentralized manufacturing operations continued to attract workers and families to Flat Rock throughout the 1940s. The property represents the layered residential development that accumulated over decades, with c. 1949 housing representing an important phase of post-war expansion.

Minimal Traditional Housing Type: The Minimal Traditional form with multiple gables represents the dominant architectural type for modest, economical post-war housing during the late 1940s. This simplified cottage design—stripped of expensive decorative details but retaining basic traditional forms—was ideal for rapid, affordable construction to meet veteran housing needs. The multi-gabled roof configuration creates architectural interest economically through varied forms rather than costly ornament, demonstrating the practical design solutions employed in immediate post-war working-class housing.

The property exemplifies the type of modest veteran housing built in industrial communities like Flat Rock, where Ford employment provided stable income that enabled workers to purchase or build small homes for their families. The straightforward design and compact scale reflect both economic constraints and practical priorities of the immediate post-war period.

Transition Period Documentation: The c. 1949 construction date and detached rear garage represent the transitional period in American residential development. Within a few years, Ranch houses with attached garages would become dominant, but in 1949, compact Minimal Traditional cottages with detached garages remained common. This property documents important transitional residential patterns before the full suburban Ranch house explosion of the 1950s-1960s.

Integrity Assessment: The replacement of original siding and windows has compromised material integrity. However, the building retains its essential design through the distinctive multi-gabled roof form (most architecturally significant feature), compact cottage massing, covered front porch, asymmetrical composition, and overall spatial relationships. The property maintains integrity of location, design (fundamental multi-gabled Minimal Traditional form), setting (post-war residential neighborhood), feeling (c. 1949 modest veteran housing), and association (established Village Industries period post-war expansion).

The multi-gabled roof configuration is the property's most distinctive architectural feature, and its complete survival despite other alterations is significant for maintaining the building's character and identity.

Contributing Status Justification: Within the Flat Rock Historical District's 1920-1975 period of significance, this property contributes valuable evidence of immediate post-war residential development during the established Village Industries period. The c. 1949 construction date, distinctive multi-gabled Minimal Traditional form, and representation of veteran housing boom make it a valuable component of the district's documentation of sustained residential growth throughout Ford's decentralized manufacturing era.

Properties that have experienced material alterations but retain distinctive design features like multi-gabled roof forms can contribute meaningfully to historic districts when the essential character-defining features survive. This property's c. 1949 post-war construction date, intact multi-gabled roof configuration, and representation of established Village Industries-era housing development support its contributing status.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status:

1. **Immediate Post-WWII Construction:** Built c. 1949 during massive post-war housing boom, representing veteran housing and family formation period.
2. **Established Village Industries Period:** Demonstrates sustained community growth twenty-one years after plant opening, showing program's long-term economic vitality.
3. **Distinctive Multi-Gabled Form:** Multiple front-facing gables create varied roofline and architectural interest characteristic of late 1940s Minimal Traditional design.

4. **Minimal Traditional Typology:** Exemplifies dominant economical post-war housing type built for returning veterans and young families.
5. **Retained Roof Form:** Most architecturally distinctive feature—multi-gabled roof configuration—survives intact despite other alterations.
6. **Compact Cottage Design:** Modest scale and straightforward form reflect practical immediate post-war construction priorities.
7. **Transitional Period Documentation:** Represents late 1940s before Ranch houses with attached garages became dominant suburban form.
8. **Setting and Context:** Maintains original location and relationship to Sheeks Street residential neighborhood developed during Ford Village Industries era.

Factors Supporting Contributing Status Despite Alterations:

- c. 1949 immediate post-war construction date historically significant
- Multi-gabled roof form (most distinctive architectural feature) completely intact
- Covered front porch preserves character-defining feature
- Compact Minimal Traditional cottage massing unchanged
- Asymmetrical facade composition created by varied gables retained
- Window and door openings appear to maintain original locations
- Building scale and proportions appropriate to late 1940s construction maintained
- Property continues to convey identity as c. 1949 post-war Minimal Traditional residence
- Retained design integrity sufficient for contributing status within district

Multi-Gabled Roof - Critical Character-Defining Feature: The survival of the distinctive multi-gabled roof configuration is particularly significant because:

- Creates the property's most distinctive architectural character
- Represents economical method of achieving visual interest in modest housing
- Typical of late 1940s Minimal Traditional design principles
- Distinguishes this property from simpler single-gabled or side-gabled cottages
- Demonstrates design creativity within economical construction constraints
- Remains completely intact and highly visible despite siding/window replacements

Historical Significance Within District: This property's c. 1949 construction date makes it valuable for understanding the Flat Rock Historical District during the immediate post-war period and established Village Industries phase. The property demonstrates:

- Immediate post-WWII housing boom in mature Ford Village Industries community
- Sustained residential construction more than two decades after plant opening
- Minimal Traditional architecture of late 1940s economical veteran housing
- Transition period before Ranch houses became dominant suburban form
- Practical, modest housing built for working-class Ford employees and families
- Long-term viability of Village Industries program supporting ongoing community development
- Integration of national post-war housing trends in industrial community

The c. 1949 construction represents an important phase of the district's development, showing continued robust residential growth during the immediate post-war period and demonstrating the Village Industries program's sustained success in anchoring community expansion.

Factors Limiting Individual Eligibility:

- Vinyl siding replacement diminishes material integrity
- Vinyl replacement windows alter original fenestration materials
- Cumulative alterations would limit individual National Register eligibility
- Property significance lies primarily in its contribution to district's post-war residential development rather than individual architectural distinction

- Minimal Traditional form, while historically representative, is relatively common for the period

District Context: As part of the Flat Rock Historical District, this property contributes to understanding residential development patterns during the immediate post-war established Village Industries period. Together with other late 1940s properties, this residence illustrates how Ford's Village Industries communities continued to grow robustly during the massive post-war housing boom, demonstrating the long-term economic stability that Ford's decentralized operations provided. The property represents the type of modest, practical veteran housing that characterized successful Village Industries communities during the late 1940s and shows how these communities participated in broader national post-war residential expansion while maintaining their industrial-town character and Ford employment base.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0040_000 Lot 40 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29156 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0039_000 Lot 39 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092696		Long: -83.285906		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1950
Architectural Style	Minimal Traditional/Early Ranch
Building Form	1-Story rectilinear building
Roof Form	Side gable with front-projecting gabled porch
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding (replacement)
Foundation Materials	Concrete block
Window Materials	Mixed - some aluminum; some updated vinyl
Window Type	Double-hung sash and picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History					
Period(s) of Significance	1950-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	29156 Sheeks Blvd S					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1950 Minimal Traditional residence with early Ranch influences is a 1-story residential structure situated on Sheeks Street in Flat Rock. The building represents post-World War II residential construction built approximately twenty-two years after Ford's Village Industries plant opened in Flat Rock, demonstrating continued housing development during the mature phase of the Village Industries program. The property exhibits the transitional architectural characteristics of the late 1940s-early 1950s when residential design was evolving from compact Minimal Traditional cottages toward the horizontal emphasis and open plans that would define Ranch houses. The retention of the original single-car garage at the rear of the property provides important documentation of c. 1950 site development patterns. While the property has undergone exterior material alterations, it retains its original form, massing, distinctive stone and brick foundation, projecting gabled entry porch, and authentic period garage that convey its identity as a c. 1950 post-war residence from the established Village Industries era.

The house exhibits characteristics that blend Minimal Traditional and early Ranch design principles, representing the transitional period in American residential architecture following World War II. The side-gabled roof creates a horizontal emphasis and straightforward profile characteristic of economical post-war construction. The single-story massing and horizontal spread reflect the Ranch aesthetic that dominated post-war suburban development, executed at modest scale appropriate to working-class housing. The roof is covered with asphalt shingles, an appropriate and standard roofing material for buildings of this period and type.

A prominent front-projecting gabled entry porch creates a focal point on the facade and provides sheltered access to the dwelling. This projecting gabled porch is a character-defining feature that breaks up the horizontal roofline while maintaining overall Ranch-influenced simplicity. The porch structure with its gabled roof, white railings, and steps creates welcoming residential character and demonstrates the post-war emphasis on attractive, functional entry features. The porch's simple gabled form and straightforward detailing reflect the practical, no-nonsense aesthetic of early 1950s residential construction when builders focused on efficient, economical design following wartime material restrictions.

The exterior walls are currently clad in aluminum siding, which represents a replacement of the original wall cladding that would have been present at construction. Given the c. 1950 construction date and Minimal Traditional/Ranch style, the original exterior was most likely wood clapboard or possibly asbestos shingles (common in immediate post-war construction), standard residential materials of the period. The aluminum siding impacts material integrity, though it maintains horizontal lapped patterns characteristic of original cladding. The underlying form and massing remain intact beneath the replacement siding.

Stone and Brick Foundation - Distinctive Period Feature: A particularly notable feature is the combination stone and brick foundation that creates visual interest and material texture at the base of the building. This mixed-material foundation treatment was popular during the late 1940s-early 1950s as a way to add visual weight, permanence, and "natural" material character to modest residential construction. The stone and brick combination demonstrates typical post-war design aesthetics that valued traditional materials and substantial appearance.

The use of stone and brick at the foundation level represents economical application of decorative masonry—providing maximum visual impact at the building's base while minimizing material costs compared to full-wall stone or brick application. This strategic use of quality materials was characteristic of post-war working-class housing where homeowners and builders sought attractive, permanent-looking homes within budget constraints typical of the period.

The stone and brick foundation creates important visual definition between foundation and walls, grounds the building solidly to its site, and adds textural variety to the facade composition. This foundation treatment reflects design preferences of the c. 1950 period and contributes to the building's authentic post-war character.

The windows are mixed types including both aluminum and updated vinyl units. The original windows would have been wood or possibly early aluminum units typical of 1950 construction. A large picture window is visible on the front facade, which may be original or an early alteration from the 1950s-1960s. Picture windows were extremely popular in post-war housing as they increased natural light, created visual connection between interior and exterior, and represented modern residential design. If original to c. 1950 construction, the picture window would be a period-appropriate feature reflecting contemporary design preferences. If a slightly later addition, it represents typical early post-war residential modernization within the period of significance.

The fenestration pattern includes the large picture window flanked by smaller windows, a composition typical of 1950s Ranch and Minimal Traditional designs. This window arrangement creates balanced facade composition while maximizing natural light to interior spaces. The mixed window materials (aluminum and vinyl) suggest gradual replacement over time, a typical pattern in residential properties.

A brick chimney rises from the roofline, providing functional heating infrastructure. The chimney's brick construction complements the brick element in the foundation, creating material continuity. The chimney represents the continued use of traditional heating systems in c. 1950 construction before forced-air systems became universal.

Original Garage - Important Period Outbuilding: The retention of the original single-car garage at the rear of the property enhances the property's integrity and provides important documentation of c. 1950 site development patterns. By 1950, detached garages were standard features of new residential construction, documenting the complete integration of automobile ownership into American domestic life. The garage's survival as an original outbuilding creates a more complete picture of c. 1950 residential property development than the main house alone could provide.

The original garage represents post-war residential site planning when garages remained detached structures, typically placed at rear of lots with alley or driveway access. This planning approach would soon be superseded by attached garages in Ranch houses, making this detached garage configuration characteristic of the transitional c. 1950 period. The garage's continued presence and function document authentic post-war site organization.

The building's single-story massing creates the low-slung profile and horizontal emphasis that would become defining characteristics of Ranch architecture. The modest scale and straightforward form reflect the practical, economical post-war building practices when returning veterans and young families needed affordable housing quickly. The c. 1950 construction date places this property during the massive post-war housing boom when residential construction expanded dramatically to accommodate veterans, growing families, and suburban development.

The building's setting on Sheeks Street maintains the residential character of Ford-era neighborhood development. The property continues to function as a single-family residence, maintaining its original use and relationship to the surrounding community. The well-maintained lawn and mature landscaping contribute to the established residential streetscape character.

Despite the replacement of exterior wall materials and windows, the property retains important aspects of integrity including location, design, setting, feeling, and association. The side-gabled form with projecting entry porch, the single-story Ranch-influenced massing, the stone and brick foundation, the horizontal emphasis, the picture window facade composition, the original garage, and the overall building scale and proportions remain intact. These features allow the property to continue conveying its identity as a c. 1950 post-war residence representing the established Village Industries era and post-war housing boom.

Character-defining features include the side-gabled roof with front-projecting gabled entry porch, the single-story horizontal Ranch-influenced massing, the combination stone and brick foundation providing period material character, the picture window with flanking windows creating typical 1950s facade composition, the brick chimney, the modest cottage scale appropriate to post-war construction, the overall Ranch aesthetic with horizontal emphasis, and the original single-car detached garage documenting c. 1950 automobile-era site planning.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, A.L. Waggott owned Lot 39 in the Henry H. Sheeks Sub.[1] In 1950, Bradley and Lois Howe and daughter resided at 29156 Sheeks; and Bradley worked as a mill operator at an electric power plant.[2] In 1954, Bradley Howe and family resided at 29156 Sheeks Blvd. S.[3] In 1971, Bradley Howe resided at 29156 Sheeks Blvd.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1950 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Industry**. The property's c. 1950 construction date places it firmly within Ford's Village Industries period during the mature phase of the program, representing continued residential expansion that occurred more than two decades after the Flat Rock plant opened. The residence demonstrates sustained community growth and housing development throughout the Village Industries era, illustrating how the community continued to evolve

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 202, entries for A.L. Waggott; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 29, dwelling 307, for Bradley & Lois Howe and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 30 of 58; United States. National Archives and Records Administration.

[3] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by New Boston*, Rockwood and Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1954**) pg. 8, for 29156 Sheeks Blvd; held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

and expand during the post-World War II period when Ford's operations remained vital to the local economy. The retention of the original garage and distinctive stone and brick foundation enhance the property's period character. While the building has experienced alterations to siding and fenestration, it retains sufficient integrity of design, location, setting, feeling, and association to contribute meaningfully to the district's significance as part of the post-war residential expansion that characterized the mature Village Industries period.

Criterion A - Community Planning and Development and Industry:

Post-War Housing Boom in Village Industries Community: Built circa 1950, this house represents residential construction during the massive post-World War II housing boom that transformed American communities. The c. 1950 construction date places this property during the period of unprecedented residential expansion driven by returning veterans (supported by VA loans and GI Bill benefits), young families, economic prosperity, and pent-up housing demand from Depression and wartime construction shortages.

In the context of Flat Rock's Village Industries history, this c. 1950 residence demonstrates that the community continued to experience robust residential growth more than two decades after Ford's plant opened. The sustained housing construction indicates the Village Industries program's long-term success in anchoring stable community development and supporting ongoing residential expansion. Properties built in 1950 show that Ford's operations remained economically vital and continued to attract workers and families to Flat Rock well into the mid-20th century.

Mature Village Industries Period: The c. 1950 construction date represents the mature phase of the Village Industries program when Ford's decentralized manufacturing operations were well-established and communities like Flat Rock had evolved from small rural settlements into substantial industrial towns with diverse housing stock spanning three decades. This property illustrates the layered residential development that accumulated over time, with c. 1950 housing representing the latest phase of continued community expansion.

By 1950, the Village Industries program had proven its viability and demonstrated Ford's commitment to decentralized manufacturing. Residential construction during this mature phase reflects confidence in the program's continuation and the community's ongoing attractiveness for workers and families. The property represents how successful Village Industries communities like Flat Rock sustained residential growth throughout the 1920s-1950s period.

Post-War Architectural Transition: The Minimal Traditional/early Ranch form represents the dominant architectural type of immediate post-war residential construction. The single-story horizontal massing, side-gabled roof, and Ranch-influenced aesthetic reflect the housing types that would define post-war American suburbia. While later Ranch houses would feature attached garages and more sprawling floor plans, this c. 1950 example represents the transitional period when Ranch characteristics were being adapted to more modest, economical cottage forms with detached garages.

The architectural type demonstrates how national housing trends manifested in Ford Village Industries communities, showing that Flat Rock participated in broader post-war residential development patterns while maintaining its identity as an industrial town. The modest scale and straightforward design reflect the practical, affordable housing that characterized working-class post-war construction.

Stone and Brick Foundation - Period Design Feature: The combination stone and brick foundation represents typical c. 1950 design aesthetics that valued "natural" materials and substantial, permanent appearance. This foundation treatment reflects post-war preferences for traditional material character combined with economical application—using stone and brick strategically at the foundation level where they provide maximum visual impact while controlling costs. The foundation treatment contributes to authentic c. 1950 residential character.

Original Garage Documentation: The survival of the original single-car detached garage provides important evidence of c. 1950 site planning when garages remained separate structures before attached garages became standard. The garage documents the transitional period in residential development and represents authentic post-war site organization. Its retention creates a more complete picture of c. 1950 residential property development.

Integrity Assessment: The replacement of original siding and windows has compromised material integrity. However, the building retains its essential form as a side-gabled cottage with projecting entry porch, its single-story Ranch-influenced massing, its stone and brick foundation (authentic period material), its picture window facade composition, and its original garage. The property maintains integrity of location, design (fundamental cottage form), setting (post-war residential neighborhood), feeling (c. 1950 modest working-class residence), and association (mature Village Industries period housing).

Contributing Status Justification: Within the Flat Rock Historical District's 1920-1975 period of significance, this property contributes valuable evidence of post-war residential development during the mature Village Industries period. The c. 1950 construction date, Minimal Traditional/Ranch form, retained stone and brick foundation, and original garage make it a valuable component of the district's representation of sustained residential growth throughout Ford's decentralized manufacturing era.

Properties that have experienced material alterations but retain essential form, distinctive period features like stone and brick foundations, and authentic outbuildings can contribute meaningfully to historic districts. This property's c. 1950 post-

war construction date, transitional architectural form, and representation of mature Village Industries-era housing development support its contributing status.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status:

1. **Post-War Village Industries Construction:** Built c. 1950 during mature phase of Ford's Village Industries program, representing sustained community growth twenty-two years after plant opening.
2. **Post-WWII Housing Boom:** Represents massive post-war residential expansion driven by veterans, young families, and economic prosperity.
3. **Transitional Architecture:** Minimal Traditional/early Ranch form documents evolution of American residential design during immediate post-war period.
4. **Stone and Brick Foundation:** Combination foundation treatment provides authentic c. 1950 period material character and design aesthetics.
5. **Original Garage Retained:** Single-car detached garage documents c. 1950 site planning before attached garages became standard.
6. **Retained Form and Design:** Side-gabled cottage with projecting entry porch, horizontal Ranch-influenced massing, and picture window facade remain intact.
7. **Mature Program Documentation:** Demonstrates Village Industries program's long-term success in supporting sustained residential development.
8. **Setting and Context:** Maintains original location and relationship to Sheeks Street residential neighborhood developed during Ford Village Industries era.

Factors Supporting Contributing Status Despite Alterations:

- c. 1950 post-war construction date historically significant within Village Industries timeline
- Side-gabled form with projecting gabled entry porch clearly identifiable
- Single-story Ranch-influenced massing intact
- Stone and brick foundation provides authentic period material character
- Picture window facade composition typical of 1950s design
- Original garage survives documenting c. 1950 site development
- Building scale and proportions unchanged
- Property continues to convey identity as c. 1950 post-war residence
- Retained integrity aspects sufficient for contributing status within district

Historical Significance Within District: This property's c. 1950 construction date makes it valuable for understanding the Flat Rock Historical District during the mature Village Industries period and post-war housing boom. The property demonstrates:

- Sustained residential construction more than two decades after plant opening
- Post-WWII housing boom in established Ford Village Industries community
- Transitional Minimal Traditional/Ranch architecture of immediate post-war period
- Material culture of c. 1950 modest residential design (stone/brick foundation)
- Continued community growth during mature program phase
- Long-term viability of Village Industries program supporting ongoing development
- Integration of national post-war housing trends in industrial community
- Site development patterns of c. 1950 with detached garage

The c. 1950 construction represents an important later phase of the district's development, showing that residential growth continued robustly throughout the Village Industries era and demonstrating the program's sustained economic impact on the community.

Factors Limiting Individual Eligibility:

- Aluminum siding replacement diminishes material integrity
- Mixed aluminum and vinyl replacement windows alter original fenestration

- Cumulative alterations would limit individual National Register eligibility
- Property significance lies primarily in its contribution to district's post-war residential development rather than individual architectural distinction
- Minimal Traditional/Ranch form, while historically representative, is relatively common for the period

District Context: As part of the Flat Rock Historical District, this property contributes to understanding residential development patterns during the post-war mature Village Industries period. Together with other c. 1950 properties, this residence illustrates how Ford's Village Industries communities continued to grow and develop housing throughout the program's duration, demonstrating the long-term economic stability and community vitality that Ford's decentralized operations provided. The property represents the type of modest, practical post-war worker housing that characterized successful Village Industries communities during the 1950s and shows how these communities participated in broader national post-war suburban residential expansion while maintaining their industrial-town character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search for 58_138_03_0039_000 Lot 39; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29316 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0036_000 Lot 36 & 37 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092223		Long: -83.285901		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1960	
Architectural Style	Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Painted brick masonry	
Foundation Materials	Concrete	
Window Materials	Vinyl replacement	
Window Type	Picture windows and single-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 attached carport	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1960-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Vinyl Windows

Historic Name	Unknown
Current/Common Name	29316 Sheeks Blvd S
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29316 Sheeks Street presents as a one-story ranch dwelling that exemplifies the mature suburban residential architecture of circa 1960, representing the culminating phase of residential development that served Flat Rock's established industrial workforce during the final suburban expansion that characterized the community's complete evolution into a sophisticated suburban-industrial center throughout the Late Period of Significance. The building exhibits characteristic side-gabled roof configuration with painted brick masonry construction and attached carport that demonstrates the architectural sophistication and automobile-oriented planning that characterized residential development when Flat Rock had achieved full recognition as a successful model of suburban-industrial planning that provided quality residential neighborhoods while maintaining stable industrial employment. The structure demonstrates the refined, middle-class residential architecture that attracted established working families to Flat Rock during the community's mature suburban development, reflecting the complete evolution from modest worker housing to quality family homes that accommodated the sophisticated lifestyle expectations and automobile convenience requirements of circa 1960.

The building features a side-gabled roof system that creates the characteristic horizontal profile while providing structural efficiency and design sophistication that distinguished mature ranch architecture during the culminating period of American suburban development around 1960. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the clean, streamlined appearance and refined proportions valued in late ranch design. The side-gabled configuration demonstrates the architectural maturity that characterized suburban development when ranch design had evolved to its most refined expressions that emphasized both construction efficiency and sophisticated residential character.

The exterior walls demonstrate painted brick masonry construction that reflects the quality material standards and architectural sophistication that characterized substantial residential development during the late 1950s and early 1960s. The painted brick construction provides refined residential appearance and structural durability while demonstrating the construction quality and aesthetic sophistication that characterized established suburban development in communities that had achieved long-term economic stability and mature residential markets. The painted brick masonry represents the architectural refinement and material quality that distinguished sophisticated family housing during the culminating suburban expansion of the early 1960s.

The window arrangement demonstrates the mature approach to fenestration that characterized sophisticated ranch design, with picture windows and traditional configurations arranged to maximize natural light and create visual connection between interior and exterior spaces through the emphasis on indoor-outdoor living that had become fully integrated into ranch architecture by 1960. The windows create bright, modern interior environments while reflecting the complete development of ranch design principles that emphasized integration with landscape and sophisticated spatial relationships that characterized mature suburban living. The combination of original and compatible replacement windows preserves the building's essential character while reflecting the natural evolution of residential properties.

The building exhibits the characteristic ranch emphasis on horizontal lines and sophisticated integration with the landscape, with the side-gabled roof and painted brick construction creating architectural distinction while maintaining the ground-hugging profile that defined mature suburban design during the early 1960s. The attached carport demonstrates the complete integration of automobile convenience with residential architecture that had become standard in suburban design by this period, providing practical automobile accommodation while maintaining architectural harmony with the main structure.

The building includes refined design elements such as the careful window proportioning and sophisticated entrance treatment that demonstrate the attention to architectural refinement and design quality that characterized mature ranch construction during the culminating suburban period of the early 1960s. These design elements reflect the architectural sophistication and aesthetic maturity that distinguished premium residential development when suburban communities had achieved full architectural sophistication and residential distinction.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, mature ornamental plantings including the distinctive red maple, and sophisticated landscape design that integrate the building with its residential setting while reflecting the continued development of the Sheeks Street neighborhood as part of Flat Rock's mature suburban character throughout the early 1960s. The concrete driveway and suburban site planning demonstrate the refined residential environment that characterized mature suburban development when communities like Flat Rock had achieved recognition for sophisticated residential neighborhoods and architectural quality.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1962, M.R. Mittlestat resided at 29316 Sheeks.[1] In 1971, M.R. Mittlestat resided at 29316 Sheeks.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29316 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the culminating suburban development that demonstrated the complete success of Flat Rock's evolution into a sophisticated suburban-industrial center and its significance as mature ranch architecture that provided quality family housing reflecting the community's achievement of full suburban sophistication during the final expansion phase of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This circa 1960 ranch dwelling represents the culminating suburban development that demonstrated the complete success of Flat Rock's evolution from Ford's experimental Village Industries location to a fully established suburban-industrial center during the final phase of the post-war period, when sustained employment at Ford facilities and the broader industrial prosperity of southeastern Michigan had created stable demand for sophisticated family housing that reflected the community's achievement of complete suburban maturity and residential distinction. The property embodies the refined suburban development that served the established professional and skilled workforce families who had chosen Flat Rock as a permanent residential location, showing how mature ranch architecture provided quality housing solutions that reflected the community's complete success in achieving recognition as a premier example of suburban-industrial planning that combined industrial employment with sophisticated residential neighborhoods.

The significance of this property as culminating suburban architecture demonstrates the role of quality residential design in consolidating Flat Rock's reputation as a fully established community that could attract and retain workforce families seeking permanent homeownership in neighborhoods that combined suburban convenience with architectural sophistication and complete residential amenities. The mature ranch design represents the architectural culmination that characterized suburban development when communities like Flat Rock had achieved recognition as premier examples of suburban-industrial planning that provided complete residential environments while maintaining stable industrial employment.

The dwelling reflects the complete housing market created by Flat Rock's sustained industrial success, which maintained employment opportunities that attracted workers seeking sophisticated residential accommodations that combined modern convenience with suburban character within the fully established community. The mature ranch design provided the refined, family-oriented living arrangements that appealed to established working families while offering the contemporary conveniences and architectural sophistication that reflected their expectations for permanent homeownership during the culminating suburban expansion of the early 1960s.

Evaluation of Integrity

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as culminating ranch architecture that served Flat Rock's sophisticated suburban development during the final expansion phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Street within the neighborhood that developed as part of Flat Rock's culminating suburban expansion during the final post-war period. The suburban setting preserves the community planning patterns that characterized sophisticated suburban-industrial development while maintaining the residential context that supported mature ranch construction during the early 1960s.

Design: The property exhibits excellent design integrity in its mature ranch characteristics, including the side-gabled roof configuration, painted brick masonry construction, sophisticated window arrangements, and integrated carport that distinguished quality suburban housing during the early 1960s. The building maintains the essential design characteristics that made it representative of the architectural sophistication that characterized Flat Rock's culminating suburban development.

Materials: The building maintains its painted brick masonry construction and essential architectural elements that demonstrate the quality material approaches that characterized substantial suburban development during the early 1960s. The materials preserve the ranch character and architectural sophistication that reflected the construction standards appropriate to housing that served Flat Rock's established and prosperous industrial workforce.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Workmanship: The construction demonstrates the building techniques and architectural sophistication that characterized quality suburban development during the culminating ranch period, reflecting the construction refinement and design maturity that made mature ranch housing attractive to established families while representing the community's achievement of complete suburban architectural sophistication.

Feeling and Association: The property conveys the early 1960s culminating suburban character that characterized Flat Rock's achievement of complete suburban-industrial community status, maintaining associative connections to the quality housing solutions and refined design approaches that reflected the community's complete success while preserving its connection to the sophisticated living standards that served the established and prosperous industrial workforce.

SHPO Compliance and Recommendation

The property at 29316 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the culminating suburban development that demonstrated the complete success of Flat Rock's evolution into a sophisticated suburban-industrial center and its significance as mature ranch architecture that provided quality family housing during the final expansion phase of the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's achievement of complete suburban sophistication.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0036_000 Lot 36 & 37 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29336 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0034_301 Lots 34 & 35 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092224		Long: -83.285900		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1955	
Architectural Style	Ranch	
Building Form	1-story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick masonry	
Foundation Materials	Concrete	
Window Materials	Vinyl replacement	
Window Type	Picture windows and single-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1955-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Historic Name	Unknown					
Current/Common Name	28336 Sheeks Blvd S					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 29336 Sheeks Boulevard is a single-story Ranch style residence constructed circa 1958. This property represents the mature suburban residential development that characterized the Late Period of Significance (1920-1975) in the proposed Flat Rock Historical District and exemplifies the high-quality Ranch architecture that became synonymous with American suburban prosperity during the late 1950s.

Overall Form and Massing:

The house exhibits the classic Ranch configuration with a low, horizontal single-story form that emphasizes integration with the landscape and modern suburban living principles. The building features a rectangular plan with hip roof configuration that creates a compact, unified appearance typical of late 1950s Ranch design. The overall massing is deliberately horizontal and ground-hugging, reflecting the Ranch style's emphasis on informal living, connection to outdoor spaces, and integration with generous suburban lot development.

Foundation:

The building rests on a concrete foundation that is largely concealed by grade and landscaping, consistent with Ranch design philosophy that emphasizes the building's integration with the natural landscape rather than monumental foundation expression.

Exterior Wall Materials:

The exterior walls are clad entirely in red brick veneer, representing a premium material choice that demonstrates the quality construction standards and prosperity achieved during the mature phase of suburban development in the late 1950s. The consistent brick treatment creates visual unity across the facade and provides both durability and visual sophistication that distinguishes this property as a high-quality example of Ranch residential architecture. The red brick reflects the material preferences of the late 1950s when permanent, attractive, low-maintenance exterior materials became standard for quality suburban construction.

Roofing:

The roof features a hip configuration covered in dark asphalt composition shingles. The hip roof form is characteristic of sophisticated Ranch architecture, providing shelter while maintaining the low horizontal profile that defines the style. The roof extends with moderate eaves that provide weather protection and create shadow lines that enhance the horizontal emphasis typical of mature Ranch design.

Windows and Doors:

The fenestration pattern emphasizes horizontal groupings and generous openings characteristic of Ranch design. The front facade includes large picture windows and window groupings that provide natural light and visual connection to the landscaped front yard, reflecting Ranch preferences for indoor-outdoor living and integration with suburban landscape settings. Windows appear to include some replacement units that maintain appropriate sizes and proportions for the building's scale and Ranch design principles. The main entrance appears to be recessed or sheltered, providing weather protection while maintaining the clean, horizontal lines of the Ranch style.

Character-Defining Features:

Single-story Ranch massing with horizontal emphasis
Hip roof configuration with moderate eaves
Red brick veneer exterior providing durability and visual quality
Large horizontal window groupings typical of Ranch fenestration
Recessed or sheltered main entrance maintaining horizontal emphasis
Rectangular plan emphasizing efficient modern living
Low profile that emphasizes integration with suburban landscape
Material quality reflecting mature suburban construction standards of late 1950s

Site and Setting:

The property occupies a generous suburban lot with extensive maintained lawn areas that demonstrate the Ranch style's relationship to landscape and the prosperity that enabled such spacious residential development. Mature foundation plantings and landscape elements integrate the building with its setting while maintaining the suburban residential character that developed during the late 1950s phase of the Late Period of Significance. The spacious lot size and professional landscape treatment reflect the elevated standard of living and lifestyle preferences that characterized successful industrial communities during the late 1950s.

Accessory Resources:

No significant outbuildings are visible from the public right-of-way, though any garage or utility structures would likely be located at the rear of the property. The absence of prominent accessory structures maintains the clean, horizontal emphasis that characterizes quality Ranch residential design.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1961-1970, Raymond McDonald lived 29336 Sheeks.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29336 Sheeks Boulevard contributes significantly to the proposed Flat Rock Historical District as an excellent example of mature suburban residential development that represents the height of community prosperity during the Late Period of Significance (1920-1975). Constructed circa 1958, this Ranch style residence demonstrates the architectural sophistication, construction quality, and lifestyle preferences that characterized the community during the peak years of industrial success and suburban residential development.

National Register Criteria Evaluation

Criterion A (Events):

This property is highly significant under Criterion A as representative of the mature suburban residential development that demonstrates the successful culmination of Flat Rock's transformation into a prosperous industrial suburban community. The construction date of circa 1958 places it within the period when the community had fully realized the benefits of Ford's industrial development and residents could invest in high-quality residential construction that reflected elevated lifestyle preferences and economic prosperity.

The Ranch architectural style with premium brick construction represents the full realization of post-war suburban residential ideals, demonstrating how successful industrial development enabled the community to embrace contemporary residential design principles that emphasized modern living, quality materials, and integration with landscape. This property shows how the community's industrial success created the economic foundation for residents to build substantial, sophisticated housing that embodied the height of American suburban residential development during the late 1950s.

The location on Sheeks Boulevard represents the continued expansion and maturation of residential development, demonstrating the geographic growth and sustained prosperity that characterized the community during the peak phase of the Late Period of Significance.

Criterion C (Architecture/Design):

The property possesses exceptional significance under Criterion C as an outstanding example of Ranch residential architecture that represents the sophisticated development of American suburban residential design during the late 1950s. The red brick veneer construction, hip roof configuration, and horizontal emphasis demonstrate the key design principles and material quality that made Ranch architecture the dominant residential style during the height of American suburban prosperity.

The consistent use of premium materials (red brick veneer), sophisticated design integration, and emphasis on horizontal composition and landscape connection reflect the architectural preferences and construction standards that characterized prosperous suburban communities during the late 1950s. The property demonstrates the maturation of Ranch design from simple post-war housing to sophisticated residential architecture that accommodated contemporary lifestyle preferences while maintaining the highest construction quality standards.

Integrity Assessment

The property retains excellent integrity in all aspects to convey its historical and architectural significance:

Location: EXCELLENT - The property remains in its original location on Sheeks Boulevard within the historic residential neighborhood context.

Design: EXCELLENT - The essential Ranch form, hip roof configuration, horizontal massing, and overall design composition remain intact, preserving the architectural character that defines high-quality Ranch design.

Setting: EXCELLENT - The suburban residential setting with generous lot size and landscape integration continues to reflect the Ranch style's emphasis on connection to outdoor living and the prosperity that enabled spacious suburban development.

Materials: EXCELLENT - The red brick veneer exterior appears to be original and maintains the property's material authenticity and visual quality, representing premium construction standards of the late 1950s.

Workmanship: EXCELLENT - The construction quality typical of late 1950s high-end residential development remains evident in the building's overall form, material integration, and architectural detailing.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities," (1961-71), for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Feeling: EXCELLENT - The property strongly conveys the sense of late 1950s suburban prosperity, modern residential design, and lifestyle preferences that characterized the height of the Late Period of Significance.

Association: EXCELLENT - The direct connection to the mature phase of Flat Rock's residential development and the community's industrial prosperity remains clear and intact, providing tangible association with the successful culmination of community transformation.

Historic District Contribution

This property makes an exceptional contribution to the proposed Flat Rock Historical District by representing the peak phase of suburban residential development that demonstrates the successful long-term impact of industrial development on community prosperity and residential sophistication. The Ranch architectural style with premium brick construction represents the culmination of post-war residential design evolution, showing how the community's industrial success enabled residents to embrace contemporary design principles that emphasized modern living and the highest quality construction standards.

The property's exceptional integrity and high-quality construction make it a potential anchor property for the district's architectural significance during the mature phase of development. It demonstrates how successful industrial communities could achieve residential standards that rivaled the best suburban development anywhere in the United States during the late 1950s.

Recommendation

CONTRIBUTING STATUS STRONGLY RECOMMENDED

This property should be designated as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District with highest priority based on the following factors:

Exceptional Historical Significance: Constructed during the peak phase of the Late Period of Significance (c. 1958), representing the successful culmination of industrial suburban development and community prosperity.

Outstanding Architectural Integrity: Retains excellent integrity in all seven aspects with premium construction quality that demonstrates the highest residential standards achieved during the Late Period of Significance.

Superior Construction Quality: The red brick veneer construction and sophisticated Ranch design represent the elevated construction standards that distinguish this property as an exceptional example of mature suburban residential architecture.

District Significance: Located on Sheeks Boulevard, demonstrating the continued expansion and maturation of residential development while representing the prosperity and architectural sophistication achieved during the peak phase of community development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58 138 03 0034 301 Lots 34 & 35 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29406 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58 138 03 0033 00 Lot 33 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091686		Long: -83.285887		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1960	
Architectural Style	Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Tan brick veneer masonry	
Foundation Materials	Concrete	
Window Materials	Wood (original); some vinyl replacement	
Window Type	Picture windows and single-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1960-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic Name	Unknown					
Current/Common Name	29406 Sheeks Blvd S					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					

Survey Date	25 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28406 Sheeks Boulevard is a single-story Ranch style residence constructed circa 1960. This property represents the mature suburban residential development that characterized the Late Period of Significance (1920-1972) in the proposed Flat Rock Historical District and exemplifies the Ranch architectural variations that developed during the height of American suburban expansion in the mid 1960s.

Overall Form and Massing:

The house exhibits a Ranch configuration with single-story massing, but features a distinctive front-gable roof orientation that creates visual variety within the Ranch typology. The building demonstrates a rectangular footprint with the gable end facing the street, creating a more vertical emphasis than typical side-gable Ranch examples while maintaining the horizontal residential scale characteristic of the style. This front-gable variation represents the architectural diversity that developed within Ranch design during the mature suburban period.

Foundation:

The building rests on a concrete foundation that is largely concealed by grade and landscaping, consistent with Ranch design philosophy that emphasizes the building's integration with the landscape rather than monumental foundation expression.

Exterior Wall Materials:

The exterior walls feature a distinctive combination of materials that demonstrates the sophisticated material treatments characteristic of early 1960s Ranch construction. The lower portion of the front facade is clad in red brick veneer, providing visual weight and durability at the building's base. The upper gable end and remaining walls are clad in cream or beige-colored horizontal siding, creating visual contrast while maintaining the horizontal emphasis typical of Ranch design. This mixed-material approach reflects the period's preference for varied textures and visual interest within economical construction methods.

Roofing:

The roof features a front-gable configuration covered in asphalt composition shingles. The gable orientation creates a distinctive profile that distinguishes this property from typical hip-roof Ranch examples while maintaining the low-pitched roof angles characteristic of the style. The front-gable form provides both architectural variety and practical advantages for interior space utilization.

Windows and Doors:

The fenestration pattern includes large window openings characteristic of Ranch design, emphasizing natural light and visual connection to the landscape. The front facade appears to include picture windows or large window groupings that reflect Ranch preferences for generous glazing and indoor-outdoor living integration. The main entrance appears to be sheltered by a modest porch or entry overhang, providing weather protection while maintaining the simple, functional character typical of Ranch residential design.

Character-Defining Features:

Single-story Ranch massing with front-gable roof orientation

Mixed exterior materials: brick veneer base with horizontal siding

Front-gable roof creating vertical accent within horizontal Ranch composition

Large window openings emphasizing natural light and landscape connection

Simple entry treatment with functional weather protection

Rectangular building plan with efficient layout

Material combination reflecting early 1960s construction preferences

Integration with suburban landscape setting

Site and Setting:

The property occupies a typical suburban residential lot with maintained lawn areas and mature trees that provide natural framing and shade. The front yard includes foundation plantings and maintained grass areas that reflect the suburban residential character established during the mature phase of the Late Period of Significance. A concrete driveway provides vehicle access, and the overall site treatment demonstrates the suburban residential development patterns that characterized prosperous industrial communities during the early 1960s.

Accessory Resources:

A detached garage is visible in the background, representing typical Ranch-era residential development where automobile accommodation was integrated into residential planning while maintaining separation from the main house. The garage

appears to be contemporary with the main house and contributes to the property's integrity as a complete example of early 1960s suburban residential development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Roy Alexander was living at 29406 Sheeks from 1966 through 1971.[1] The home at 29406 Sheeks Blvd., has been in the Kuderik and Stasko families for over twenty years and is currently occupied by the Stasko Family.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28406 Sheeks Boulevard contributes to the significance of the proposed Flat Rock Historical District as a representative example of the continued suburban residential development that characterized the final phase of the Late Period of Significance (1920-1975). Constructed in 1960, this Ranch style residence demonstrates the architectural continuity and ongoing community growth that occurred during the final years of Ford Motor Company's active industrial presence in the area, which continued until 1983.

Criterion A (Events):

This property is significant under Criterion A as part of the mature suburban residential development that represents the successful culmination of Flat Rock's transformation into a prosperous industrial suburban community. The construction date of circa 1960 places it within the mature phase of the Late Period of Significance, when the community had achieved stable prosperity through industrial development and residents could invest in quality residential construction that reflected contemporary lifestyle preferences and economic security.

The Ranch architectural style with mixed materials and front-gable variation represents the sophisticated residential design options that became available to the community's residents during the height of suburban development. This property demonstrates how successful industrial development created the economic foundation for residents to build substantial, well-designed housing that embodied the prosperity and lifestyle preferences of the early 1960s.

The location on Sheeks Boulevard represents the continued expansion of residential development beyond the original Ford Avenue corridor, demonstrating the geographic growth and development success that characterized the mature phase of community transformation during the Late Period of Significance.

The property retains good integrity in most aspects to convey its historical and architectural significance:

Location: EXCELLENT - The property remains in its original location on Sheeks Boulevard within the historic residential neighborhood context.

Design: GOOD - The essential Ranch form, front-gable roof configuration, and mixed-material exterior treatment remain intact, preserving the architectural character that distinguishes this property within the Ranch typology.

Setting: GOOD - The suburban residential setting with typical lot size and landscape treatment continues to reflect the Ranch style's integration with suburban development patterns and the community context of the early 1960s.

Materials: GOOD - The brick veneer and horizontal siding appear to be original materials that maintain the property's authenticity, though some windows may have been replaced with units that preserve appropriate proportions.

Workmanship: GOOD - The construction quality typical of early 1960s residential development remains evident in the building's overall form, material integration, and architectural detailing.

Feeling: GOOD - The property continues to convey the sense of early 1960s suburban residential development and the lifestyle preferences that characterized the mature phase of the Late Period of Significance.

Association: GOOD - The connection to the mature phase of Sheeks Boulevard residential development and the community's continued prosperity remains clear, providing association with the successful continuation of industrial suburban development.

This property makes a solid contribution to the proposed Flat Rock Historical District by representing the mature phase of suburban residential development that demonstrates the continued success and growth of the community during the final

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1966-67) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

years of the Late Period of Significance. The Ranch architectural style with front-gable variation and mixed materials represents the architectural diversity and construction quality that characterized established suburban communities during the early 1960s.

The property's location on Sheeks Boulevard contributes to the geographic representation of the district's residential development, while the architectural design and construction quality demonstrate the continued prosperity and residential investment that characterized the community during the mature phase of its industrial transformation.

CONTRIBUTING STATUS RECOMMENDED

This property should be designated as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District based on the following factors:

Within Extended Period of Significance: Constructed about 1960, within the Late Period of Significance (1920-1975), which accounts for Ford Motor Company's continued industrial activity in the area through 1983.

Historical Significance: Represents the continued suburban residential development that occurred during the final years of Ford's active industrial presence, demonstrating the ongoing community growth and prosperity that characterized the extended Late Period.

Architectural Continuity: Demonstrates the continuation of Ranch residential architecture preferences that remained popular through the mid-1970s, showing architectural continuity within the Late Period of Significance.

Geographic Representation: Located on Sheeks Boulevard, contributing to the district's representation of continued residential development expansion during the final phase of the Late Period.

District Integrity: The property contributes to the district's ability to represent the full scope of community development during the industrial transformation period, demonstrating how residential construction continued to serve the community's growing population throughout the Late Period of Significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58 138 03 0033 00 Lot 33 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29019 Sheeks				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0003_002 Lot 3 & 4 Henry Sheeks Sub (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094081		Long: -83.285303		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1900	
Architectural Style	Vernacular Two-Story/Folk Victorian	
Building Form	2-Story rectilinear building	
Roof Form	Side-gabled with cross gables	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal aluminum siding, painted yellow	
Foundation Materials	Concrete/Stone	
Window Materials	Vinyl replacement	
Window Type	Double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History
Period(s) of Significance	1900-1975 (Pre-existing/Early Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

Historic Name	Unknown
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29019 Sheeks Street presents as a two-story vernacular dwelling that exemplifies the turn-of-the-century residential architecture that predates Henry Ford's Village Industries establishment, representing the pre-existing community fabric that provided the foundation for Flat Rock's transformation into a suburban-industrial center during the Late Period of Significance. The building exhibits characteristic two-story rectangular massing with side-gabled roof configuration and cross-gabled elements that demonstrate the substantial residential construction that characterized Flat Rock's development as a rural mill community before becoming the site of Ford's innovative industrial experiment. The structure demonstrates the established, family-oriented residential architecture that provided the community foundation upon which Ford's Village Industries would build, reflecting the existing housing stock that contributed to Flat Rock's appeal as a location for industrial development that emphasized community character and established residential neighborhoods.

The building features a side-gabled roof system with cross-gabled elements that create architectural interest and provide additional interior space while demonstrating the traditional building forms that characterized substantial residential construction during the late nineteenth and early twentieth centuries. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in vernacular residential architecture. The cross-gabled configuration demonstrates the architectural complexity that characterized quality residential construction when Flat Rock was developing as a rural mill community with established family housing.

The exterior walls demonstrate horizontal aluminum siding construction painted in yellow that reflects both the traditional material standards and the maintenance approaches that have preserved the building's character throughout the period of Ford's Village Industries development and the community's subsequent suburban expansion. The consistent siding provides authentic period appearance and structural continuity while demonstrating the construction quality that characterized substantial residential development during the pre-industrial period. The yellow paint represents contemporary maintenance while preserving the traditional residential character that contributed to Flat Rock's appeal as a location for Ford's community-oriented industrial initiative.

The window arrangement demonstrates the systematic approach to fenestration that characterized traditional two-story residential design, with double-hung windows arranged in regular patterns that maximize natural light while maintaining the symmetrical composition and traditional proportions valued in vernacular residential architecture of the early twentieth century. The windows include original wood configurations in many locations with some vinyl replacements that maintain appropriate proportions, creating functional interior environments while reflecting the building's adaptation to changing residential needs throughout the period of community transformation.

The building exhibits the substantial character and traditional residential forms that distinguished established family housing in rural mill communities, with the two-story configuration providing ample family living space while maintaining the domestic scale and community character that would make Flat Rock attractive to Ford as a location for his Village Industries experiment. The traditional architectural forms and substantial construction demonstrate the quality residential foundation that existed before Ford's arrival and continued to contribute to the community's residential character throughout the industrial transformation.

The property includes rear additions that reflect the building's adaptation to changing residential needs throughout the period of community development, demonstrating the flexibility and continued utility of traditional residential forms during Flat Rock's transformation from rural mill community to suburban-industrial center. The additions maintain compatibility with the original structure while providing modern convenience appropriate to continued family use.

The property exhibits established residential landscape characteristics with mature lawn areas and foundation plantings that integrate the building with its neighborhood setting while reflecting the continuity of residential character that spans from the pre-industrial period through Ford's Village Industries development and the community's subsequent suburban expansion. The traditional residential character provides important context for understanding Flat Rock's development as a community that combined existing residential neighborhoods with innovative industrial planning.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931, Clarence Breen owned Lot 3 and Mark Breen owned Lot 4 in the Henry H. Sheeks Sub. [1] In 1939, Mark and Leith Breen were living at 29019 Sheeks.[2] In 1939, Edgar and Helen Smith were living at 29019 Sheeks.[3] In 1939, ME and Birdie Wagner were living at 29019 Sheeks.[4] In 1940, Mark and Leith Breen were living at 29019 Sheeks Blvd., and Mark was employed as a laborer for auto factory.[5] In 1940, William and Anna Westrick were living at 29019 Sheeks Blvd., and employed as a boiler maker helper for steam railroad.[6] In 1940, Edgar and Helen Smith were living at 29019 Sheeks Blvd., and employed as a clerk for auto factory.[7] In 1940, William and Catherine Nutt were living at 29019 Sheeks Blvd and employed as laborer for a factory.[8] In 1950, Mark and Leith Breen resided at 29019 Sheeks; and Mark worked as Die Maker at Auto Parts Manufacturing.[9] In 1963, Mark Breen resided at 29019 Sheeks.[10] In 1970, Mrs. June Watson was living at 29019 Sheeks.[11]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29019 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the pre-existing community fabric that provided the foundation for Henry Ford's Village Industries development and its significance as established residential architecture that contributed to Flat Rock's appeal as a location for Ford's community-oriented industrial experiment during the transformative years of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This circa 1900 two-story dwelling represents the pre-existing community fabric that provided the essential foundation for Henry Ford's Village Industries development, demonstrating the established residential character and community infrastructure that made Flat Rock attractive as a location for Ford's innovative experiment in combining industrial employment with rural community values during the transformative period beginning in 1920. The property embodies the substantial residential development that existed before Ford's arrival and continued to contribute to the community's residential character throughout the industrial transformation, showing how established housing stock provided essential

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 121; citing entry for Clarence Breen and Mark Breen; held by Brownstown Township Historical Society

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6A, dwelling 104, family ,Mark & Leith Green ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW87?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 15 of 1034; United States. National Archives and Records Administration.

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6A, dwelling 105, family ,William & Anna Westrick ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW87?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 15 of 1034; United States. National Archives and Records Administration.

[7] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6A, dwelling 106, family ,Edgar & Helen Smith ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW87?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 15 of 1034; United States. National Archives and Records Administration.

[8] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6A, dwelling 105, family ,William & Catherine Nutt ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW87?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 15 of 1034; United States. National Archives and Records Administration.

[9] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 30, dwelling 318, for Mark & Leith Breen ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-P?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 31 of 58; United States. National Archives and Records Administration.

[10] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[11] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

community foundation that enabled Ford's Village Industries to build upon existing neighborhood character rather than creating an entirely new industrial settlement.

The significance of this property as pre-existing community fabric demonstrates the role of established residential neighborhoods in enabling successful industrial development that emphasized community character and residential quality rather than purely industrial considerations. The substantial two-story design represents the quality residential foundation that existed in Flat Rock before Ford's arrival and provided the community character that would make the Village Industries experiment appealing to workers seeking family-oriented residential environments within established neighborhoods rather than typical industrial housing developments.

The dwelling reflects the established community character that attracted Henry Ford to select Flat Rock as the location for his Village Industries experiment, providing evidence of the pre-existing residential quality and community infrastructure that enabled the successful integration of industrial employment with rural community values. The traditional residential design provided the established neighborhood character that appealed to Ford's vision of industrial development that preserved and enhanced existing community character rather than displacing it with purely industrial considerations.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as pre-existing community fabric that provided the foundation for Flat Rock's transformation during the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Street within the neighborhood that existed before Ford's Village Industries establishment and continued to provide residential context throughout the community's industrial transformation. The residential setting preserves the pre-existing community character that contributed to Flat Rock's appeal as a location for Ford's community-oriented industrial development.

Design: The property exhibits good design integrity in its traditional two-story residential characteristics, including the rectangular massing, side-gabled roof configuration with cross-gabled elements, and traditional architectural details that distinguished substantial residential construction during the pre-industrial period. The building maintains the essential design characteristics that made it representative of the established community fabric that provided the foundation for successful industrial development.

Materials: The building maintains its wood siding construction and traditional architectural elements that demonstrate the construction approaches that characterized substantial residential development during the pre-industrial period. The materials preserve the traditional character and architectural integrity that reflected the quality residential foundation that existed before Ford's arrival and continued to contribute to community character throughout the transformation period.

Workmanship: The construction demonstrates the building techniques and traditional design approaches that characterized quality residential development during the early twentieth century, reflecting the construction quality and architectural integrity that made established residential neighborhoods attractive foundations for Ford's community-oriented industrial development.

Feeling and Association: The property conveys the traditional residential character that characterized Flat Rock's pre-existing community fabric, maintaining associative connections to the established neighborhood quality and community infrastructure that enabled successful integration of industrial development with existing residential character while preserving its connection to the community foundation that made Ford's Village Industries experiment viable.

SHPO Compliance and Recommendation

The property at 29019 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the pre-existing community fabric that provided the foundation for Henry Ford's Village Industries development and its significance as established residential architecture that contributed to the community character essential for the success of Ford's innovative industrial experiment during the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community continuity that enabled successful integration of industrial development with existing residential neighborhoods and community character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29053 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0005_002 Lot 5 & 6 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093734		Long: -83.285116		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1928
Architectural Style	Vernacular Cottage/Bungalow
Building Form	1.5-Story rectilinear building
Roof Form	Complex gable with dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding (replacement)
Foundation Materials	Concrete block
Window Materials	Mixed - some original wood with aluminum storm windows; some updated vinyl
Window Type	Double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	Original single-car garage integrated under residence

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1928-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Historic Name	Unknown					
Current/Common Name	29053 Sheeks Blvd S					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1928 Craftsman-influenced vernacular cottage with integrated under-house garage is a 1.5-story residential structure situated on Sheeks Street in Flat Rock. The building represents a pivotal moment in Flat Rock's history, constructed in the same year that Ford's Village Industries plant opened, making it among the earliest residential development directly associated with the beginning of the Village Industries period. The property is architecturally distinguished by its exceptional and increasingly rare integrated garage design, where the original single-car garage is located beneath the main living quarters with the porch structure cantilevered above. This innovative site planning and construction approach represents progressive 1920s residential design that maximized land use efficiency while fully integrating automobile accommodation into the dwelling's primary structure. The retention of some original wood windows with aluminum storm windows further enhances material integrity. While the property has undergone aluminum siding replacement, it retains its distinctive integrated garage configuration, complex roof form, mixed original and updated fenestration, and exceptional spatial organization that convey its identity as a 1928 automobile-era residence built at the inception of Ford's Village Industries program.

Integrated Under-House Garage - Exceptional Architectural Feature: The most significant and distinctive architectural feature of this property is the original single-car garage integrated beneath the main living floor, with the front porch structure extending over the garage opening. This configuration represents an innovative and relatively uncommon residential design solution from the late 1920s that maximized lot efficiency while providing essential automobile accommodation.

In this integrated garage design, the building is essentially constructed on two levels: the ground/basement level contains the garage accessed from the front or side, while the main living quarters occupy the raised first floor above. The front porch extends as a cantilevered or supported deck structure over the garage entrance, creating a distinctive multi-level facade composition. This design approach was more common in hilly or sloped terrain but was also employed on relatively flat lots as an innovative space-maximizing strategy.

The integrated garage design reflects several important aspects of late 1920s residential development:

1. **Progressive Automobile Integration:** Rather than treating the garage as a separate rear structure, this design fully integrated vehicle storage into the primary dwelling, anticipating the attached garage concept that would become standard decades later.
2. **Efficient Land Use:** By placing the garage beneath living quarters, the design maximized usable lot space, particularly valuable in village settings with standard-sized lots.
3. **Modern Construction:** The integrated garage required more sophisticated structural design and construction than simple detached garages, demonstrating access to skilled builders and modern construction techniques.
4. **Economic Efficiency:** Combining dwelling and garage under one roof structure was more economical than building separate structures, making this an attractive option for working-class homeowners.

The visible concrete block foundation at the garage level demonstrates solid construction appropriate to supporting the dwelling above. The garage opening with its decorative cross-braced doors or panels creates visual interest at the ground level and reflects craftsman-style detailing. The integration of garage and dwelling creates a distinctive vertical emphasis unusual for bungalow-era cottages, as the raised first floor creates more prominent elevation and presence.

The porch structure extending over the garage is particularly significant, as it demonstrates the architectural solution for creating outdoor living space despite the garage location below. This cantilevered or supported porch deck provides the covered outdoor area that was essential to bungalow design philosophy while accommodating the integrated garage beneath. The porch railings and supports visible in the photograph show this multi-level configuration, with stairs providing access between street level and the raised porch/entry level.

This integrated garage configuration is increasingly rare in residential districts, as many such properties have been significantly altered, had garages enclosed or converted, or have been demolished. The survival of this property with its distinctive integrated garage intact makes it architecturally significant and valuable for understanding progressive residential design approaches of the late 1920s.

The house exhibits characteristics of Craftsman Bungalow design adapted to the integrated garage configuration. The complex roof form includes multiple gables and dormers that create varied rooflines and provide light and headroom to upper floor spaces. The front-facing gabled dormer is particularly prominent, creating visual interest and indicating finished living space in the upper 1.5-story. The varied roof planes and multiple gables reflect Craftsman design principles emphasizing articulated massing and complex roof forms rather than simple boxes. The roof is covered with asphalt shingles, an appropriate roofing material for buildings of this period and type.

The exterior walls are currently clad in aluminum siding, which represents a replacement of the original wall cladding that would have been present at construction. Given the 1928 construction date and Craftsman influences, the original exterior

was most likely wood clapboard or wood shingles, standard materials for late 1920s bungalow construction. The aluminum siding impacts material integrity, though it maintains horizontal lapped patterns. The underlying form and the distinctive integrated garage structure remain intact beneath the replacement siding.

Mixed Fenestration - Retention of Original Wood Windows: The property features mixed fenestration including both original wood windows with aluminum storm windows and updated replacement windows (including what appears to be a large picture window). The retention of some original wood windows is significant and enhances material integrity substantially. These original wood windows with aluminum storm windows provide authentic physical evidence of 1928 window construction, proportions, and craftsmanship.

The aluminum storm windows represent period-appropriate weatherization from the mid-to-late 20th century and actually protected the original wood windows, contributing to their survival. The mixed fenestration—combining retained original wood windows with some updated replacements including a picture window—documents the property's evolution over time and represents typical residential maintenance patterns.

The large picture window visible on the front facade represents a later alteration, likely from the 1950s-1960s post-war period when picture windows became popular for increasing natural light and creating visual connection between interior and exterior. While not original, this modification occurred within the period of significance and reflects typical mid-century residential modernization trends.

The foundation visible at the garage level is concrete block construction, appropriate to the structural requirements of supporting the dwelling above. The exposed foundation walls at the garage level provide important evidence of the construction methods used to create this innovative integrated design. The concrete block construction demonstrates solid, permanent building practices suitable for this multi-level residential configuration.

The raised porch structure extending over the garage is a character-defining feature that creates the distinctive multi-level facade composition. The porch railings, supports, and deck structure visible in the photograph show how the building integrated vertical circulation (stairs from street to porch level) with horizontal outdoor living space (porch deck) while accommodating the garage beneath. This complex spatial organization represents sophisticated residential design unusual for modest working-class housing.

The building's 1.5-story massing with prominent dormers creates substantial living space within a compact footprint. The vertical emphasis created by the raised first floor distinguishes this property from typical single-story bungalows and creates more prominent street presence. The complex roof form with multiple gables and dormers adds visual interest and architectural character.

The building's setting on Sheeks Street maintains the residential character of early Ford-era neighborhood development. The property continues to function as a single-family residence with integrated garage, maintaining its original use and innovative spatial configuration. The lot includes the distinctive sloped access drive leading to the under-house garage, documenting how the property was designed for vehicle access despite the integrated garage location.

Despite the replacement of exterior siding, the property retains exceptional aspects of integrity through: (1) the distinctive and rare integrated under-house garage configuration—the most architecturally significant feature, (2) retention of some original wood windows with aluminum storm windows, (3) complex original roof form with gables and dormers, (4) raised porch structure over garage, (5) overall spatial organization and multi-level design, and (6) functional integration of dwelling and vehicle storage that defined the property's original character.

The property maintains integrity of location (original site with integrated garage), design (distinctive multi-level configuration with garage beneath dwelling), workmanship (retained original windows and garage structure demonstrate 1928 construction quality), setting (early Ford-era residential neighborhood), feeling (innovative late 1920s automobile-integrated residence), and association (1928 construction contemporaneous with Flat Rock plant opening). The integrated garage configuration creates a property with exceptional architectural character that distinguishes it within the district's housing stock.

Character-defining features include the original single-car garage integrated beneath the main living floor (exceptional and rare configuration), the raised porch structure cantilevered or supported over the garage opening, the complex roof form with multiple gables and prominent dormers, the 1.5-story cottage massing with vertical emphasis created by raised first floor, the retention of some original wood windows with aluminum storm windows, the concrete block foundation visible at garage level, the sloped drive providing garage access, and the overall innovative spatial organization that fully integrated automobile accommodation into the primary dwelling structure rather than treating it as an ancillary feature.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1931, D. Brown owned Lot 5 and Chas. Morgan owned Lot 6 in the Henry H. Sheeks Sub.[1] In 1939, Rexford and Pauline Smith and family were living at 29053 Sheeks.[2] In 1939, Wilson and Mildred Yardley and family were living at 29053 Sheeks.[3] In 1950, Steve and Mary Vincze resided at 29053 Sheeks; and Steve worked as a Machine Operator at an auto manufacturing plant.[4] In 1953, Steve Vincze was living at 29053 Sheeks.[5] In 1961, Steve Vincze was living at 29053 Sheeks.[6] In 1970, Steve Vincze was living at 29053 Sheeks.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1928 property is recommended as **Contributing to the Flat Rock Historical District** and is **Potentially Individually Eligible for the National Register** under **Criterion A for Community Planning and Development and Industry** and **Criterion C for Architecture**. The property's 1928 construction date—the same year Ford's Village Industries plant opened in Flat Rock—makes it historically significant as among the earliest residential development directly associated with the beginning of the Village Industries program, representing the inception moment of Flat Rock's transformation from rural community to industrial center. More significantly, the property possesses exceptional architectural distinction through its rare integrated under-house garage design, where the original single-car garage is located beneath the main living quarters with the porch structure extending above. This innovative configuration represents progressive late 1920s residential design that anticipated later attached garage concepts while maximizing lot efficiency and fully integrating automobile accommodation into the primary dwelling. The retention of this distinctive garage configuration combined with some original wood windows and complex roof form may support individual eligibility despite aluminum siding replacement. The property demonstrates both the immediate residential response to Ford's arrival and the architectural innovation of late 1920s automobile-era residential design.

Criterion A - Community Planning and Development and Industry:

Inception of Village Industries Period: Built circa 1928, the same year Ford opened the Flat Rock Village Industries plant, this house represents the immediate beginning of residential development associated with Ford's program. The property's construction date places it at the precise moment when Flat Rock transitioned from its pre-industrial character to its new identity as a Village Industries community. This timing makes the property particularly significant for understanding how the Village Industries program immediately impacted residential development patterns.

The 1928 construction could represent either: (1) residential development that occurred in direct response to the plant opening and anticipated employment opportunities, or (2) development already underway when the plant opened, representing the tail end of pre-Ford residential construction. Either interpretation makes this property historically significant—it captures the transition moment when the community's character began to change due to Ford's industrial investment.

Properties built in 1928 mark the beginning of the Flat Rock Historical District's period of significance and document the initial phase of the community's transformation. The 1928 date places this property at the absolute beginning of sustained residential expansion that would continue throughout the 1930s-1940s as the Village Industries program matured. This property embodies the first wave of residential development associated with the Village Industries program.

Progressive Automobile Integration: The integrated under-house garage design represents forward-thinking residential planning that anticipated the increasing centrality of automobiles to American domestic life. In 1928, when this house was built, automobiles were established necessities but garages were still often treated as secondary structures separated from

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 122; citing entry for D. Brown and Chas. Morgan; held by Brownstown Township Historical Society

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 34, dwelling 366, for Steve & Mary Vincze ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 35 of 58; United States. National Archives and Records Administration.

[5] Michigan Bell Telephone Company, Trenton including Grosse Ile Telephone Directory Followed by Flat Rock, Rockwood and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, November 1953), p. 10, for "Vincze"; held by Brownstown Historical Society, Brownstown, Michigan.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

dwellings. This property's integrated garage design demonstrates progressive planning that recognized the automobile as an essential component of modern living that should be fully incorporated into residential design rather than accommodated as an afterthought.

This design approach was ahead of its time, anticipating the attached garage concept that would become standard in post-WWII suburban development but implementing it decades earlier through the innovative under-house configuration. The property demonstrates how some 1928 builders and homeowners were already thinking creatively about efficient integration of modern transportation needs into residential design.

Criterion C - Architecture (Potential Individual Eligibility):

Integrated Under-House Garage - Exceptional and Rare Design: The property possesses exceptional architectural distinction through its integrated under-house garage configuration, which is increasingly rare in residential districts. This design represents an innovative solution to the challenge of incorporating automobile storage into residential properties while maximizing lot efficiency and creating unified architectural composition.

Key aspects of the integrated garage's architectural significance:

1. **Innovative Spatial Organization:** The multi-level design with garage at ground level and dwelling above required sophisticated structural planning and construction techniques unusual for modest working-class housing. The building essentially functions as a two-story structure with vehicular and residential uses vertically stacked, creating complex spatial relationships.
2. **Unified Architectural Composition:** Rather than dwelling and garage appearing as separate elements, the integrated design created a unified building where all functions—residential, vehicular, outdoor living (porch)—were harmoniously combined under related roof structures. This holistic design approach demonstrates architectural sophistication.
3. **Efficiency and Modernism:** The integrated garage maximized usable lot space and represented modern, efficient residential planning. The design reflected progressive 1920s thinking about rational organization of domestic space and full integration of modern conveniences.
4. **Rarity and Survival:** Integrated under-house garages from the 1920s are increasingly rare. Many such properties have been altered, had garages enclosed or converted to other uses, or been demolished. The survival of this property with its distinctive garage configuration intact and still functioning makes it architecturally significant.
5. **Structural Achievement:** Supporting residential living space above a garage opening required solid construction and proper structural design. The concrete block foundation and integrated structural system demonstrate quality construction methods and builder skill.

The integrated garage design distinguishes this property architecturally within the district and regionally. While attached garages would become standard later, this 1928 example of fully integrated garage-beneath-dwelling design represents early experimentation with concepts that wouldn't become widespread for another two decades. The property demonstrates architectural innovation in modest residential construction.

Complex Roof Form and Massing: The complex gabled roof with prominent dormers creates architectural character beyond simple cottage forms. The varied roof planes, multiple gables, and vertical emphasis (created by the raised first floor) give this property distinctive presence and visual interest. The architectural character is enhanced rather than diminished by the raised configuration necessitated by the integrated garage.

Retained Original Windows: The survival of some original wood windows with aluminum storm windows provides authentic material evidence of 1928 construction and enhances the property's architectural integrity. These retained windows document original craftsmanship and design intentions despite other alterations.

Potential Individual Eligibility Assessment: The exceptional integrated under-house garage configuration may support individual National Register eligibility under Criterion C despite aluminum siding replacement. Properties with rare and distinctive design features can sometimes achieve individual eligibility when:

1. The distinguishing architectural feature is exceptional and rare (✓ integrated garage increasingly uncommon)
2. The significant feature remains intact and functional (✓ garage configuration survives)
3. The design represents important innovations or trends (✓ progressive automobile integration)
4. The property retains sufficient integrity to convey its significance (✓ garage, roof form, some original windows intact)

The integrated garage is the kind of distinctive architectural feature that can overcome material alterations to surface treatments (siding) because the fundamental design innovation—the spatial organization and structural system—remains intact and clearly visible. The garage configuration is evident in the raised first floor, the porch structure, the ground-level

garage opening, and the overall building form. These character-defining spatial and structural features survive despite siding replacement.

Additional research would strengthen individual eligibility case:

- Comparative analysis of other 1920s integrated garage residences in region
- Documentation of how common or rare this design type was
- Research into builder/original owner
- Assessment of interior features if accessible

Integrity Assessment: The replacement of original siding with aluminum has compromised material integrity of wall surfaces. However, the property retains exceptional integrity of design through the integrated garage configuration (most architecturally significant feature), complex roof form, some original wood windows, and overall spatial organization. The property maintains integrity of location, design (distinctive multi-level configuration), workmanship (retained windows and garage structure), setting, feeling (innovative 1928 automobile-integrated residence), and association (1928 Ford-era construction).

For potential individual eligibility under Criterion C, the critical question is whether the retained architectural features—particularly the exceptional integrated garage configuration—are sufficiently significant to overcome siding replacement. The rarity of this design type, the integrity of the garage configuration, and the retention of complex roof form and some original windows suggest this property may meet the threshold for individual architectural significance.

For contributing status within the district, the property clearly qualifies through both its 1928 Ford-era construction date (Criterion A) and its distinctive integrated garage design (Criterion C enhancement).

Recommendation: CONTRIBUTING (POTENTIALLY INDIVIDUALLY ELIGIBLE)

This property is recommended as CONTRIBUTING to the Flat Rock Historical District and as POTENTIALLY INDIVIDUALLY ELIGIBLE for the National Register with additional architectural research and comparative analysis.

Reasons Supporting Contributing Status:

1. **Critical 1928 Construction Date:** Built the same year Ford's Flat Rock plant opened, representing the inception moment of Village Industries-era residential development.
2. **Exceptional Integrated Garage:** Original single-car garage beneath dwelling with porch above represents rare and innovative late 1920s automobile-integrated residential design.
3. **Architectural Innovation:** Multi-level configuration with vertically stacked vehicular and residential uses demonstrates progressive spatial planning unusual for modest housing.
4. **Retained Original Windows:** Survival of some wood windows with aluminum storms provides authentic 1928 material evidence.
5. **Complex Roof Form:** Multiple gables and prominent dormers create distinctive architectural character.
6. **Functional Integrity:** Integrated garage remains functional in original configuration, not converted or enclosed.
7. **Efficient Design:** Under-house garage maximized lot efficiency while fully integrating automobile accommodation.
8. **Historical Association:** 1928 construction contemporaneous with plant opening creates direct association with Village Industries program inception.

Factors Supporting Potential Individual Eligibility Under Criterion C:

1. **Rare Architectural Type:** Integrated under-house garage from 1920s increasingly uncommon and represents distinctive design approach.
2. **Exceptional Design Feature:** Multi-level spatial organization with garage/dwelling integration demonstrates architectural innovation beyond typical cottage construction.
3. **Intact Distinctive Feature:** The integrated garage configuration—the most architecturally significant element—survives intact and functional.
4. **Progressive Design:** Anticipated attached garage concept by decades, demonstrating forward-thinking residential planning.
5. **Structural Achievement:** Supporting dwelling above garage required sophisticated construction unusual for working-class housing.
6. **Architectural Rarity:** Comparative research likely to show this design type is uncommon regionally and nationally.

Recommendation for Individual Eligibility Research:

- Comparative analysis of 1920s integrated garage residences in Michigan and nationally
- Research into prevalence of under-house garage designs in late 1920s
- Documentation of builder and construction methods if records available
- Assessment of interior features related to garage integration
- Evaluation of how many similar properties survive intact regionally

Citation and Documentation Needs: Additional documentation should include measured drawings showing garage integration, historical photographs if available, and comparative analysis with other 1920s garage-integrated residences to establish rarity and significance of this design type.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_138_03_0005_002 Lot 5 & 6 in Henry Sheeks Sub. (June 1922) generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29065 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0007_000 Lot 7 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093524		Long: -83.285277		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1946	
Architectural Style	Ranch/Minimal Traditional	
Building Form	1-Story rectilinear building	
Roof Form	Cross-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick masonry	
Foundation Materials	Concrete	
Window Materials	Wood (original); some vinyl replacement	
Window Type	Double-hung sash and picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 attached carport/garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1946-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic Name	Unknown					
Current/Common Name	29065 Sheeks Blvd S					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29065 Sheeks Street presents as a one-story brick ranch dwelling that exemplifies the transitional residential architecture of the late 1940s, representing the evolution from pre-war traditional styles to the full ranch-style suburban development that would characterize post-war residential construction throughout the Late Period of Significance in Flat Rock's development. The building exhibits distinctive L-shaped massing with cross-gabled roof configuration and quality brick masonry construction that demonstrates the architectural sophistication and material quality that characterized residential development during Flat Rock's transition from wartime to peacetime suburban expansion. The structure demonstrates the substantial, middle-class residential architecture that attracted established working families to Flat Rock during the community's evolution from Ford's experimental Village Industries to a mature suburban-industrial center with quality residential neighborhoods.

The building features a cross-gabled roof system that creates visual interest and architectural sophistication while accommodating the L-shaped floor plan that became characteristic of transitional ranch design during the late 1940s. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the clean lines valued in emerging ranch architecture. The cross-gabled configuration demonstrates the architectural complexity that characterized quality residential construction when ranch design was evolving from traditional forms into the streamlined suburban architecture that would dominate the 1950s.

The exterior walls demonstrate red brick masonry construction that reflects the quality material standards and architectural permanence that characterized substantial residential development during the late 1940s. The consistent brick construction provides authentic post-war appearance and structural durability while demonstrating the construction quality that characterized established suburban development in communities that had achieved economic stability. The brick masonry represents the architectural sophistication and material investment that distinguished quality family housing during the transition from wartime constraints to peacetime suburban prosperity.

The window arrangement demonstrates the systematic approach to fenestration that characterized transitional ranch design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and integration of indoor-outdoor spaces that would become central to ranch architecture. The windows include both traditional double-hung configurations and picture windows that create bright, modern interior environments while reflecting the evolution from traditional residential design to the contemporary suburban architecture that emphasized natural light and spacious living arrangements. The combination of original and compatible replacement windows preserves the building's essential character while reflecting the natural evolution of residential properties.

The building exhibits the characteristic ranch emphasis on horizontal lines and ground-hugging profile, with the L-shaped plan creating sheltered outdoor spaces and visual complexity that distinguished quality ranch design during the late 1940s. The multiple wings and cross-gabled roof create architectural interest while maintaining the single-story convenience that became central to suburban family living. The front entrance is positioned within the building's wing configuration to provide practical access while maintaining the sophisticated architectural composition.

The property includes attached carport or garage accommodation that demonstrates the automobile-oriented planning that had become essential in suburban design by the late 1940s, reflecting the integration of automobile convenience with quality residential architecture. The attached automobile accommodation maintains the architectural character while providing modern convenience appropriate to established suburban families.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, mature shade trees, and foundation landscaping that integrate the building with its residential setting while reflecting the continued development of the Sheeks Street neighborhood as part of Flat Rock's sustained suburban expansion throughout the post-war period. The concrete driveway and suburban site planning demonstrate the mature suburban design principles that characterized late 1940s residential development when automobile-oriented planning had become fully integrated with quality residential architecture.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931 and 1939, Dorothy Viles owned Lot 7 in the Henry H. Sheeks Sub.[1] In 1950, Charles and Anna Fossett resided at 29065 Sheeks; and Charles and Anna worked as Conductor at Railroad.[2] In 1953, Charles A. Fossett was living at 29065 Sheeks.[3] In 1961, Charles A. Fossett was living at 29065 Sheeks.[4] In1970, Mrs. Charles A. Fossett was living at 29065 Sheeks.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29065 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the transitional post-war suburban development that demonstrated Flat Rock's evolution from wartime industrial community to established suburban center, and under Criterion C: Architecture for its significance as quality brick ranch architecture that embodies the sophisticated design approaches that characterized residential development during the transition from traditional to ranch-style suburban architecture throughout the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This circa 1948 brick ranch dwelling represents the transitional suburban development that demonstrated Flat Rock's evolution from wartime industrial community to established peacetime suburban center during the critical post-war period when sustained employment at Ford facilities and expanding manufacturing operations created demand for quality family housing that reflected the rising prosperity and established community character of the late 1940s. The property embodies the sophisticated suburban development that served the established workforce families who had committed permanently to Flat Rock's industrial community, showing how quality brick ranch architecture provided essential housing solutions that reflected the community's transition from experimental Village Industries location to mature suburban-industrial center with architectural sophistication appropriate to established residential neighborhoods.

The significance of this property as transitional ranch architecture demonstrates the role of quality suburban design in consolidating Flat Rock's character as an established industrial community that could attract and retain workforce families seeking permanent homeownership in neighborhoods that combined suburban convenience with architectural quality. The brick ranch design represents the architectural evolution that characterized suburban development when communities like Flat Rock had achieved recognition as successful models of suburban-industrial planning that provided quality residential environments for industrial workforce families.

Architectural Significance Under Criterion C: Architecture

This brick ranch dwelling demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of transitional ranch architecture that represents the evolution from pre-war traditional residential forms to the mature ranch-style suburban development that would characterize American residential construction throughout the 1950s and beyond. The L-shaped plan with cross-gabled roof configuration and quality brick masonry construction illustrates the architectural sophistication and design complexity that distinguished quality ranch development during the formative period of ranch architecture in the late 1940s.

The building represents an important example of the architectural transition that occurred in American suburban development during the late 1940s, when traditional building forms were being adapted to accommodate the lifestyle preferences and spatial requirements that would define post-war suburban living. The brick construction and sophisticated massing demonstrate the quality and permanence that characterized residential architecture when suburban communities were establishing their long-term character and architectural identity.

Evaluation of Integrity

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 122; citing entry for Dorothy Viles; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 201, entries for Dorothy Viles; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 34, dwelling 364, for Charles & Anna Fossett ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 35 of 58; United States. National Archives and Records Administration.

[3] Michigan Bell Telephone Company, Trenton including Grosse Ile Telephone Directory Followed by Flat Rock, Rockwood and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, November 1953), p. 6, for "Chas. A. Fossett"; held by Brownstown Historical Society, Brownstown, Michigan.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical and architectural significance as transitional ranch architecture that served Flat Rock's established suburban development during the post-war transition phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Street within the neighborhood that developed as part of Flat Rock's sustained suburban expansion during the post-war transition period. The suburban setting preserves the community planning patterns that characterized mature suburban-industrial development while maintaining the residential context that supported quality brick ranch construction during the late 1940s.

Design: The property exhibits excellent design integrity in its transitional ranch characteristics, including the L-shaped plan, cross-gabled roof configuration, brick masonry construction, and sophisticated architectural details that distinguished quality suburban housing during the late 1940s. The building maintains the essential design characteristics that made it representative of the architectural evolution that characterized Flat Rock's transition to established suburban community status.

Materials: The building maintains its brick masonry construction and essential architectural elements that demonstrate the quality material approaches that characterized substantial suburban development during the late 1940s. The materials preserve the ranch character and architectural sophistication that reflected the construction standards appropriate to housing that served Flat Rock's established industrial workforce seeking permanent homeownership.

Workmanship: The construction demonstrates the building techniques and architectural sophistication that characterized quality suburban development during the transitional ranch period, reflecting the construction refinement and design complexity that made quality brick ranch housing attractive to established families while representing the community's evolution to suburban architectural sophistication.

Feeling and Association: The property conveys the late 1940s transitional suburban character that characterized Flat Rock's evolution to established industrial community status, maintaining associative connections to the quality housing solutions and sophisticated design approaches that reflected the community's architectural maturation while preserving its connection to the substantial living standards that served the established industrial workforce.

SHPO Compliance and Recommendation

The property at 29065 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the transitional post-war suburban development that demonstrated Flat Rock's evolution to established suburban-industrial character and its significance as quality brick ranch architecture that embodies the sophisticated design approaches of the late 1940s during the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's architectural evolution and suburban sophistication during the critical post-war transition period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_138_03_0007_000 Lot 7 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29105 Sheeks Blvd. (South				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0008_000 Lot 8 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093393	Long: -83.285274			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1952	
Architectural Style	Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal vinyl	
Foundation Materials	Concrete	
Window Materials	Vinyl replacement	
Window Type	Double-hung sash and picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1952-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	29105 Sheeks Blvd S						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29105 Sheeks Street presents as a one-story ranch dwelling that exemplifies the post-World War II suburban residential architecture of the early 1950s, representing the mature phase of residential development that served Flat Rock's sustained industrial workforce during the continued expansion of the community's suburban-industrial character throughout the Late Period of Significance. The building exhibits the characteristic horizontal massing with hip roof configuration and integrated indoor-outdoor living concepts that defined quality ranch architecture during the peak period of American suburban development. The structure demonstrates the established, middle-class residential architecture that attracted working families to Flat Rock during the community's sustained industrial prosperity, reflecting the evolution from modest worker housing to more substantial suburban homes that accommodated rising living standards and changing domestic expectations during the post-war boom.

The building features a hip roof system that creates the characteristic low-profile silhouette while providing structural efficiency and visual sophistication that distinguished quality ranch architecture during the early 1950s. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the clean, horizontal lines valued in mid-century suburban design. The hip roof configuration demonstrates the architectural maturity that characterized suburban development when ranch design had become the dominant form of American residential architecture.

The exterior walls demonstrate horizontal aluminum siding construction that reflects the continued use of traditional materials while incorporating the streamlined design approaches and refined proportions that characterized mature ranch architecture during the early 1950s. The consistent aluminum siding provides authentic mid-century appearance and visual continuity while demonstrating the construction quality that characterized established suburban development. The siding appears to be painted in neutral colors that enhance the building's clean, modern character while reflecting the sophisticated aesthetic preferences of the early 1950s.

The window arrangement demonstrates the systematic approach to fenestration that characterized mature ranch design, with windows arranged to maximize natural light and create visual connection between interior and exterior spaces through the large picture windows that became characteristic of 1950s suburban architecture. The windows include both double-hung configurations and picture windows that create bright, modern interior environments while reflecting the emphasis on indoor-outdoor living that distinguished quality ranch design. The combination of original and compatible replacement windows preserves the building's essential character while reflecting the natural evolution of residential properties.

The building exhibits the characteristic ranch emphasis on horizontal lines and integration with the landscape, with the hip roof and extended eaves creating sheltered outdoor spaces that demonstrate the indoor-outdoor living concepts that distinguished mature suburban design during the early 1950s. The front entrance is positioned to maintain the horizontal emphasis while providing practical access, reflecting the sophisticated design principles that characterized established ranch architecture.

The property includes a detached garage that provides automobile accommodation while maintaining the scale and character appropriate to quality ranch architecture from the early 1950s, reflecting the automobile-oriented planning that had become fully integrated into suburban design by this period. The garage demonstrates the practical convenience and modern lifestyle expectations that characterized mature suburban development.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, mature shade trees, and foundation landscaping that integrate the building with its residential setting while reflecting the continued development of the Sheeks Street neighborhood as part of Flat Rock's sustained suburban expansion throughout the post-war period. The concrete driveway and suburban site planning demonstrate this.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1961, Robert G. Caraway was living at 29105 Sheeks.[1] In 1971, Robert G. Caraway was living at 29105 Sheeks.[2]

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29105 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the mature post-war suburban development that demonstrated the sustained success of Flat Rock's industrial economy and its significance as quality ranch architecture that provided modern family housing reflecting the rising living standards and established community character during the peak suburban expansion of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This circa 1952 ranch dwelling represents the mature suburban development that demonstrated the sustained prosperity of Flat Rock's industrial economy during the peak post-war period, when continued employment at Ford facilities and the broader industrial expansion of southeastern Michigan had created stable demand for quality family housing that reflected the rising living standards and established suburban expectations of the industrial workforce. The property embodies the sophisticated suburban development that served the skilled and established workforce that had become permanently committed to Flat Rock's industrial community, showing how quality ranch architecture provided essential housing solutions that reflected the community's evolution from an experimental Village Industries location to an established suburban-industrial center with mature residential neighborhoods.

The significance of this property as mature ranch architecture demonstrates the role of quality suburban design in consolidating Flat Rock's character as an established industrial community that could attract and retain workforce families seeking permanent homeownership in a stable suburban environment. The hip roof ranch design represents the architectural sophistication that characterized suburban development when Flat Rock had achieved recognition as a successful model of suburban-industrial planning that combined industrial employment with quality residential neighborhoods.

The dwelling reflects the established housing market created by Flat Rock's sustained industrial success, which maintained employment opportunities that attracted workers seeking quality residential accommodations that combined modern convenience with suburban character within the established community. The ranch design provided the modern, family-oriented living arrangements that appealed to established working families while offering the contemporary conveniences and architectural sophistication that reflected their expectations for permanent homeownership during the peak suburban expansion of the early 1950s.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as mature ranch architecture that served Flat Rock's established suburban development during the peak expansion phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Street within the neighborhood that developed as part of Flat Rock's sustained suburban expansion during the peak post-war period. The suburban setting preserves the community planning patterns that characterized mature suburban-industrial development while maintaining the residential context that supported quality ranch construction during the early 1950s.

Design: The property exhibits good design integrity in its ranch characteristics, including the one-story hip roof configuration, horizontal massing, integration of indoor-outdoor living spaces, and sophisticated architectural details that distinguished quality suburban housing during the early 1950s. The building maintains the essential design characteristics that made it representative of the mature suburban development that characterized Flat Rock's established community status.

Materials: The building maintains its aluminum siding construction and essential architectural elements that demonstrate the quality material approaches that characterized mature suburban development during the early 1950s. The materials preserve the ranch character and architectural sophistication that reflected the construction standards appropriate to housing that served Flat Rock's established industrial workforce.

Workmanship: The construction demonstrates the building techniques and design sophistication that characterized quality suburban development during the peak ranch period, reflecting the construction refinement and architectural maturity that made quality ranch housing attractive to established families while representing the community's evolution to suburban sophistication.

Feeling and Association: The property conveys the early 1950s suburban character that characterized Flat Rock's mature development as an established industrial community, maintaining associative connections to the quality housing solutions and sophisticated design approaches that reflected the community's success while preserving its connection to the modern living standards that served the established industrial workforce.

SHPO Compliance and Recommendation

The property at 29105 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the mature post-war suburban development that demonstrated the sustained success of Flat Rock's industrial economy and its significance as quality ranch architecture that reflected the community's evolution to established suburban-industrial character during the peak expansion of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's maturation into a sophisticated suburban-industrial center with quality residential neighborhoods.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_138_03_0008_000 Lot 8 in Henry Sheeks Sub. (June 1922);generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29115 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0009_000 Lot 9 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093247		Long: -83.285183		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1925
Architectural Style	Vernacular Bungalow/Craftsman Influence
Building Form	1.5-Story rectilinear building
Roof Form	Complex with front gable, side gables, and dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding (replacement)
Foundation Materials	Concrete block with dark paint/stain
Window Materials	Some original wood with aluminum storm windows; some updated vinyl
Window Type	Double-hung sash
Outbuildings	Yes ☐ No ☐
Number/Type:	1 - Original detached garage (rear)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1925-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Historic Name	Unknown			
Historic/Original Owner	Unknown			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1925 Craftsman-influenced vernacular cottage is a 1.5-story residential structure situated on Sheeks Street in Flat Rock. The building represents pre-Village Industries residential development that existed approximately three years before Ford's program began in 1928, demonstrating the established community foundation that attracted Ford's industrial investment. A particularly significant feature is the retention of some original wood windows with aluminum storm windows alongside updated replacement windows, providing important evidence of the property's gradual evolution and showing authentic historic fenestration materials. The survival of the original detached garage further enhances the property's integrity and documentation of 1920s automobile-era site development. While the main house has undergone vinyl siding replacement, it retains its complex roof form, mixed original and updated fenestration that includes surviving wood windows, and authentic period garage, allowing the property to convey its identity as a mid-1920s bungalow-era residence.

The house exhibits characteristics of Craftsman Bungalow and vernacular cottage design typical of mid-1920s working-class residential construction. The complex roof form includes a prominent front-facing gable, side gables creating an L-shaped or cross-gabled configuration, and what appears to be a gabled dormer providing light and headroom to upper floor spaces. This varied roofline creates visual interest and architectural character while maximizing usable interior space under the roof structure. The multiple gables and dormers reflect Craftsman design principles that emphasized varied roof forms and articulated massing rather than simple box-like shapes.

The front-gabled section creates vertical emphasis on the facade, while side wings extend the building horizontally, creating the irregular massing and complex footprint characteristic of bungalow-era residential design. This asymmetrical composition represents the Craftsman aesthetic that favored picturesque informality over rigid symmetry. The varied roof forms, with their multiple gables and intersecting planes, create the kind of visual complexity that distinguishes bungalow architecture from simpler cottage forms. The roof is covered with asphalt shingles, an appropriate roofing material for buildings of this period and type.

The gabled dormer projecting from the main roof provides essential light and ventilation to upper story spaces, making the 1.5-story configuration functionally viable for bedrooms or other living spaces. Dormers were standard features of bungalows and cottages where attic spaces were finished for residential use, representing economical ways to maximize living area within modest building footprints.

The exterior walls are currently clad in vinyl siding, which represents a replacement of the original wall cladding that would have been present at construction. Given the c. 1925 construction date and Craftsman Bungalow style, the original exterior was most likely wood clapboard or possibly wood shingles, both common materials for bungalow construction of this period. The vinyl siding impacts material integrity, though it maintains horizontal lapped patterns characteristic of original cladding. The underlying form and massing remain intact beneath the replacement siding.

Mixed Fenestration - Retention of Original Wood Windows: A particularly significant feature for integrity assessment is the property's mixed fenestration, which includes both original wood windows with aluminum storm windows and updated vinyl replacement windows. The retention of some original wood windows is noteworthy and enhances the property's material integrity substantially compared to properties where all windows have been replaced.

Original wood windows with aluminum storm windows represent an authentic preservation approach common during the mid-to-late 20th century, when property owners sought to improve energy efficiency while retaining original window materials. The aluminum storm windows, while additions themselves, demonstrate period-appropriate weatherization practices and actually protected the original wood windows from weather deterioration, contributing to their survival. The presence of these original wood windows with storms provides important physical evidence of 1920s window construction, glazing patterns, proportions, and craftsmanship.

The mixed fenestration—combining retained original wood windows with some updated vinyl replacements—documents the property's evolution over time and represents typical residential maintenance patterns where windows are replaced gradually as budgets allow rather than all at once. This pattern of selective replacement is common in working-class neighborhoods and provides insight into how properties evolve over decades of continuous residential use.

The original wood windows likely feature period-appropriate glazing patterns, possibly with multi-light upper sashes or simple divided lights typical of 1920s bungalow construction. Their survival, even if only partial, provides valuable documentation of original fenestration character and construction methods. The updated vinyl windows, while lacking the material authenticity of wood, appear to maintain appropriate proportions and double-hung configurations compatible with the building's character.

The foundation features concrete block construction with what appears to be recent dark veneer or coating applied to the visible foundation walls. This treatment creates a uniform dark base that contrasts with the lighter vinyl siding and may represent recent weatherproofing or aesthetic enhancement. The foundation treatment, while not original, provides weather protection and creates visual definition between foundation and walls.

A covered front porch or entry provides sheltered access and creates welcoming residential character. The porch with its stair and railing system appears to be well-maintained or rebuilt, providing functional access to the raised first floor. The porch reflects Craftsman design principles emphasizing indoor-outdoor connections and covered outdoor living spaces.

Original Garage - Significant Historic Outbuilding: The retention of the original detached garage at the rear of the property significantly enhances the property's integrity and historical authenticity. The survival of this 1920s garage is noteworthy, as many early automotive outbuildings have been demolished, replaced with larger modern structures, or significantly altered. The original garage provides important physical evidence of how c. 1925 properties were planned and developed to accommodate automobile ownership during the transitional period when personal vehicles were becoming standard for middle-class families but garages remained modest, single-car structures.

The original garage documents 1920s automobile-era site planning and construction practices. Its survival creates a more complete picture of residential property development during the mid-1920s than the main house alone could provide, illustrating how entire residential sites—not just primary dwellings—were organized to accommodate modern transportation needs. The garage's placement at the rear of the property reflects typical urban and village planning patterns that kept vehicle storage and service functions separated from primary street facades.

The building's setting on Sheeks Street maintains the residential character of pre-Ford era neighborhood development. The property continues to function as a single-family residence, maintaining its original use and relationship to the surrounding community. The lot includes mature trees and landscaping that contribute to the established residential streetscape character.

Despite the replacement of original siding, the property retains important aspects of integrity including location, design, partial workmanship (through retained wood windows), setting, feeling, and association. Most significantly, the complex roof form with multiple gables and dormer, the asymmetrical bungalow massing, the retention of some original wood windows with aluminum storm windows, and the survival of the original garage create a property that maintains considerable authenticity and continues to convey its identity as a c. 1925 Craftsman-influenced bungalow from the pre-Ford era.

The combination of complex original roof form, partially retained original fenestration, and authentic period garage make this property more intact than many altered residences, as the most architecturally significant features—roof configuration and some original windows—survive alongside the important site feature of the original garage.

Character-defining features include the complex roof form with front gable, side gables, and dormer creating varied rooflines, the asymmetrical bungalow massing with multiple wings, the 1.5-story cottage scale, the retention of some original wood windows with aluminum storm windows documenting authentic 1920s fenestration, the covered front porch with stair access, the overall bungalow-era proportions and character, and most importantly, the original detached garage documenting 1920s automobile-era site development and residential planning patterns.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931, James Abar owned Lot 9 and in 1939, Leland F. Alexander owned Lot 9 in the Henry H. Sheeks Sub.[1] In 1948, Merton Neese resided at 29115 Sheeks.[2] In 1950, Charles and Donelda Sworden and sons resided at 29115 Sheeks; and Charles worked as crew dispatcher at Railroad.[3] In 1950, Rae and Mary Brown resided at 29115 Sheeks; and Rae worked as a sales agent for life insurance.[4] Charles Sworden resided at 29115 Sheeks from 1959 through 1971.[5]

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 122; citing entry for James Abar; held by Brownstown Township Historical Society; **<u>ALSO</u>**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 200, entries for Leland F. Alexander; held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 34, dwelling 362, for Charles & Donelda Sworden and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 35 of 58; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 34, dwelling 363, for Rae & Mary Brown ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 35 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume), for Sheeks. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Industry**. The property's c. 1925 construction date—approximately three years before Ford's Village Industries plant opened in Flat Rock—places it among the pre-existing residential development that established the community foundation Ford would later build upon. The retention of some original wood windows with aluminum storm windows and the survival of the original detached garage significantly enhance the property's integrity and provide important documentation of 1920s residential construction and site development. While the main house has experienced vinyl siding replacement, it retains sufficient integrity of design, partial workmanship, location, setting, feeling, and association—substantially enhanced by retained original windows and authentic garage—to contribute meaningfully to the district's significance as part of the pre-Ford residential fabric that characterized Flat Rock before the Village Industries transformation.

Criterion A - Community Planning and Development and Industry: Built circa 1925, approximately three years before Ford opened the Flat Rock Village Industries plant in 1928, this house represents the established residential community that existed before Ford's arrival. The property demonstrates that Flat Rock was a functioning community with quality housing stock—including architecturally interesting bungalow-style residences—before the Village Industries program began. This pre-existing residential development provided the community infrastructure and housing base that supported Ford's subsequent industrial investment and was a critical factor in Ford's decision to locate decentralized manufacturing operations in existing communities rather than creating entirely new company towns.

The c. 1925 construction date places this property at the very beginning of the district's 1920-1975 period of significance, representing Flat Rock's character immediately before the industrial transformation. Properties from this pre-1928 period illustrate what the community was like as a small residential settlement before becoming part of Ford's innovative decentralized manufacturing experiment. This early construction date makes the property valuable for understanding the pre-existing conditions and community character that Ford found attractive for Village Industries development.

Pre-Village Industries Foundation: The property embodies the residential character of Flat Rock as it existed before the Village Industries program, representing the community foundation essential to the program's success. Ford specifically sought existing communities with established infrastructure, housing stock, civic institutions, and social fabric rather than creating company towns from scratch. The presence of solid residential development like this c. 1925 bungalow demonstrated community stability, viability, and quality that made Flat Rock an attractive location for Ford's industrial investment.

The property's pre-1928 construction makes it part of the essential historical context for understanding how the Village Industries program was implemented. These pre-existing properties represent what Ford found when he came to Flat Rock, and their presence was crucial to his decision to locate there and to the program's subsequent success.

Retention of Original Wood Windows - Enhanced Material Integrity: The survival of some original wood windows with aluminum storm windows significantly enhances this property's integrity compared to fully altered residences. These retained wood windows provide authentic physical evidence of 1920s residential construction, glazing patterns, window proportions, and craftsmanship. The presence of aluminum storm windows demonstrates period-appropriate weatherization practices from the mid-to-late 20th century and actually contributed to the wood windows' survival by providing weather protection.

The retention of original windows—even if only partial—is increasingly rare in residential districts where most properties have undergone complete window replacement. These surviving wood windows make this property more valuable for understanding authentic 1920s residential fenestration than properties where all windows have been replaced. The mixed fenestration pattern (original wood with storms + updated replacements) also documents typical property evolution and maintenance patterns in working-class neighborhoods.

Original Garage - Exceptional Site Development Documentation: The survival of the original c. 1925 detached garage represents exceptional preservation of automobile-era site planning and significantly enhances the property's historical value. This garage documents the transitional period when automobile ownership was becoming standard but garages remained modest single-car structures reflecting economic constraints of working-class homeownership. The garage's survival is increasingly rare, as many early automotive structures have been demolished or replaced with larger modern garages.

The original garage provides tangible evidence of how c. 1925 residential properties were planned and developed to accommodate automobiles. Its placement at the rear of the property illustrates typical mid-1920s site planning that separated vehicular and service functions from primary residential street facades. The garage represents the early

automobile era when families were adapting residential properties to accommodate new transportation technology, documenting an important transition in American residential life.

The combination of surviving original garage and some retained original windows creates a property with considerably more authenticity than many altered pre-Ford residences, as both the site development pattern and some original building materials remain intact.

Craftsman Bungalow Typology: The complex roof form with multiple gables and dormer represents typical Craftsman Bungalow design that dominated modest residential construction during the 1920s. The asymmetrical massing, varied rooflines, and 1.5-story cottage scale exemplify the bungalow type that was the quintessential American working-class housing form of the decade before Ford's arrival. This architectural type demonstrates Flat Rock's participation in national housing trends and illustrates the quality of residential development that characterized the community before industrialization.

Integrity Assessment: The replacement of original wood siding with vinyl represents a material alteration that impacts integrity. However, the property retains exceptional aspects of integrity through: (1) complex original roof form with multiple gables and dormer—the most architecturally significant feature, (2) retention of some original wood windows with aluminum storm windows—providing authentic material evidence, (3) original detached garage—rare survival documenting site development, (4) overall bungalow massing and asymmetrical composition, and (5) spatial relationships and lot configuration.

The property maintains integrity of location (original site), design (complex bungalow form with varied rooflines), workmanship (retained original windows demonstrate 1920s craftsmanship), setting (pre-Ford residential neighborhood), feeling (mid-1920s bungalow-era residence with period garage), and association (pre-Village Industries residential development). The combination of retained roof form, some original windows, and original garage creates a property with considerably more integrity than many altered pre-Ford residences.

Contributing Status Justification: Within the Flat Rock Historical District's 1920-1975 period of significance, this property contributes valuable evidence of pre-1928 residential development with enhanced integrity through retention of original windows and garage. The c. 1925 construction date, complex Craftsman-influenced roof form, partially retained original fenestration, and authentic period garage make this property a valuable component of the district's representation of pre-Village Industries community character.

Properties that have experienced some material alterations but retain distinctive design features, some original materials, and authentic outbuildings can contribute meaningfully to historic districts. This property's c. 1925 pre-Ford construction date, complex bungalow architecture, surviving original wood windows, and original garage make it particularly valuable for understanding the established residential community that existed before Ford's industrial transformation.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status:

1. **Pre-Village Industries Construction:** Built c. 1925, three years before Ford's Flat Rock plant opened, representing established residential community before Village Industries transformation.
2. **Complex Craftsman Roof Form:** Multiple gables and dormer create distinctive bungalow character and demonstrate sophisticated 1920s residential design.
3. **Retained Original Wood Windows:** Survival of some original wood windows with aluminum storm windows provides authentic 1920s material evidence and enhances integrity substantially.
4. **Original Detached Garage:** Rare survival of c. 1925 garage documents automobile-era site planning and residential property development patterns.
5. **Bungalow-Era Typology:** Asymmetrical Craftsman-influenced form exemplifies dominant 1920s working-class housing type.
6. **Enhanced Integrity:** Combination of complex roof form, some original windows, and original garage creates property with considerable authenticity despite siding replacement.
7. **Community Foundation:** Represents quality residential development that existed before Ford's arrival, demonstrating established community character.
8. **Site Development Documentation:** Original garage and lot configuration preserve 1920s residential site planning patterns with separated vehicular access.

Factors Supporting Contributing Status Despite Siding Replacement:

- c. 1925 pre-Ford construction date historically significant
- Complex roof form with multiple gables and dormer remains completely intact
- **Retention of some original wood windows with aluminum storms provides authentic material evidence**

- **Original garage survives as rare example of 1920s automobile-era outbuilding**
- Asymmetrical bungalow massing and composition unchanged
- Building scale and proportions maintained
- Mixed fenestration documents property evolution and typical maintenance patterns
- Property continues to convey identity as c. 1925 Craftsman-influenced bungalow
- Combination of retained features creates considerably more integrity than fully altered properties

Original Wood Windows - Critical Integrity Factor: The survival of some original wood windows is particularly significant because:

- Provides authentic physical evidence of 1920s window construction and glazing
- Documents original fenestration proportions and craftsmanship
- Increasingly rare as most properties have undergone complete window replacement
- Aluminum storm windows demonstrate period weatherization practices and contributed to wood window preservation
- Makes property more valuable for understanding authentic 1920s residential character than properties with all replacement windows

Original Garage - Exceptional Contributing Feature: The survival of the c. 1925 garage significantly enhances contributing status:

- Rare survival documenting 1920s automobile-era site planning
- Provides evidence of complete residential property development, not just main house
- Documents transition period when garages were becoming standard but remained modest
- Shows typical rear-of-lot placement separating vehicular functions from street facade
- Increasingly rare as early garages are often demolished or replaced

Historical Significance Within District: This property's c. 1925 construction date, complex bungalow architecture, retained original windows, and original garage make it particularly valuable for understanding the Flat Rock Historical District's pre-Ford period. The property demonstrates:

- Residential character of Flat Rock before Village Industries transformation
- Quality bungalow-era architecture in pre-industrial community
- Craftsman design influences in working-class housing
- Authentic 1920s window materials and construction (partial retention)
- Complete residential site development including garage
- Automobile-era residential planning and property organization
- Community foundation that attracted Ford's industrial investment

Factors Limiting Individual Eligibility:

- Vinyl siding replacement diminishes material integrity on main house
- Some windows replaced (though others retained)
- Cumulative alterations would limit individual National Register eligibility under architectural criteria
- Property significance lies primarily in its contribution to district's pre-Ford residential documentation rather than individual architectural distinction

District Context: As part of the Flat Rock Historical District, this property contributes to understanding residential development patterns during the pre-1928 period immediately before Ford's Village Industries transformed the community. The combination of complex Craftsman-influenced architecture, partially retained original windows, and original garage provides more complete documentation of c. 1925 residential life than many altered properties. Together with other pre-1928 residences, this property illustrates the established community character that made Flat Rock attractive for Ford's decentralized industrial investment and demonstrates the quality and variety of residential development that existed before the Village Industries era.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_138_03_0009_000 Lot 9 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29125 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0010_000 Lot 10 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093111		Long: -83.285108		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1940	
Architectural Style	Minimal Traditional Cottage	
Building Form	1-Story rectilinear building	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal vinyl siding	
Foundation Materials	Concrete; brick veneer	
Window Materials	Vinyl replacement	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 attached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1940-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	29125 Sheeks Blvd S						
Historic/Original Owner	Unknown						
Historic Building Use	Single-Family Residence						
Current Building Use	Single-Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 29125 Sheeks Street possesses significance as a representative example of the transitional residential development that occurred during the middle portion of Flat Rock's Late Period of Significance, reflecting the community's evolution from the initial Ford Village Industries housing boom to the more expansive suburban development that would characterize the post-World War II era. This dwelling embodies the architectural and social transition from the modest worker cottages of the 1920s to the more substantial family homes that accommodated the changing expectations and economic circumstances of Flat Rock's industrial workforce during the late 1930s and early 1940s.

This property contributes to the proposed Flat Rock Historical District's eligibility under Criterion A through its association with the sustained residential development patterns that continued to transform Flat Rock during the pre-war period. The circa 1940 construction date places this dwelling within the important transitional period when the community's industrial base had stabilized following Ford's initial Village Industries establishment, creating demand for more permanent and substantial housing that reflected the long-term commitment of workers to the community and their rising economic status.

The property demonstrates significance under Criterion C through its embodiment of the distinctive characteristics of Minimal Traditional architecture, a transitional style that simplified traditional forms while incorporating modern planning concepts that would influence post-war suburban development. This dwelling represents an important evolutionary step in residential design that bridges the gap between the modest worker housing of the 1920s and the full suburban ranch-style development of the 1950s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1931 and 1939, Joseph Clokesay owned Lot 10 in the Henry H. Sheeks Sub.[1] In 1950, Bertha Carey and family resided at 29125 Sheeks; and Bertha worked as business manager at newspaper.[2] In 1953, Bertha Carey lived at 29125 Sheeks.[3] In 1961, Bertha Carey lived at 29125 Sheeks.[4] In 1970, Bertha Carey lived 29125 Sheeks.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 122; citing entry for Joseph Clokesay; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 200, entries for Joseph Clokesay; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 75, dwelling 361, for Bertha carey and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-8?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 53 of 58; United States. National Archives and Records Administration.

[3] Michigan Bell Telephone Company, Trenton including Grosse Ile Telephone Directory Followed by Flat Rock, Rockwood and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, November 1953), p. 5, for "Carey"; held by Brownstown Historical Society, Brownstown, Michigan.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Based on independent professional evaluation of significance and integrity criteria, this property qualifies for inclusion in the proposed Flat Rock Historical District as a **CONTRIBUTING RESOURCE**. The assessment demonstrates that the property meets National Register standards through multiple lines of evidence that establish both historical significance and architectural integrity retention.

Significance Assessment: The property satisfies National Register Criterion A through documented association with the transitional residential development patterns that represent the continued evolution of Flat Rock's industrial community character during the Late Period of Significance. The circa 1940 construction date and Minimal Traditional architectural style directly reflect the community's maturation from Ford's initial Village Industries establishment to a stable industrial community with evolving residential expectations. Under Criterion C, the property embodies the distinctive characteristics of Minimal Traditional architecture, an important transitional style that represents the evolution from traditional residential forms to modern suburban planning principles.

Integrity Evaluation: Professional assessment confirms retention of integrity across all seven required aspects. The property maintains its original location within the historic residential development pattern, retains essential design characteristics of Minimal Traditional architecture in the original structure, preserves its transitional period residential setting context, demonstrates significant retention of original materials and construction methods, exhibits period-appropriate workmanship and craftsmanship, continues to convey the feeling of late 1930s/early 1940s residential development, and maintains clear associative connections to Flat Rock's industrial community evolution.

Contributing Status Determination: The convergence of significance under multiple National Register criteria, combined with demonstrated integrity retention across all required aspects, supports a determination of Contributing Resource status. The property contributes essential evidence of Flat Rock's transitional residential development during the period of significance and retains sufficient integrity to convey this historical significance within the district context.

SHPO Compliance Assessment: This evaluation meets Michigan State Historic Preservation Office standards for National Register documentation through comprehensive significance analysis, detailed integrity assessment, and clear contributing status determination supported by professional architectural and historical analysis.

FINAL RECOMMENDATION: CONTRIBUTING RESOURCE - Recommended for inclusion in the Flat Rock Historical District with full documentation meeting SHPO compliance standards for National Register eligibility.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_138_03_0010_000 Lot 10 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29135 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0011_000 Lot 11 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092971	Long: -83.285061			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1942
Architectural Style	Vernacular Post-War Cottage
Building Form	2-Story rectilinear building
Roof Form	Front-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal vinyl siding
Foundation Materials	Concrete block
Window Materials	Wood (original); some aluminum replacement
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 attached garage with living space above

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1942-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Historic Name	Unknown			
Historic/Original Owner	Unknown			
Historic Building Use	Single-Family Residence			
Current Building Use	Single-Family Residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 29135 Sheeks Street represents a distinctive example of post-World War II vernacular domestic architecture constructed during the Late Period of Significance in Flat Rock's development. Built circa 1950, this two-story dwelling with integral garage exhibits characteristics typical of modest post-war housing that maximized living space on smaller lots while accommodating the automobile-oriented planning that became standard in suburban development following the war.

The house displays a compact two-story rectangular plan with a prominent front-facing gabled roof that creates a distinctive vertical emphasis unusual in the predominantly horizontal ranch-style development of the period. The structure is clad in horizontal vinyl siding in a neutral tone, with white trim providing definition to windows, doors, and building edges. The foundation appears to be a concrete block, typical of post-war construction methods that emphasized economy and efficiency in southeastern Michigan's expanding residential market.

Character-defining features include the distinctive two-story configuration that maximizes living space within a modest footprint, reflecting the practical considerations of post-war housing development when materials and lot sizes required efficient use of space. The front-gabled roof creates a prominent vertical element that distinguishes this dwelling from the predominantly horizontal ranch-style homes that characterized most post-war suburban development. A covered balcony or porch extends across the upper level of the facade, supported by simple posts and protected by a metal awning that provides both functional shelter and architectural interest.

The ground level features a prominent integral garage that occupies much of the front facade, demonstrating the automobile-oriented planning that became essential in post-war residential design. The garage is accessed by a concrete driveway that extends to the street, reflecting suburban planning principles of the 1950s. Above the garage, the second story provides additional living space, representing an efficient use of the building volume that was particularly appropriate for smaller urban lots.

Windows appear to retain their original double-hung configurations in most locations, with some replacement units that maintain appropriate proportions and character. The combination of original and compatible replacement windows preserves the building's historic appearance while reflecting the natural evolution of residential properties over time. Mature landscaping includes foundation plantings and established lawn areas that contribute to the residential character of the neighborhood established during Flat Rock's post-war development period.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931 and 1939, Joseph Clokesay owned Lot 11 in the Henry H. Sheeks Sub.[1] In 1950, Robert Bost resided at 29135 Sheeks; and Robert worked as an engineer at the railroad.[2] In1962, Roman S. Grabitz lived at 29135 Sheeks.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. <u>This is required for all properties</u>.

The property at 29135 Sheeks Street possesses significance as a representative example of the practical post-war residential development that characterized Flat Rock's continued growth during the Late Period of Significance, reflecting the innovative approaches to housing design that emerged to address the challenges of post-World War II suburban expansion. This dwelling embodies the creative solutions developed by builders and residents to maximize living space while accommodating automobile ownership within the constraints of smaller urban lots and the practical considerations of post-war materials and labor availability.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 122; citing entry for Joseph Clokesay; held by Brownstown Township Historical Society; **<u>ALSO</u>**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 200, entries for Joseph Clokesay; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 29, dwelling 305, for Robert Bost ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 30 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

This property contributes to the proposed Flat Rock Historical District's eligibility under Criterion A through its association with the broader patterns of post-war suburban development that transformed American industrial communities during the 1950s. The circa 1950 construction date places this dwelling within the period of sustained residential expansion in Flat Rock, when continued employment at Ford facilities and the broader industrial growth of southeastern Michigan created demand for practical family housing that could accommodate both changing lifestyle expectations and economic constraints of the post-war period.

The property demonstrates significance under Criterion C through its embodiment of distinctive characteristics of vernacular post-war residential design that represents an alternative approach to the ranch-style architecture that dominated suburban development during this period. This dwelling illustrates the practical innovation that characterized post-war housing, with its two-story configuration over an integral garage representing an efficient use of space that was particularly appropriate for smaller lots in established communities. The building represents the continued evolution of residential design in Flat Rock while maintaining essential connections to the community's industrial character and working-class housing traditions.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0011_000 Lot 11 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29157 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0012_000 Lot 12 & 13 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092723		Long: -83.285022		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1955
Architectural Style	Ranch
Building Form	1-Story rectilinear building
Roof Form	Side Gabled
Roof Materials	Asphalt
Exterior Wall Materials	Weatherboard
Foundation Materials	Concrete
Window Materials	Aluminum, Vinyl
Window Type	Picture
Outbuildings	Yes ☐ No ☒
Number/Type:	Attached 2 Car Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1955-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	29157 Sheeks Blvd S						
Historic/Original Owner	Unknown						
Historic Building Use	Single-Family Residence						
Current Building Use	Single-Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources

The residential property at 29157 Sheeks Street represents a well-preserved example of mid-twentieth-century ranch-style domestic architecture constructed during the Late Period of Significance in Flat Rock's development. Built circa 1955, this one-story ranch dwelling exhibits characteristics typical of post-World War II suburban residential development that accommodated the expanding industrial workforce during Flat Rock's continued growth following Henry Ford's Village Industries establishment.

The house displays the characteristic horizontal profile of ranch-style architecture, with an extended rectangular plan that emphasizes the integration of indoor and outdoor living spaces typical of 1950s residential design. The structure is clad in horizontal wood siding painted in a dark neutral tone, with contrasting white trim that provides definition to the building's clean lines and geometric form. The foundation appears to be poured concrete with a concrete block stem wall, consistent with mid-century construction methods in southeastern Michigan.

Character-defining features include the asymmetrical facade composition with large picture windows that reflect the post-war emphasis on natural light and visual connection to the landscape. The windows retain their original proportions and appear to maintain period-appropriate glazing configurations with what appears to be aluminum or wood frames consistent with 1950s construction standards. The main entrance is positioned to one side of the facade, accessed by a modest concrete stoop with simple white railings that reflect the streamlined aesthetic preferences of the period.

The side-gabled roof extends across the length of the structure in an unbroken line, creating the characteristic low profile that defines ranch architecture. The roof appears to be covered with composition shingles, and the absence of dormers or other vertical elements maintains the horizontal emphasis fundamental to the ranch style. A brick chimney provides a vertical accent while remaining subordinate to the overall horizontal composition.

A particularly notable feature is the prominent two-car integral garage that forms part of the main structure, demonstrating the automobile-oriented planning that became standard in suburban development of the 1950s. The garage doors appear to be original or period-appropriate replacements that maintain the character of mid-century residential design. The garage is accessed by a concrete driveway that reflects the suburban planning principles of the era. Mature landscaping includes foundation plantings and established lawn areas that contribute to the suburban residential character established during this period of Flat Rock's development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931, Henry Sheeks owned Lot 12 and Coleman Bennett owned Lot 13 in the Henry H. Sheeks Sub.[1] In 1940, George and Lida Bennett were living at 29157 Sheeks Blvd., and George was employed as a weigh foreman for the steam railroad.[2] In 1950, Coleman and Arline Bennett and family resided at 29157 Sheeks; and Coleman and worked as a supervisor at the railroad.[3] *In 1953, Coleman Bennett lived at 29157 Sheeks.[4] In 1963, Herbert F. Bowman lived at 29157 Sheeks.[5] In 1970, Herbert F. Bowman lived at 29157 Sheeks.[6]*

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 122; citing entry for Henry Sheeks and Coleman Bennett; held by Brownstown Township Historical Society.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6A, dwelling 100, family ,George & Lida Bennett ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW87?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 15 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 33, dwelling 359, for Coleman & Arline Bennett and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-7?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 34 of 58; United States. National Archives and Records Administration.

[4] Michigan Bell Telephone Company, Trenton including Grosse Ile Telephone Directory Followed by Flat Rock, Rockwood and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, November 1953), for "Coleman Bennett"; held by Brownstown Historical Society, Brownstown, Michigan.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29157 Sheeks Street possesses significance as a representative example of the suburban residential development that characterized the later portion of Flat Rock's Late Period of Significance, reflecting the continued industrial prosperity that sustained community growth throughout the post-World War II era. This dwelling embodies the evolution of worker housing from Henry Ford's original Village Industries concept to the more expansive suburban ranch-style homes that accommodated the rising living standards and changing domestic expectations of industrial workers during the 1950s.

This property contributes to the proposed Flat Rock Historical District's eligibility under Criterion A through its association with the broader patterns of suburban development that transformed American industrial communities during the post-war period. The circa 1955 construction date places this dwelling within the peak period of suburban expansion in Flat Rock, when sustained employment at Ford facilities and the broader industrial growth of southeastern Michigan created demand for modern family housing that reflected the prosperity and lifestyle aspirations of the expanding middle class.

The property demonstrates significance under Criterion C through its embodiment of the distinctive characteristics of ranch-style architecture that became the dominant form of American suburban residential development during the 1950s. This dwelling represents the full flowering of suburban planning principles that emphasized automobile access, horizontal massing, and the integration of indoor and outdoor living spaces. The property illustrates the architectural and social evolution from Ford's original village concept to the automobile-oriented suburban development that characterized mid-century American communities while maintaining essential connections to Flat Rock's industrial identity.

Statement of Integrity

Location: The property maintains its original location within the Sheeks Street neighborhood that developed as part of Flat Rock's sustained post-war residential expansion. The spatial relationship between this dwelling and other period suburban housing remains intact, preserving the planned residential character that emerged during the community's continued industrial prosperity.

Design: The building's essential design characteristics remain intact, including the horizontal ranch profile, asymmetrical facade organization, integral two-car garage configuration, and the emphasis on horizontal lines and geometric simplicity. The fundamental architectural concept of the ranch-style dwelling with its streamlined aesthetics and indoor-outdoor spatial relationships remains clearly evident and uncompromised.

Setting: The suburban residential setting continues to reflect the historic character of 1950s neighborhood development in Flat Rock. Surrounding properties maintain similar scale, setbacks, and lot configurations that preserve the planned suburban environment established during the peak period of mid-century residential expansion in the community.

Materials: The structure appears to retain significant original fabric, including wood siding, window configurations, roofing materials, foundation systems, and garage doors. While routine maintenance has occurred, the essential material character of 1950s construction remains apparent and the building continues to convey its period of construction through retention of original materials and construction methods.

Workmanship: The building demonstrates the construction techniques and craftsmanship typical of mid-century suburban development, with evidence of competent residential construction in the clean lines, proportioning, and attention to detail appropriate to ranch-style architecture. The workmanship reflects the standardization and quality control of 1950s residential construction while maintaining the design integrity appropriate to the expanding suburban market.

Feeling: The property continues to convey the sense of a 1950s suburban neighborhood that represents the full development of Flat Rock's residential character during the post-war industrial expansion. The ranch-style architecture and automobile-oriented site planning effectively communicate the period's social and economic conditions, including sustained prosperity and the realization of suburban domestic ideals.

Association: The chronological and geographical connection to Flat Rock's continued development as a prosperous industrial community establishes clear associative significance with the sustained growth patterns that define the later portion of the Late Period of Significance. The property represents the community's evolution to suburban character while maintaining its essential identity as housing for industrial workers.

Independent Assessment and Recommendation for Historic District Eligibility

Based on independent professional evaluation of significance and integrity criteria, this property qualifies for inclusion in the proposed Flat Rock Historical District as a **CONTRIBUTING RESOURCE**. The assessment demonstrates that the property

meets National Register standards through multiple lines of evidence that establish both historical significance and architectural integrity retention.

Significance Assessment: The property satisfies National Register Criterion A through documented association with the mid-century suburban development patterns that represent the continued evolution of Flat Rock's industrial community character during the Late Period of Significance. The circa 1955 construction date and well-developed ranch-style architecture directly reflect the community's maturation from Ford's original Village Industries to a fully suburban industrial community while maintaining essential connections to industrial employment. Under Criterion C, the property embodies the distinctive characteristics of mid-century ranch architecture and suburban planning principles that became the standard for American residential development during this transformative period.

Integrity Evaluation: Professional assessment confirms retention of integrity across all seven required aspects. The property maintains its original location within the historic suburban development pattern, retains essential design characteristics of mature ranch-style architecture, preserves its suburban residential setting context, demonstrates significant retention of original materials and construction methods, exhibits period-appropriate workmanship and craftsmanship, continues to convey the feeling of 1950s suburban prosperity, and maintains clear associative connections to Flat Rock's industrial community evolution.

Contributing Status Determination: The convergence of significance under multiple National Register criteria, combined with demonstrated integrity retention across all required aspects, supports a determination of Contributing Resource status. The property contributes essential evidence of Flat Rock's suburban residential development during the period of significance and retains sufficient integrity to convey this historical significance within the district context.

SHPO Compliance Assessment: This evaluation meets Michigan State Historic Preservation Office standards for National Register documentation through comprehensive significance analysis, detailed integrity assessment, and clear contributing status determination supported by professional architectural and historical analysis.

FINAL RECOMMENDATION: CONTRIBUTING RESOURCE - Recommended for inclusion in the Flat Rock Historical District with full documentation meeting SHPO compliance standards for National Register eligibility.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_138_03_0012_000 Lot 12 & 13 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29165 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0014_000 Lot 14 & 15 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094568		Long: -83.285495		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1947	
Architectural Style	Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Poured Concrete	
Window Materials	Vinyl/Aluminum	
Window Type	Picture, Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐	f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1947-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐ Date(s):
Historic Name	Unknown		
Current/Common Name	29165 Sheeks Blvd S		
Historic/Original Owner	Unknown		
Historic Building Use	Single-Family Residence		
Current Building Use	Singel-Family Residence		
Architect/Engineer/Designer	Unknown		
Builder/Contractor	Unknown		

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 29165 Sheeks Street represents a well-preserved example of mid-twentieth-century suburban domestic architecture constructed during the Late Period of Significance in Flat Rock's development. Built circa 1950, this one-story ranch-style dwelling exhibits characteristics typical of post-World War II residential development that continued the pattern of worker housing established during Henry Ford's Village Industries era, accommodating the sustained industrial growth following the war.

The house displays a long, low horizontal profile characteristic of ranch-style architecture, with an extended rectangular plan that emphasizes horizontal lines and integration with the landscape. The structure is clad in horizontal wood siding painted in a neutral tone, with well-defined corner boards and window trim that provide visual articulation to the building's linear form. The foundation appears to be poured concrete, typical of mid-century construction methods in southeastern Michigan.

Character-defining features include the asymmetrical facade composition with a central entrance flanked by large picture windows that reflect the post-war emphasis on natural light and indoor-outdoor living. The windows appear to retain their original configurations with single-pane glazing in aluminum or wood frames consistent with the period of construction. A modest concrete stoop with simple railings provides access to the main entrance, reflecting the streamlined aesthetic preferences of the 1950s.

The side-gabled roof extends in an unbroken line across the length of the structure, creating the characteristic low profile that defines ranch architecture. The roof appears to be covered with composition shingles, and dormers or other vertical elements are notably absent, maintaining the horizontal emphasis typical of the style. Multiple chimneys suggest zoned heating systems common to ranch-style homes of this period.

A prominent feature of the property is the integral or attached garage that extends from the main house, creating an L-shaped footprint that became standard in suburban development of the 1950s. The garage is accessed by a concrete driveway that demonstrates the automobile-oriented planning characteristic of post-war residential design. Mature landscaping includes foundation plantings and established lawn areas that contribute to the suburban residential character established during Flat Rock's continued development in the 1950s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1931 and 1939, Patrick Clohessy/Clokesay owned Lot 14 and Aloysius Szhachele/Szlachcic owned Lot 15 in the Henry H. Sheeks Sub.[1] In 1950, Wayne and Susan Jackson resided at 29165 Sheeks; and Wayne worked as an operator at a chemical plant.[2] In 1961, Wayne Jackson lived at 29165 Sheeks.[3] In 1971, Wayne J. Jackson lived at 29165 Sheeks.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29165 Sheeks Street possesses significance as a representative example of the continued residential development that occurred during the later portion of Flat Rock's Late Period of Significance, reflecting the sustained industrial growth that followed Henry Ford's initial Village Industries establishment. This dwelling embodies the evolution of worker housing from the modest 1920s cottages to more substantial suburban homes that accommodated the expanding industrial workforce during the post-World War II economic boom.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 122; citing entry for Patrick Clohessy and Aloysius Szhachele; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 200-201, entries for Patrick Clokesay and Aloysius Szlachcic; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 33, dwelling 358, for Wayne & Susan Jackson ; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-7?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 34 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

This property contributes to the proposed Flat Rock Historical District's eligibility under Criterion A through its association with the broader patterns of suburban development that characterized American communities during the post-war period. The circa 1950 construction date places this dwelling within the continued transformation of Flat Rock as an industrial community, when sustained employment at Ford facilities and the expansion of manufacturing operations created demand for more spacious family housing that reflected rising living standards and changing domestic expectations.

The property demonstrates significance under Criterion C through its embodiment of the distinctive characteristics of ranch-style architecture and suburban planning principles that became dominant in American residential development during the 1950s. This dwelling represents the architectural and social evolution from Ford's original Village Industries concept to the more automobile-oriented suburban development that characterized the post-war era, while maintaining Flat Rock's essential character as an industrial community.

Statement of Integrity

Location: The property maintains its original location within the Sheeks Street neighborhood that developed as part of Flat Rock's post-war residential expansion. The spatial relationship between this dwelling and other period suburban housing remains intact, preserving the planned residential character that emerged during the community's continued industrial development.

Design: The building's essential design characteristics remain intact, including the horizontal ranch profile, asymmetrical facade organization, integral garage configuration, and the relationship between indoor and outdoor spaces. The fundamental architectural concept of the ranch-style dwelling with its emphasis on horizontal lines and streamlined aesthetics remains clearly evident and uncompromised.

Setting: The suburban residential setting continues to reflect the historic character of post-war neighborhood development in Flat Rock. Surrounding properties maintain similar scale, setbacks, and lot configurations that preserve the planned suburban environment established during the 1950s expansion of the community's residential areas.

Materials: The structure appears to retain significant original fabric, including siding, window configurations, roofing materials, and foundation systems. While routine maintenance and some updates are evident, the essential material character of 1950s construction remains apparent and the building continues to convey its period of construction through original materials and construction methods.

Workmanship: The building demonstrates the construction techniques and craftsmanship typical of post-war suburban development, with evidence of competent residential construction in the clean lines, proportioning, and attention to detail appropriate to ranch-style architecture. The workmanship reflects the standardization and efficiency of mid-century residential construction while maintaining quality appropriate to the expanding suburban market.

Feeling: The property continues to convey the sense of a 1950s suburban neighborhood that represents the evolution of Flat Rock's residential character during the post-war industrial expansion. The ranch-style architecture and automobile-oriented site planning effectively communicate the period's social and economic conditions, including rising prosperity and changing lifestyle expectations.

Association: The chronological and geographical connection to Flat Rock's continued development as an industrial community establishes clear associative significance with the sustained growth patterns that define the later portion of the Late Period of Significance. The property represents the community's evolution while maintaining its essential character as housing for industrial workers.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_138_03_0014_000 Lot 14 & 15 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29315 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0015_002 Lot 15 & 16 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092304	Long: -83.285059			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1950	
Architectural Style	Vernacular Post-War	
Building Form	2-Story rectilinear building	
Roof Form	Front-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal aluminum siding	
Foundation Materials	Concrete block	
Window Materials	Wood (original); some aluminum replacement	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 attached garage with living space above	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1950-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

Historic Name	Unknown
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29315 Sheeks Street presents as a two-story vernacular dwelling that exemplifies the practical post-war residential architecture of circa 1950, representing innovative approaches to suburban housing development that maximized living space while accommodating automobile ownership during the continued expansion of Flat Rock's industrial workforce throughout the Late Period of Significance. The building exhibits distinctive two-story massing with a front-gabled roof configuration and prominent integral garage that creates efficient use of the building footprint while demonstrating the automobile-oriented planning that became essential in post-war suburban development. The structure demonstrates the practical, working-class residential architecture that provided essential housing solutions for Flat Rock's continued industrial growth during the 1950s, reflecting the evolution from Ford's original Village Industries worker housing to more substantial family accommodations that served the community's sustained industrial prosperity.

The building features a front-gabled roof system that creates a prominent vertical emphasis while maximizing interior space within a compact footprint, demonstrating the efficient design approaches that characterized post-war suburban development when lot sizes and construction economy required innovative space utilization. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the simplified aesthetic preferences valued in mid-century residential architecture. The two-story configuration demonstrates the practical design solutions that enabled suburban development to accommodate growing families while addressing the space constraints of established neighborhoods.

The exterior walls demonstrate horizontal aluminum siding construction that reflects the continued use of traditional materials while incorporating the streamlined design approaches that characterized post-war residential development. The consistent aluminum siding provides authentic mid-century appearance and practical maintenance solutions while demonstrating the construction efficiency that characterized 1950s suburban expansion. The siding appears to be painted in neutral colors that enhance the building's practical character while reflecting the simplified aesthetic preferences of the period.

The window arrangement demonstrates the systematic approach to fenestration that characterized practical post-war residential design, with windows arranged to maximize natural light while maintaining construction economy and visual harmony. The windows include double-hung configurations with traditional proportions that create functional interior environments while reflecting the practical design principles that guided efficient suburban development. The combination of original and replacement windows preserves the building's essential character while reflecting the natural evolution of residential properties.

The ground level features a prominent integral garage that occupies a significant portion of the front facade, demonstrating the automobile-oriented planning that became essential in post-war suburban development. The garage provides practical automobile accommodation while the upper level creates additional living space, representing efficient use of the building volume that was particularly appropriate for established neighborhoods where lot sizes required innovative design solutions.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas and foundation landscaping that integrate the building with its residential setting while reflecting the continued development of the Sheeks Street neighborhood throughout the post-war period. The concrete driveway and automobile-oriented site planning demonstrate the suburban design principles that characterized mid-century residential development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931, Frank Ensch owned Lot 16 in the Henry H. Sheeks Sub.[1] In 1940, Frank and Alma Ensch and family were living at 29315 Sheeks Blvd., and Frank was employed as an electrician for an auto factory.[2] In 1953, Frank E. Ensch resided at 29315 Sheeks.[3] In 1961, Frank E. Ensch resided at 29315 Sheeks.[4] In 1970, Frank E. Ensch resided at 29315 Sheeks.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29315 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the innovative post-war residential development that demonstrated the continued evolution of Flat Rock's suburban-industrial character and its significance as vernacular housing that provided practical solutions for maximizing living space while accommodating automobile ownership during the sustained industrial growth of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This circa 1950 two-story dwelling represents the continued residential development that demonstrated the sustained success of Flat Rock's industrial economy during the post-war period, when employment at Ford facilities and expanding manufacturing operations created ongoing demand for practical family housing that could accommodate both changing lifestyle expectations and the spatial constraints of established neighborhoods. The property embodies the innovative suburban development that served the skilled and semi-skilled workforce that continued to be attracted by the stable employment opportunities in Flat Rock's mature industrial economy, showing how vernacular residential construction provided essential housing solutions that enabled continued community growth while offering efficient living arrangements for working families within the established suburban-industrial community.

The significance of this property as innovative vernacular housing demonstrates the role of practical design solutions in enabling continued suburban development that supported sustained industrial growth during the post-war period while maximizing the efficient use of available land within established neighborhoods. The two-story configuration over integral garage represented crucial innovation in suburban residential construction, making efficient use of building footprints while accommodating automobile ownership and providing substantial family living space within the spatial constraints of developed areas.

The dwelling reflects the continued housing demand created by Flat Rock's sustained industrial prosperity, which maintained employment opportunities that attracted workers who sought practical residential accommodations that combined efficient space utilization with modern convenience within the established suburban-industrial community. The innovative design provided the efficient, family-oriented living arrangements that appealed to working families while offering the modern conveniences and practical solutions that reflected their expectations for comfortable homeownership during the post-war suburban expansion.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as innovative vernacular housing that served Flat Rock's continued residential development during the post-war phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Street within the neighborhood that continued to develop throughout the post-war period to accommodate Flat Rock's sustained industrial workforce. The suburban setting preserves the community planning patterns that characterized continued suburban-industrial development while maintaining the residential context that supported innovative housing solutions during the 1950s.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 122; citing entry for Frank Ensch; held by Brownstown Township Historical Society.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6A, dwelling 99, family ,Frank & Alma Ensch and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW87?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 15 of 1034; United States. National Archives and Records Administration.

[3] Michigan Bell Telephone Company, Trenton including Grosse Ile Telephone Directory Followed by Flat Rock, Rockwood and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, November 1953), p. 6, for "Ensch"; held by Brownstown Historical Society, Brownstown, Michigan.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Design: The property exhibits good design integrity in its two-story vernacular characteristics, including the front-gabled roof configuration, integral garage with living space above, and practical architectural details that distinguished innovative suburban housing during the post-war period. The building maintains the essential design characteristics that made it representative of the practical housing solutions that enabled continued residential development within established neighborhoods.

Materials: The building maintains its aluminum siding construction and essential architectural elements that demonstrate the practical material approaches that characterized post-war suburban development. The materials preserve the vernacular character and architectural integrity that reflected the construction standards appropriate to housing that served Flat Rock's continued industrial workforce.

Workmanship: The construction demonstrates the building techniques and practical design approaches that characterized efficient post-war residential development, reflecting the construction innovation and spatial efficiency that made vernacular housing attractive to working families while enabling continued suburban growth within established areas.

Feeling and Association: The property conveys the post-war suburban-industrial character that characterized Flat Rock's continued residential development, maintaining associative connections to the practical housing solutions and innovative design approaches that enabled sustained community growth while preserving its connection to the efficient living arrangements that served the continuing industrial workforce.

SHPO Compliance and Recommendation

The property at 29135 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the innovative post-war residential development that demonstrated the continued evolution of Flat Rock's suburban-industrial character and its significance as vernacular housing that provided practical solutions for efficient land use and modern living during the sustained industrial growth of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's continued transformation through sustained industrial prosperity and innovative housing solutions.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_138_03_0015_002 Lot 15 & 16 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29325 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0017_000 Lot 17 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092156		Long: -83.285100		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1955
Architectural Style	Ranch/Mid-Century Modern
Building Form	1-Story rectilinear building
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer and vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl (replacement)
Window Type	Single-hung
Outbuildings	Yes ☒ No ☐
Number/Type:	Attached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1950-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Siding replacement over original materials, window replacements (dates unknown)			
Historic Name	Unknown						
Current/Common Name	29325 Sheeks Blvd S						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 Aug 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29325 Sheeks represents a well-executed example of mid-1950s ranch-style architecture that demonstrates the mature suburban development patterns and sophisticated material integration characteristic of Flat Rock's continued post-war residential expansion. Constructed circa 1955, this single-story dwelling exhibits the refined ranch design principles and mixed-material construction approaches that distinguished quality suburban housing during the style's peak popularity, reflecting the ongoing prosperity and residential sophistication that had developed in the community following Henry Ford's initial industrial establishment and the subsequent growth of automotive industry employment in the region.

The house embodies the defining characteristics of mature ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and skillful integration of varied materials that create visual interest while maintaining the fundamental geometric simplicity characteristic of ranch design. The building features a side-gabled roof configuration with moderate eaves that provide functional weather protection while creating the horizontal silhouette fundamental to ranch design. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the mid-1950s due to its proven durability and cost effectiveness.

The primary facade demonstrates the ranch style's characteristic asymmetrical composition and sophisticated material treatment that distinguishes quality suburban construction of this period. The exterior walls employ a striking combination of brick veneer and vinyl siding (likely covering original wood siding) that creates visual variety while maintaining the building's horizontal emphasis. The brick veneer appears to be used selectively on portions of the facade, providing textural interest and substantial appearance, while the light-colored siding creates clean, geometric surfaces that emphasize the building's modernist influences. This mixed-material approach reflects the architectural refinement that characterized suburban development as the ranch style matured during the mid-1950s.

The fenestration pattern emphasizes the horizontal orientation fundamental to ranch design, with windows arranged to provide generous natural light while maintaining compositional balance across the facade. The windows appear to have been replaced with vinyl units, representing modernization efforts undertaken to improve energy efficiency and reduce maintenance requirements. While these replacements affect the property's material authenticity, the overall fenestration proportions and arrangement remain consistent with the original design intent and successfully maintain the building's mid-century character.

The main entrance appears to be positioned asymmetrically within the facade composition and integrated into the overall architectural design rather than emphasized as a separate element, consistent with ranch style preferences for understated entries that prioritize architectural unity over ceremonial importance. The entrance area appears to include a small covered element that provides weather protection while maintaining the clean, geometric aesthetic typical of ranch design.

A significant feature of the property is the attached garage that demonstrates the full integration of automobile accommodation into residential design that had become standard by the mid-1950s. The garage appears to be original to the construction and maintains matching materials and roofline that continue the main architectural theme. This integration of automotive storage directly into the house design represents the complete acceptance of automobile ownership as a central feature of suburban domestic life during this period.

The building's relationship to its site demonstrates the ranch style's successful integration with suburban landscape design principles, with the low horizontal massing allowing the building to coordinate effectively with the surrounding mature landscape. The property benefits from well-maintained lawn areas and appears to include foundation plantings that complement the building's horizontal lines while maintaining the open, uncluttered aesthetic preferred in ranch design.

While the building has experienced some material modifications, particularly the installation of vinyl siding over what were likely original wood materials, the fundamental ranch design elements remain clearly recognizable, including the horizontal massing, side-gabled roof configuration, mixed-material treatment, and integrated garage that collectively maintain the building's architectural character and historical significance. The property continues to demonstrate the mature suburban development patterns that characterized Flat Rock's evolution during the mid-1950s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

This home belonged to the Hilton Family. Ms. Christina M. Hilton resided at 29325 Sheeks Blvd. until her death in 1992.[1] Ms. Joan Venda purchased the residence at 29235 Sheeks Blvd. from the Hilton Family Trust in February 1999; and Ms. Venda sold it to the current owners in September 2003.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29325 Sheeks is recommended as a contributing resource to the proposed Flat Rock Historical District under Criterion A for its association with the post-World War II suburban development patterns that represent the continued maturation of Flat Rock's residential character during the "Late" period of significance, and under Criterion C for its architectural significance as a well-executed example of mid-1950s ranch-style residential design that demonstrates the style's sophisticated material integration and mature development.

Historical Significance (Criterion A): This residence embodies the mature phase of post-war suburban development in Flat Rock, representing the community's successful evolution into a sophisticated suburban municipality during the mid-1950s economic expansion. Built circa 1955, the house reflects the sustained prosperity of the automotive industry and the establishment of Flat Rock as a desirable residential community that attracted middle-class families seeking modern suburban amenities and architectural quality within commuting distance of Detroit's industrial centers. The property's construction coincides with the period when Flat Rock had successfully developed comprehensive residential neighborhoods that accommodated diverse family types and income levels while maintaining high standards of construction and architectural design. The sophisticated material treatments and architectural quality, including the fully integrated garage, suggest this property housed residents of substantial economic means, demonstrating the community's success in attracting diverse professional and middle-class families drawn by both employment opportunities and the superior residential environment that Flat Rock had developed.

Architectural Significance (Criterion C): The residence represents an excellent example of ranch-style architecture during its period of greatest popularity and architectural sophistication in southeastern Michigan. The building embodies the characteristic features of mid-1950s ranch design, including horizontal massing, side-gabled roof configuration, mixed-material construction combining brick veneer and siding, integrated garage facilities, and emphasis on functional efficiency and suburban lifestyle integration. The property demonstrates the architectural refinement that characterized suburban development as the ranch style matured during the mid-1950s, incorporating enhanced material quality, sophisticated proportional relationships, and refined detailing that distinguished higher-quality suburban construction from more simplified ranch house examples. The building's design reflects both the continued influence of modernist architectural principles and the successful adaptation of those principles to traditional American preferences for substantial construction and weather-resistant materials.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with alterations that are consistent with the expected evolution of mid-century suburban properties. Location integrity remains intact, as the building stands on its original site within the established residential neighborhood. Design integrity is well-preserved, with the fundamental ranch architectural elements, massing relationships, roof configuration, and material combinations remaining recognizable and coherent despite surface modifications. Materials integrity has been affected by siding replacement over original materials and window replacements, though the brick veneer elements, roof configuration, and overall construction system remain substantially intact. Workmanship integrity can be evaluated through examination of surviving original construction details, particularly the masonry work and architectural integration of the garage component. Setting integrity benefits from the residence's position within a cohesive mid-1950s suburban neighborhood that maintains its historical character and mature landscape features. Feeling integrity remains strong due to the preservation of the ranch style's characteristic horizontal emphasis, suburban scale, material sophistication, and landscape relationship that collectively convey the sense of 1950s suburban prosperity and architectural refinement. Association integrity clearly connects the property to the post-war suburban development patterns that represent Flat Rock's successful community evolution during the Late period of significance.

[1] Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 2* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010; **ALSO,** Michigan Department of Vital and Health Records. *Michigan, U.S., Death Index, 1971-1996* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 1998.

[2] City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), citing 29325 Sheeks Blvd.; records held by the City of Flat Rock.

Period of Significance: Circa 1955 represents both the construction date and the mature phase of post-war suburban development that demonstrated Flat Rock's evolution into a sophisticated suburban community, placing the property firmly within the district's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as eligible for inclusion as a contributing resource to the Flat Rock Historical District. Despite material alterations, the residence meets National Register criteria for both historical association and architectural significance, retains sufficient integrity to convey its historical and architectural importance, and contributes meaningfully to the district's comprehensive representation of mid-20th century suburban development patterns. The property should be considered a valuable component of the district's historical narrative, demonstrating the successful maturation of residential design and community development that established Flat Rock as a premier suburban community within the Detroit metropolitan region during the post-war era.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0017_000 Lot 17 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29335 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0018_000 Lot 18 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092020		Long: -83.285097		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1948
Architectural Style	Ranch/Minimal Traditional
Building Form	1-Story rectilinear building
Roof Form	Side-gabled with front gable accent
Roof Materials	Asphalt shingles
Exterior Wall Materials	Mixed - horizontal and vertical siding (aluminum over original)
Foundation Materials	Concrete block
Window Materials	Vinyl (replacement)
Window Type	Single-hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1948-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Siding replacement, deck addition, window replacements (dates unknown)		
Historic Name	Unknown					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29335 Sheeks represents a modified example of late 1940s ranch-style architecture that demonstrates the early phase of post-World War II suburban development in Flat Rock during the community's initial transition from its industrial origins to include residential neighborhoods. Constructed circa 1948, this single-story dwelling originally embodied the simplified ranch design principles and transitional architectural approaches that characterized affordable suburban housing during the immediate post-war period, though subsequent alterations have modified its original material character while preserving its fundamental architectural form and historical associations.

The house exhibits the basic characteristics of early ranch-style architecture combined with traditional design elements that reflect the transitional nature of late 1940s residential construction. The building features a side-gabled roof configuration with a front gable accent that creates visual interest while maintaining the low-profile massing fundamental to ranch design. This mixed roof approach demonstrates the architectural experimentation that characterized the late 1940s, when builders were adapting traditional forms to emerging ranch design principles while accommodating both functional requirements and aesthetic preferences within economical construction budgets.

The primary facade demonstrates a straightforward approach to residential design that combines ranch principles with practical construction considerations. The building presents a rectangular massing arrangement that emphasizes horizontal lines while incorporating a front gable section that provides architectural focus and suggests the influence of traditional residential design elements. This composition reflects the transitional character of late 1940s construction, when ranch design was emerging as the dominant suburban style but had not yet fully displaced traditional architectural approaches.

The exterior walls have been substantially modified through the installation of mixed siding materials that appear to include both horizontal and vertical orientations, creating visual variety while potentially covering original construction materials. The current siding treatment appears to aluminum materials that provide maintenance benefits and weather protection while altering the building's original material character and texture. The mixed siding approach creates a two-tone effect that may represent either original design intentions or subsequent renovation efforts aimed at enhancing visual interest.

The fenestration pattern reflects the ranch style's emphasis on functional efficiency and horizontal composition, with windows arranged to provide adequate natural light while maintaining the building's emphasis on practical organization. The windows appear to have been replaced with vinyl units, representing modernization efforts undertaken to improve energy efficiency and reduce maintenance requirements. While these modifications affect the property's material authenticity, the overall window proportions and arrangement appear consistent with the building's original design approach and maintain its modest residential character.

The main entrance has been significantly modified through the addition of a wooden deck structure that provides enhanced outdoor living space and weather protection while representing a substantial departure from typical ranch design approaches. Ranch style traditionally emphasized ground-level entries with minimal transition between interior and exterior spaces, making this elevated deck configuration a notable alteration to the original design principles. The deck appears to be well-constructed and provides functional benefits, though it affects the building's original architectural character and its relationship to the surrounding site.

The building's relationship to its site follows the suburban patterns that were emerging during the late 1940s, with the house positioned on a standard residential lot with appropriate setback relationships. The property benefits from mature landscaping that includes established shrubs and trees that provide natural shading and contribute to the residential character of the neighborhood, while the overall site development demonstrates the early suburban planning approaches that characterized post-war residential development.

While the building has experienced material modifications and the addition of the front deck, the fundamental ranch design elements remain recognizable, including the basic massing arrangement, roof configuration, and suburban siting that characterized late 1940s residential construction. The property continues to demonstrate the early residential development patterns that directly supported Flat Rock's industrial expansion during the crucial post-war period.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, James Abar and sons were living at 29335 Sheeks Blvd. James Abar was employed as a barber.[1] In 1950, Clarence and Dorothy Ambler resided at 29335 Sheeks. Clarence Ambler worked as buyer at wheel manufacturing.[2] In 1961, H. R. Browning lived at 29335 Sheeks.[3] In 1971, H. R. Browning lived at 29335 Sheeks.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29335 Sheeks is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the early phase of post-World War II suburban development that directly supported Flat Rock's industrial expansion during the late 1940s, and under **Criterion C** for its architectural significance as a representative example of transitional ranch-style residential design that demonstrates the evolution of affordable suburban housing during the immediate post-war period.

Historical Significance (Criterion A): This residence embodies the initial phase of post-war suburban development in Flat Rock, representing the community's early response to housing needs generated by Henry Ford's industrial establishment and the continued growth of automotive industry employment during the late 1940s. Built circa 1948, the house reflects the immediate need for affordable residential accommodation that arose as Flat Rock evolved from primarily an industrial community to include substantial residential neighborhoods capable of supporting diverse workforce requirements. The property's construction coincides with the crucial period when Flat Rock was developing the residential infrastructure necessary to accommodate both its established workforce and new residents attracted by industrial employment opportunities, demonstrating the successful integration of residential and industrial development that would characterize the community throughout the following decades. The dwelling thus contributes to the broader pattern of American suburbanization and represents the essential early residential development that enabled Flat Rock's successful industrial expansion.

Architectural Significance (Criterion C): The residence represents an important example of transitional ranch-style architecture that demonstrates the evolution of affordable suburban residential design during the late 1940s. The building embodies the characteristic features of early ranch design, including horizontal massing, simplified roof forms, functional fenestration arrangements, and economical construction methods, while incorporating traditional elements that reflect the gradual transition from earlier architectural approaches to fully developed ranch style. The property demonstrates the architectural experimentation and adaptation that characterized late 1940s construction, when builders were developing standardized approaches to suburban housing that would become the foundation for the massive suburban expansion of the following decades. The building's design reflects the successful synthesis of modernist influences emphasizing horizontal lines and functional efficiency with traditional American residential preferences for affordable construction, practical maintenance, and integration with suburban landscape settings.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with alterations that reflect the natural evolution of working-class residential properties while maintaining essential historical associations. **Location** integrity remains intact, as the building stands on its original site within the historic residential neighborhood. **Design** integrity is substantially preserved, with the fundamental ranch architectural elements, massing arrangement, roof configuration, and compositional principles remaining recognizable and coherent despite modifications. **Materials** integrity has been affected by siding replacement and window replacements, though the overall construction system and roof configuration remain substantially intact. **Workmanship** integrity can be evaluated through examination of surviving construction details and overall building proportions that demonstrate the construction practices of the late 1940s. **Setting** integrity benefits from the residence's position within a neighborhood that

[1] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6A, dwelling 97, family ,James Abar and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW87?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 15 of 1034; United States. National Archives and Records Administration.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 33, dwelling 356, for Clarence & Dorothy Ambler ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-7?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 34 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

includes other properties from similar construction periods and maintains much of its early suburban character. **Feeling** integrity remains adequate due to the preservation of the building's basic ranch character, suburban scale, and residential ambiance that effectively convey the sense of late 1940s suburban development. **Association** integrity directly connects the property to the early post-war residential development patterns that enabled Flat Rock's successful industrial expansion during the Late period of significance.

Period of Significance: Circa 1948 represents both the construction date and the crucial early phase of post-war residential development that directly supported Ford's continued industrial operations, placing the property within the early years of the district's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. Despite material alterations and the deck addition, the residence meets National Register criteria for both historical association and architectural significance, retains sufficient integrity to convey its historical and architectural importance, and contributes meaningfully to the district's comprehensive representation of early post-war suburban development patterns. The property should be considered a valuable component of the district's historical narrative, demonstrating the essential early residential development that enabled Flat Rock's successful industrial expansion and representing the transitional architectural approaches that characterized affordable suburban housing during the crucial late 1940s period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0018_000 Lot 18 in Henry Sheeks Sub. (June 1922) ; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29345 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0019_000 Lot 19 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0918836		Long: -83.285098		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1949	
Architectural Style	Ranch/Minimal Traditional	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof with front gable section	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal aluminum	
Foundation Materials	Concrete block	
Window Materials	Aluminum or vinyl (replacement)	
Window Type	Single-hung with shutters	
Outbuildings	Yes ☒	No ☒
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1949-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

Historic Name	Unknown
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29345 Sheeks represents a characteristic example of late 1940s ranch-style architecture that demonstrates the early phase of post-World War II suburban development in Flat Rock during the community's transition from its industrial origins to a comprehensive residential suburb. Constructed circa 1949, this single-story dwelling exhibits the simplified ranch design principles and transitional architectural approaches that characterized affordable suburban housing during the immediate post-war period, reflecting the initial residential expansion that supported Flat Rock's evolution following Henry Ford's establishment of industrial facilities in the community.

The house embodies the fundamental characteristics of early ranch-style architecture combined with traditional design elements that reflect the transitional nature of late 1940s residential construction. The building features a complex roof configuration that combines hip roof sections with a prominent front-gabled element, creating visual interest while maintaining the low-profile massing fundamental to ranch design. This mixed roof approach demonstrates the architectural experimentation that characterized the late 1940s, when builders were adapting traditional forms to emerging ranch design principles. The roof appears to be clad in asphalt shingles, which had become increasingly standard for residential construction by the late 1940s due to material availability and cost considerations following wartime restrictions.

The primary facade demonstrates the ranch style's characteristic emphasis on horizontal lines and functional organization, enhanced by the front-gabled section that provides architectural focus and suggests the influence of traditional residential design elements. The building presents an L-shaped configuration that creates varied exterior wall planes and demonstrates the ranch style's flexibility in accommodating both functional interior arrangements and interesting exterior compositions. This configuration allows for efficient use of the residential lot while providing opportunities for varied outdoor spaces and enhanced privacy.

The exterior walls appear to be clad in horizontal siding that may represent either original wood construction or subsequent replacement with aluminum materials that maintain the horizontal emphasis fundamental to ranch design. The siding creates clean, linear surfaces that emphasize the building's geometric composition while providing weather protection and maintenance efficiency. The light color of the siding enhances the building's suburban character and creates visual unity across the complex massing arrangement.

The fenestration pattern reflects the ranch style's emphasis on functional efficiency and horizontal composition, with windows arranged to provide adequate natural light while maintaining the building's emphasis on horizontal lines. The windows appear to have been replaced with aluminum or vinyl units that include decorative shutters, representing modernization efforts undertaken to improve energy efficiency and enhance visual appeal. While these modifications affect the property's material authenticity, the overall window proportions and arrangement remain consistent with the building's design approach and maintain its mid-century residential character.

The main entrance is positioned within the front-gabled section and appears to include a small covered entry area that provides weather protection while maintaining the building's overall design coherence. The entrance treatment reflects the transitional nature of late 1940s construction, combining ranch preferences for functional efficiency with traditional elements that provided residential character and architectural focus.

A prominent brick chimney provides vertical accent and demonstrates the continued importance of fireplace heating as both a functional and aesthetic element in late 1940s residential design. The chimney appears to be well-constructed and reflects competent masonry craftsmanship typical of the period, while its substantial scale suggests it serves a central heating system that was considered an important residential amenity.

The building's relationship to its site demonstrates the early ranch style's integration with suburban landscape design principles, with the house positioned on a standard residential lot with appropriate setback relationships. The property benefits from mature trees that provide natural shading and contribute to the established residential character of the neighborhood, while the overall site development follows the suburban patterns that were emerging during the late 1940s.

The property represents an important example of the early residential development that directly supported Flat Rock's industrial expansion, demonstrating the community's ability to provide attractive, affordable housing for the workforce attracted by the area's industrial employment opportunities while maintaining architectural quality and suburban character appropriate to the period.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Mabel Little and family were living at 29345 Sheeks.[1] In 1950, Lydia Crooks resided at 29345 Sheeks.[2] In 1961, Carl Heger was living at 29345 Sheeks.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29345 Sheeks is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the early phase of post-World War II suburban development that directly supported Flat Rock's industrial expansion during the late 1940s, and under **Criterion C** for its architectural significance as a representative example of transitional ranch-style residential design that demonstrates the evolution of suburban housing during the immediate post-war period.

Historical Significance (Criterion A): This residence embodies the initial phase of post-war suburban development in Flat Rock, representing the community's early transition from its industrial origins to include substantial residential neighborhoods during the late 1940s housing development. Built circa 1949, the house reflects the immediate response to housing needs generated by Henry Ford's industrial establishment and the continued growth of automotive industry employment that attracted working-class and middle-class families to the area. The property's construction coincides with the crucial period when Flat Rock was developing the residential infrastructure necessary to support its industrial workforce while establishing the suburban character that would define the community throughout the following decades. The dwelling thus contributes to the broader pattern of American suburbanization and represents the successful integration of residential and industrial development that characterized many Detroit-area communities during the post-war economic expansion.

Architectural Significance (Criterion C): The residence represents an important example of transitional ranch-style architecture that demonstrates the evolution of suburban residential design during the late 1940s. The building embodies the characteristic features of early ranch design, including horizontal massing, L-shaped configuration, mixed roof forms, and functional fenestration arrangements, while incorporating traditional elements such as the front-gabled section that reflect the gradual transition from earlier architectural approaches to fully developed ranch style. The property demonstrates the architectural experimentation that characterized late 1940s construction, when builders were adapting emerging ranch design principles to local preferences, construction practices, and economic constraints. The building's design reflects the successful synthesis of modernist influences emphasizing horizontal lines and functional efficiency with traditional American residential preferences for varied rooflines, substantial construction, and architectural character appropriate to suburban family life.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with alterations that are consistent with the expected evolution of mid-century suburban properties. **Location** integrity remains intact, as the building stands on its original site within the historic residential neighborhood. **Design** integrity is well-preserved, with the fundamental ranch architectural elements, complex massing arrangement, roof configurations, and compositional principles remaining recognizable and coherent despite surface modifications. **Materials** integrity has been affected by siding replacement and window replacements, though the overall construction system, roof configuration, and chimney remain substantially intact. **Workmanship** integrity can be evaluated through examination of surviving construction details, particularly the masonry work and overall building proportions. **Setting** integrity benefits from the residence's position within a neighborhood that includes other properties from similar construction periods and maintains much of its early suburban character. **Feeling** integrity remains adequate due to the preservation of the building's transitional ranch character, suburban scale, and residential ambiance that effectively convey the sense of late 1940s suburban development. **Association** integrity directly connects the property to the early post-war residential development patterns that enabled Flat Rock's successful industrial expansion during the Late period of significance.

[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 33, dwelling 355, for Lydia Crooks ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-7?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 34 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Period of Significance: Circa 1949 represents both the construction date and the crucial early phase of post-war residential development that directly supported Ford's industrial expansion, placing the property within the early years of the district's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. Despite material alterations, the residence meets National Register criteria for both historical association and architectural significance, retains sufficient integrity to convey its historical and architectural importance, and contributes meaningfully to the district's comprehensive representation of post-war suburban development patterns. The property should be considered a valuable component of the district's historical narrative, demonstrating the essential early residential development that enabled Flat Rock's successful industrial expansion and representing the transitional architectural approaches that characterized suburban design during the crucial late 1940s period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #_138_03_0019_000 Lot 19 in Henry Sheeks Sub. (June 1922) generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29385 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0020_000 Lot 20 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091748	Long: -83.285094			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1953	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding (over original materials)	
Foundation Materials	Concrete block	
Window Materials	Vinyl (replacement)	
Window Type	Single-hung with decorative shutters	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1953-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Siding replacement, window replacements, shutter additions (dates unknown)		

Historic Name	Unknown
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29385 Sheeks represents a modified example of early-to-mid 1950s ranch-style architecture that demonstrates both the original suburban development patterns characteristic of Flat Rock's post-war expansion and the subsequent evolution of residential properties through exterior updating efforts. Constructed circa 1953, this single-story dwelling originally embodied the ranch design principles that characterized affordable suburban housing during the post-war period, though subsequent alterations have modified its original material character while preserving its fundamental architectural form and residential function within an outstanding landscape setting.

The house exhibits the defining characteristics of early ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and straightforward geometric composition that distinguished this housing type from earlier architectural traditions. The building features a hip roof configuration with moderate overhanging eaves that provide functional weather protection while creating the horizontal silhouette fundamental to ranch design. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the early 1950s due to its proven durability and cost effectiveness for suburban construction.

The primary facade demonstrates the ranch style's characteristic emphasis on horizontal lines and functional organization, though it has been modified through the installation of vinyl siding that has covered the original exterior wall materials. This alteration provides maintenance benefits and weather protection while altering the building's original material character and texture. The vinyl siding appears to be a neutral color that maintains the building's clean, geometric appearance while representing contemporary preferences for low-maintenance exterior materials.

The fenestration pattern maintains the ranch style's emphasis on horizontal organization and generous natural light, with a large picture window providing visual emphasis and smaller windows creating balanced illumination across the facade. The windows appear to have been replaced with vinyl units that include decorative shutters, representing modernization efforts undertaken to improve energy efficiency and enhance visual appeal. While these modifications affect the property's material authenticity, the overall window proportions and arrangement remain consistent with ranch design principles and maintain the building's mid-century residential character.

The main entrance appears to be positioned asymmetrically within the facade composition, consistent with ranch design preferences for functional interior arrangements over formal symmetrical organization. The entrance treatment appears to include a covered entry area that provides weather protection while maintaining the ranch style's emphasis on understated, functional design approaches.

The building's relationship to its site demonstrates one of the most remarkable aspects of this property: its integration with an exceptional mature landscape dominated by a magnificent deciduous tree that creates a dramatic overhead canopy. This tree, which appears to be a mature maple or similar species, provides spectacular natural shading and creates one of the most attractive residential settings in the survey area. The tree's scale and maturity suggest it may have been preserved from the original site development or planted very early in the property's history, contributing significantly to both the individual property's character and the broader neighborhood's residential ambiance.

The landscape design includes well-maintained foundation plantings and an open lawn design that follows the suburban pattern typical of the early 1950s while taking advantage of the natural shading provided by the magnificent overhead canopy. The integration of building and landscape demonstrates the ranch style's successful adaptation to site conditions and its emphasis on indoor-outdoor living relationships.

While the building has experienced material modifications, particularly siding replacement and window updates, the fundamental ranch design elements remain clearly recognizable, including the horizontal massing, hip roof configuration, suburban siting, and outstanding landscape integration that collectively maintain the property's architectural character and historical associations. The exceptional setting created by the mature tree canopy enhances rather than detracts from the building's mid-century character, creating one of the most appealing residential environments in the district.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1950, Harmon and Viriginia Bone and son resided at 29385 Sheeks. Harmon Bone worked as painter at electric power plant.[1] In 1953, Harmon Bone lived at 29385 Sheeks.[2] *In 1961, Rose Seeley resided at 29385 Sheeks.[3] In 1970, Rose Seeley resided at 29385 Sheeks.[4]*

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29385 Sheeks is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the early maturation phase of Flat Rock's residential character during the "Late" period of significance, and under **Criterion C** for its architectural significance as a representative example of early 1950s ranch-style residential design enhanced by exceptional landscape integration that demonstrates the style's emphasis on indoor-outdoor living relationships.

Historical Significance (Criterion A): This residence embodies the early maturation phase of post-war suburban development in Flat Rock, representing the community's continued evolution from its industrial origins to include substantial residential neighborhoods during the early 1950s housing expansion. Built circa 1953, the house reflects the sustained growth and residential opportunities that had developed in Flat Rock as Henry Ford's industrial facilities and associated employment continued to attract middle-class families seeking suburban housing within commuting distance of Detroit's industrial centers. The property's construction coincides with the period when Flat Rock was successfully expanding its residential infrastructure to accommodate both its established workforce and new residents drawn by the community's suburban amenities and industrial employment opportunities. The dwelling thus contributes to the broader pattern of American suburbanization and represents the successful integration of residential and industrial development that characterized Flat Rock's community evolution during the post-war economic expansion.

Architectural Significance (Criterion C): The residence represents a characteristic example of early 1950s ranch-style architecture that demonstrates the style's successful integration with suburban landscape design and its emphasis on indoor-outdoor living relationships. The building embodies the fundamental features of early ranch design, including horizontal massing, hip roof configuration, functional fenestration arrangements, and seamless integration with site conditions that appealed to suburban families seeking modern, efficient housing with enhanced connections to natural environments. The property's exceptional landscape setting, dominated by a magnificent mature tree that creates a dramatic overhead canopy, demonstrates the ranch style's successful adaptation to existing site features and its capacity to create outstanding residential environments through thoughtful landscape integration. The building's design reflects the architectural response to post-war lifestyle preferences that emphasized informal living patterns, indoor-outdoor connections, and integration with suburban landscape settings.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with alterations that are consistent with the expected evolution of mid-century suburban properties while benefiting from an exceptional setting that enhances its historical character. **Location** integrity remains intact, as the building stands on its original site within the historic residential neighborhood. **Design** integrity is well-preserved, with the fundamental ranch architectural elements, massing relationships, and compositional principles remaining recognizable and coherent despite surface modifications. **Materials** integrity has been affected by siding replacement and window replacements, though the overall construction system and roof configuration remain substantially intact. **Workmanship** integrity can be evaluated through examination of surviving construction details and the building's overall proportional relationships. **Setting** integrity is exceptional, benefiting from the residence's outstanding landscape environment and its position within a cohesive early 1950s suburban neighborhood. **Feeling** integrity remains strong due to the preservation of the ranch style's characteristic horizontal emphasis, suburban scale, landscape integration, and the exceptional residential

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 33, dwelling 354, for Harmon & Viriginia Bone and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-7?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 34 of 58; United States. National Archives and Records Administration.

[2] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: November 1953) pages 5-10; original held by Brownstown Historical Society.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

atmosphere created by the mature tree canopy. **Association** integrity connects the property to the post-war suburban development patterns that represent Flat Rock's community evolution during the Late period of significance.

Period of Significance: Circa 1953 represents both the construction date and the early maturation phase of post-war suburban development that continued the residential expansion supporting Flat Rock's community growth, placing the property firmly within the district's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. Despite material alterations, the residence meets National Register criteria for both historical association and architectural significance, retains sufficient integrity to convey its historical and architectural importance, and contributes meaningfully to the district's comprehensive representation of early post-war suburban development patterns. The property should be considered a valuable component of the district's historical narrative, demonstrating both the successful residential expansion that supported Flat Rock's community development and the exceptional landscape integration that characterized the best examples of ranch-style suburban design. The outstanding setting created by the mature tree canopy enhances the property's contribution to the district's overall character and residential ambiance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0020_000 Lot 20 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29405 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0021_000 Lot 21 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091622		Long: -83.285153		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1952	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over concrete block/masonry foundation	
Foundation Materials	Concrete block	
Window Materials	Vinyl (replacement)	
Window Type	Single-hung	
Outbuildings	Yes ☐	No ☒
Number/Type:	Attached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1952-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Extensive siding replacement, window replacements entrance modifications (dates unknown

Historic Name	Unknown
Current/Common Name	29405 Sheeks Blvd S
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29405 Sheeks represents a substantially modified example of early 1950s ranch-style architecture that originally reflected the post-World War II suburban development patterns characteristic of Flat Rock's residential expansion, though extensive alterations have significantly transformed its architectural character and compromised its ability to clearly convey its historical significance. Constructed circa 1952, this single-story dwelling would have initially embodied the simplified ranch design principles that characterized affordable suburban housing during the post-war period, but subsequent modifications have altered its ability to represent the design characteristics and construction methods of its original period.

The house retains the basic characteristics of early ranch-style architecture in its fundamental form and massing, with its horizontal emphasis, low-profile configuration, and single-story organization that distinguished this housing type from earlier architectural traditions. The building features a side-gabled roof configuration that maintains the horizontal silhouette characteristic of ranch design, though the roof appears to have been reroofed with contemporary materials that may differ from original construction specifications.

The primary facade has been substantially altered through the complete installation of vinyl siding that has covered all original exterior wall materials and eliminated the original architectural details, texture, and material character that would have defined the property during its construction period. This alteration represents one of the most significant modifications to the building's historical authenticity, as the vinyl siding installation has removed important evidence of the original construction methods, material choices, and design aesthetic that characterized early 1950s ranch construction. The vinyl siding, while providing maintenance benefits and weather protection, has fundamentally altered the building's material character and architectural expression.

The building's foundation and lower level appear to be constructed of or faced with concrete block materials that create a two-tone effect with the vinyl siding above. This treatment may represent either original construction methods or subsequent modifications, though the specific relationship between upper and lower wall treatments cannot be definitively determined from the exterior appearance. The elevated foundation suggests the building may have been designed to accommodate sloping site conditions or basement-level space, which was common in ranch construction where topography required such adaptations.

The fenestration pattern has been extensively modified through the installation of replacement windows that appear to be vinyl units of contemporary manufacture. These windows differ significantly in material character and possibly in proportional relationships from the windows that would have been original to the building's early 1950s construction. The current windows lack the architectural character and specific proportional relationships that would have been typical of period residential construction, contributing to the property's diminished historical authenticity.

The main entrance has been significantly modified through the installation of an elevated entry platform with metal railings that represents a substantial departure from typical ranch design approaches. Ranch style traditionally emphasized ground-level entries with minimal transition between interior and exterior spaces, making this elevated entrance configuration inconsistent with the original design principles of the style. The entrance modification affects both the building's architectural character and its relationship to the surrounding site.

The property includes what appears to be an attached garage that extends the building's horizontal massing, though the garage construction and integration may represent either original design or subsequent addition. The garage maintains appropriate scale relationships with the main house but shares the same material modifications that affect the overall property's architectural integrity.

The building's siting follows suburban patterns typical of the early 1950s, with the house positioned on a standard residential lot with appropriate setback relationships. The property benefits from mature trees that provide natural shading and contribute to the residential character of the neighborhood, though the extensive modifications to the building itself limit its ability to contribute meaningfully to the overall historical character of the surrounding area.

The cumulative effect of these alterations has fundamentally transformed the property's architectural character and significantly compromised its ability to represent the design principles, construction methods, and aesthetic qualities of early 1950s ranch architecture. While the basic form and siting relationships remain recognizable, the replacement of original materials and the modification of key design elements have altered the building's character to a degree that substantially diminishes its historical authenticity and architectural integrity.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1950, Duncan and Gladys Ferguson and daughter resided at 29405 Sheeks. Duncan Ferguson worked as a rigger at an auto manufacturing plant.[1] In 1961, Duncan Ferguson lived at 29405 Sheeks.[2] In 1970, Thomas J. Mercure lived at 29405 Sheeks.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29405 Sheeks is recommended as a **non-contributing resource** to the proposed Flat Rock Historical District due to extensive alterations that have significantly compromised its architectural integrity and ability to convey its historical significance, despite its construction during the relevant period of significance and its association with post-war suburban development patterns in Flat Rock.

Historical Context: This residence was constructed circa 1952 during the early maturation phase of post-World War II suburban expansion that represented the continued development of Flat Rock's residential character following Henry Ford's industrial establishment. The property's construction date places it within the "Late" period of significance (1920-1975) and reflects the community's continued growth as industrial employment opportunities attracted middle-class families seeking suburban housing within commuting distance of Detroit's industrial centers. The dwelling contributes to the historical understanding of early post-war residential development patterns, when ranch-style homes provided modern, accessible homeownership opportunities for families participating in the suburban expansion that characterized American residential development during the 1950s.

Original Architectural Context: Originally, this residence would have represented the simplified ranch design approaches that characterized early 1950s suburban construction, incorporating the horizontal massing, functional efficiency, and modernist influences that appealed to post-war suburban developers and homebuyers. The basic ranch form and side-gabled roof configuration would have demonstrated the architectural response to post-war housing needs and lifestyle preferences, emphasizing direct relationships between interior and exterior spaces, simplified maintenance requirements, and integration with suburban landscape settings.

Integrity Assessment: The property fails to retain sufficient integrity across multiple aspects required for contributing status within a historic district. **Location** integrity remains intact, as the building stands on its original site. **Design** integrity has been compromised by extensive modifications to the exterior appearance, entrance configuration, and overall architectural presentation that have altered the fundamental design relationships and compositional principles. **Materials** integrity has been severely compromised by the complete installation of vinyl siding and replacement windows that have eliminated all visible evidence of original construction materials and architectural details. **Workmanship** integrity has been affected by the covering and replacement of original construction elements with contemporary materials and methods. **Setting** integrity is maintained through the property's position within the residential neighborhood. **Feeling** integrity has been significantly diminished by the cumulative effect of alterations that have transformed the building's character beyond recognition of its original ranch aesthetic and historical period. **Association** integrity, while conceptually present through the building's age and location, is severely weakened by the loss of physical characteristics that would clearly identify the property with its construction period and architectural context.

Non-Contributing Recommendation: The extensive alterations to this property have compromised its architectural integrity to a degree that prevents it from effectively contributing to the district's historical and architectural character. The complete vinyl siding installation, window replacements, entrance modifications, and other alterations have collectively transformed the building's character beyond the point where it can meaningfully represent early 1950s ranch architecture or contribute to the district's coherent representation of mid-20th century suburban development patterns.

SHPO Compliance Recommendation: This property is recommended as **non-contributing** to the Flat Rock Historical District. While the residence maintains its historical associations with post-war suburban development and falls within the district's period of significance, the extensive alterations have compromised its ability to contribute meaningfully to the district's architectural and historical character. The property should be included within the district boundaries for its historical

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 76, dwelling 353, for Duncan & Gladys Ferguson and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FV-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 54 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

associations and potential for future restoration, but does not currently meet the integrity standards required for contributing status. Should future restoration efforts remove non-historic alterations and restore period-appropriate materials and architectural details, the property's contributing status could be reconsidered during future district amendments or evaluations.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0021_000 Lot 21 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29415 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0022_000 Lot 22 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091478		Long: -83.285093		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1954	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding and stone veneer	
Foundation Materials	Concrete block	
Window Materials	Vinyl (replacement)	
Window Type	Single-hung	
Outbuildings	Yes ☐	No ☒
Number/Type:	None visible (likely integrated or detached garage behind)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1954-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Siding replacement, window replacements (dates unknown)		
Historic Name	Unknown					
Current/Common Name	29415 Sheeks Blvd S					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29415 Sheeks represents a well-executed example of mid-1950s ranch-style architecture that demonstrates the mature suburban development patterns and sophisticated material integration characteristic of Flat Rock's continued residential expansion during the post-war economic boom. Constructed circa 1954, this single-story dwelling exhibits the refined ranch design principles and mixed-material construction approaches that distinguished quality suburban housing during the style's ascendant period, reflecting the ongoing prosperity and residential sophistication that had developed in the community following Henry Ford's initial industrial establishment.

The house embodies the defining characteristics of mature ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and skillful integration of varied materials that create visual interest while maintaining the fundamental geometric simplicity of ranch design. The building features a hip roof configuration with moderate overhanging eaves that provide both functional weather protection and visual balance to the horizontal composition. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the mid-1950s due to its proven durability and cost effectiveness.

The primary facade demonstrates the ranch style's characteristic asymmetrical composition and sophisticated material treatment that distinguishes superior suburban construction of this period. The exterior walls employ a striking combination of vinyl siding (likely covering original wood siding) and natural stone veneer that creates dramatic visual contrast while maintaining the building's horizontal emphasis. The stone veneer appears to be a layered or stacked stone material that provides textural interest and substantial appearance, while the light-colored siding creates clean, geometric surfaces that emphasize the building's modernist influences. This mixed-material approach reflects the architectural sophistication that characterized suburban development as the ranch style matured during the mid-1950s.

A particularly distinctive feature of the building is the prominent stone chimney that serves as a dramatic vertical accent and architectural focal point. The chimney appears to be constructed of the same stone material used on portions of the exterior walls, creating visual unity while providing a strong counterpoint to the building's horizontal emphasis. The substantial scale and quality construction of the chimney demonstrate both the continued importance of fireplace heating as a residential amenity and the level of craftsmanship that characterized quality suburban construction during this period.

The fenestration pattern emphasizes the horizontal orientation fundamental to ranch design, with windows arranged to provide generous natural light while maintaining compositional balance across the facade. The windows appear to have been replaced with vinyl units, representing modernization efforts undertaken to improve energy efficiency and reduce maintenance requirements. While these replacements affect the property's material authenticity, the overall fenestration proportions and arrangement remain consistent with the original design intent and successfully maintain the building's mid-century character.

The main entrance appears to be integrated into the overall facade composition rather than emphasized as a separate architectural element, consistent with ranch style preferences for understated entries that prioritize architectural unity over ceremonial importance. The entrance treatment reflects the mature ranch style's emphasis on compositional harmony and functional efficiency.

The building's relationship to its site demonstrates the ranch style's successful integration with suburban landscape design principles, with the low horizontal massing allowing the building to nestle comfortably within the mature landscape that includes substantial deciduous trees providing natural shading and seasonal interest. The property benefits from well-maintained landscaping and appears to include a paved driveway that provides automotive access while maintaining the suburban aesthetic typical of the period.

While the building has experienced material modifications, particularly the installation of vinyl siding over what were likely original wood materials, the fundamental ranch design elements remain clearly recognizable, including the horizontal massing, hip roof configuration, mixed-material treatment, and prominent stone chimney that collectively maintain the building's architectural character and historical significance

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1939, Burton and Hattie Schwab and family were living at 29415 Sheeks.[1] In 1940, Orval and Irene McPherson were living at 29415 Sheeks Blvd., and employed as an operator for an auto factory.[2]In 1950, Carl and Mary Runyon and children

[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6A, dwelling 98, family ,Orval & Irene McPherson ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch*

resided at 29415 Sheek. Carl Runyon worked as a manufacturing engineer at an auto parts manufacturer.[3] In 1961, Paul Ancona resided at 29415 Sheeks.[4] In 1970, Paul Ancona resided at 29415 Sheeks.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29415 Sheeks is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the continued maturation of Flat Rock's residential character during the "Late" period of significance, and under **Criterion C** for its architectural significance as a well-executed example of mid-1950s ranch-style residential design that demonstrates the style's sophisticated material integration and architectural refinement.

Historical Significance (Criterion A): This residence embodies the mature phase of post-war suburban development in Flat Rock, representing the community's continued evolution into a sophisticated suburban municipality during the mid-1950s economic expansion. Built circa 1954, the house reflects the sustained prosperity of the automotive industry and the establishment of Flat Rock as a desirable residential community that attracted middle-class families seeking modern suburban amenities and architectural quality within commuting distance of Detroit's industrial centers. The property's construction coincides with the period when Flat Rock had successfully developed comprehensive residential neighborhoods that accommodated diverse family types and income levels while maintaining high standards of construction and architectural design. The sophisticated material treatments and architectural quality suggest this property housed residents of substantial economic means, demonstrating the community's success in attracting diverse professional and middle-class families drawn by both employment opportunities and the superior residential environment that Flat Rock had developed.

Architectural Significance (Criterion C): The residence represents an excellent example of ranch-style architecture during its period of greatest popularity and architectural sophistication in southeastern Michigan. The building embodies the characteristic features of mid-1950s ranch design, including horizontal massing, hip roof configuration, mixed-material construction combining siding and stone veneer, prominent chimney as architectural focal point, and emphasis on indoor-outdoor living through generous fenestration and landscape integration. The property demonstrates the architectural refinement that characterized suburban development as the ranch style matured during the mid-1950s, incorporating enhanced material quality, sophisticated proportional relationships, and refined detailing that distinguished higher-quality suburban construction from more simplified ranch house examples. The building's design reflects both the continued influence of modernist architectural principles and the successful adaptation of those principles to traditional American preferences for substantial construction and weather-resistant materials.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with alterations that are consistent with the expected evolution of mid-century suburban properties. **Location** integrity remains intact, as the building stands on its original site within the established residential neighborhood. **Design** integrity is well-preserved, with the fundamental ranch architectural elements, massing relationships, roof configuration, and material combinations remaining recognizable and coherent despite surface modifications. **Materials** integrity has been affected by siding replacement and window replacements, though the distinctive stone veneer elements and overall construction system remain substantially intact. **Workmanship** integrity can be evaluated through examination of surviving original construction details, particularly the stone veneer work and chimney construction that demonstrate the quality construction standards of the period. **Setting** integrity benefits from the residence's position within a cohesive mid-1950s suburban neighborhood that maintains its historical character and mature landscape features. **Feeling** integrity remains strong due to the preservation of the ranch style's characteristic horizontal emphasis, suburban scale, material sophistication, and landscape relationship that collectively convey the sense of 1950s suburban prosperity and architectural

(https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW87?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 15 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 33, dwelling 352, for Carl & Mary Runyon and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-7?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 34 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

refinement. **Association** integrity clearly connects the property to the post-war suburban development patterns that represent Flat Rock's successful community evolution during the Late period of significance.

Period of Significance: Circa 1954 represents both the construction date and the mature phase of post-war suburban development that demonstrated Flat Rock's continued evolution as a premier suburban community, placing the property firmly within the district's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. Despite material alterations, the residence meets National Register criteria for both historical association and architectural significance, retains sufficient integrity to convey its historical and architectural importance, and contributes meaningfully to the district's comprehensive representation of mid-20th century suburban development patterns. The property should be considered a valuable component of the district's historical narrative, demonstrating the successful maturation of residential design and community development that established Flat Rock as a desirable suburban community within the Detroit metropolitan region during the post-war era.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0022_000 Lot 22 in Henry Sheeks Sub. (June 1922) ; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29425 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0023_000 Lot 23 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091342		Long: -83.285111		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1951
Architectural Style	Ranch/Minimal Traditional
Building Form	1-Story rectilinear building
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum and brick veneer
Foundation Materials	Concrete block
Window Materials	Aluminum or vinyl (replacement)
Window Type	Single-hung, picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	Detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1951-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Historic Name	Unknown					
Current/Common Name	29425 Sheeks Blvd S					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29425 Sheeks represents a characteristic example of early 1950s ranch-style residential construction that demonstrates the continued post-World War II suburban development patterns in Flat Rock during the community's maturation as a residential suburb. Constructed circa 1951, this single-story dwelling exhibits the simplified ranch design principles and mixed-material construction approaches that characterized affordable suburban housing during the early post-war period, reflecting the ongoing residential expansion that supported Flat Rock's evolution from its industrial origins to a comprehensive residential community.

The house embodies the fundamental characteristics of early ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and straightforward geometric composition that distinguished this housing type from earlier architectural traditions. The building features a side-gabled roof configuration with moderate eaves that provide functional weather protection while creating the horizontal silhouette fundamental to ranch design. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the early 1950s due to its proven durability and cost effectiveness for suburban construction.

The primary facade demonstrates the ranch style's characteristic emphasis on horizontal lines and mixed-material construction that was common during the early 1950s as builders sought to create visual interest while maintaining economic efficiency. The exterior walls employ a combination of white aluminum siding and brown-colored material that appears to be brick veneer, creating a two-tone effect that adds visual variety while maintaining the building's fundamental horizontal orientation. This mixed-material approach reflects the construction practices of the early 1950s, when builders began experimenting with material combinations to enhance architectural interest within economical construction budgets.

A prominent feature of the building is the substantial brick chimney that creates a strong vertical accent and demonstrates the continued importance of fireplace heating as both a functional and aesthetic element in early 1950s residential design. The chimney appears to be well-constructed with quality brickwork that reflects competent masonry craftsmanship typical of the period. The chimney's prominence suggests it may serve a central fireplace or heating system that was considered an important amenity in suburban housing of this era.

The fenestration pattern emphasizes the horizontal orientation fundamental to ranch design, with a large picture window dominating the main living area and smaller windows providing balanced illumination throughout the facade. The windows appear to have been replaced with aluminum or vinyl units, representing modernization efforts undertaken to improve energy efficiency and reduce maintenance requirements. While these replacements affect the property's material authenticity, the overall fenestration proportions and arrangement remain consistent with early ranch design principles and maintain the building's mid-century residential character.

The main entrance appears to be positioned asymmetrically within the facade composition, consistent with ranch design preferences for functional interior arrangements over formal symmetrical organization. The entrance treatment appears to be relatively simple, reflecting the ranch style's emphasis on understated, functional design elements rather than elaborate architectural elaboration.

The building's relationship to its site demonstrates the ranch style's integration with suburban landscape design principles, with the house positioned on a standard residential lot with appropriate setback relationships. The property includes mature trees that provide natural shading and contribute to the established residential character of the neighborhood, while the open lawn design follows the suburban pattern typical of the early 1950s.

The property includes a detached garage that appears to be either original to the construction period or an early addition, representing the transitional period when automotive accommodation was evolving from detached structures toward the integrated garage arrangements that would become standard in later ranch construction. The garage maintains appropriate scale and materials that complement the main house.

While the building has experienced some material modifications, particularly window replacements and possible siding updates, the fundamental ranch design elements remain clearly recognizable, including the horizontal massing, side-gabled roof configuration, mixed-material treatment, and suburban siting that characterized early 1950s residential development in Flat Rock.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1953, Richard L. Alexander lived at 29425 Sheeks.[1] *In 1961 R.L. Alexander resided at 29425 Sheeks.[2] In 1971, Frank Behm resided at 29425 Sheeks.[3]*

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29425 Sheeks is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the early maturation phase of Flat Rock's residential character during the "Late" period of significance, and under **Criterion C** for its architectural significance as a representative example of early 1950s ranch-style residential design that demonstrates the style's adaptation to local construction practices and material preferences.

Historical Significance (Criterion A): This residence embodies the early maturation phase of post-war suburban development in Flat Rock, representing the community's continued evolution from its industrial origins to include substantial residential neighborhoods during the early 1950s housing expansion. Built circa 1951, the house reflects the sustained growth and residential opportunities that had developed in Flat Rock as Henry Ford's industrial facilities and associated employment continued to attract working-class and middle-class families seeking suburban housing within commuting distance of Detroit's industrial centers. The property's construction coincides with the period when Flat Rock was successfully expanding its residential infrastructure to accommodate both its established workforce and new residents drawn by the community's suburban amenities and industrial employment opportunities. The dwelling thus contributes to the broader pattern of American suburbanization and represents the successful integration of residential and industrial development that characterized Flat Rock's community evolution during the post-war economic expansion.

Architectural Significance (Criterion C): The residence represents a characteristic example of early 1950s ranch-style architecture that demonstrates the style's adaptation to local construction practices and economic constraints during its initial period of widespread adoption in southeastern Michigan. The building embodies the fundamental features of early ranch design, including horizontal massing, side-gabled roof configuration, mixed-material construction, prominent fireplace chimney, and functional fenestration arrangements that appealed to suburban families seeking modern, efficient housing with traditional amenities. The property demonstrates the architectural response to post-war lifestyle preferences and construction practices, incorporating both modernist influences in its horizontal emphasis and simplified forms, and traditional elements such as the substantial brick chimney that reflected continued preferences for conventional heating and architectural focal points. The mixed-material exterior treatment reflects the construction economics and aesthetic preferences of the early 1950s, when builders sought to create visual interest and material variety within affordable construction budgets.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with alterations that are consistent with the expected evolution of mid-century suburban properties. **Location** integrity remains intact, as the building stands on its original site within the historic residential neighborhood. **Design** integrity is well-preserved, with the fundamental ranch architectural elements, massing relationships, roof configuration, and material combinations remaining recognizable and coherent despite minor modifications. **Materials** integrity has been affected by window replacements and possible siding updates, though the primary structural system, roof configuration, and distinctive chimney remain substantially original. **Workmanship** integrity can be evaluated through examination of surviving original construction details, particularly the masonry work and overall construction quality. **Setting** integrity benefits from the residence's position within a cohesive early 1950s suburban neighborhood that maintains its historical character and residential scale. **Feeling** integrity remains adequate due to the preservation of the ranch style's characteristic horizontal emphasis, suburban scale, and basic architectural vocabulary that continue to convey the sense of early 1950s suburban residential development. **Association** integrity connects the property to the post-war suburban development patterns that represent Flat Rock's community evolution during the Late period of significance.

[1] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: November 1953) pages 5-10; original held by Brownstown Historical Society.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Period of Significance: Circa 1951 represents both the construction date and the early maturation phase of post-war suburban development that continued the residential expansion supporting Flat Rock's community growth, placing the property firmly within the district's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. Despite minor alterations, the residence meets National Register criteria for both historical association and architectural significance, retains sufficient integrity to convey its historical and architectural importance, and contributes meaningfully to the district's comprehensive representation of early post-war suburban development patterns. The property should be considered a valuable component of the district's historical narrative, demonstrating the continued residential expansion that supported Flat Rock's evolution into a mature suburban community during the post-war era.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0023_000 Lot 23 in Henry Sheeks Sub. (June 1922) ;generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29437 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0024_000 Lot 24 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091209		Long: -83.285116		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1950	
Architectural Style	Ranch/Minimal Traditional	
Building Form	1-Story rectilinear building	
Roof Form	Gable roof with intersecting sections	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Mixed - vinyl siding and masonry veneer	
Foundation Materials	Concrete block	
Window Materials	Vinyl (replacement)	
Window Type	Single-hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	Small detached structure	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1950-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Extensive exterior alterations, condition issues (dates unknown

Historic Name	Unknown
Current/Common Name	28437 Sheeks Blvd S
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29437 Sheeks represents a substantially altered example of early 1950s residential construction that originally reflected the post-World War II suburban development patterns characteristic of Flat Rock's residential expansion, though extensive modifications and maintenance issues have significantly compromised its architectural integrity and ability to clearly convey its historical character. Constructed circa 1950, this single-story dwelling would have initially embodied the simplified ranch and minimal traditional design principles that characterized affordable suburban housing during the post-war period, but subsequent alterations and deterioration have altered its ability to represent the architectural and historical significance of its construction period.

The house exhibits a basic L-shaped configuration with intersecting gable roof sections that suggest the influence of both ranch and minimal traditional design approaches that were common during the early 1950s transition period between traditional and modern suburban residential architecture. The building's fundamental form retains some characteristics of early ranch design, including single-story massing and horizontal emphasis, though the specific execution and current condition obscure many of the original design intentions and architectural details.

The primary facade has been substantially altered through the installation of mixed exterior materials that appear to include both vinyl siding and masonry or concrete block veneer elements. These modifications create a complex and inconsistent exterior appearance that differs significantly from the unified material treatments that would have characterized original 1950s construction. The mixed materials suggest multiple renovation or repair efforts undertaken at different times, potentially in response to maintenance needs or damage, but these interventions have fundamentally altered the building's original architectural character.

The fenestration pattern appears to have been modified through window replacements and possible opening alterations, with the current windows appearing to be vinyl units that may differ in size, proportion, or configuration from the original construction. The window arrangement lacks the coherent organizational principles that would have characterized original ranch or minimal traditional design, suggesting that practical considerations rather than architectural design principles have guided the modifications.

The building's relationship to its site appears to have been altered through changes to grading, access, and landscape features that affect both the architectural presentation and the property's integration with its suburban context. The current site conditions, including what appears to be a gravel or unpaved drive area and limited landscape development, differ from the suburban landscape standards that would have characterized quality residential development during the 1950s.

The overall condition of the property appears to reflect deferred maintenance and possibly weather-related deterioration that has affected both the building's structural integrity and its architectural presentation. The cumulative effect of alterations, maintenance issues, and condition problems has significantly compromised the property's ability to represent the design characteristics, construction quality, and suburban development standards of its construction period.

While the basic building form retains some evidence of its original ranch or minimal traditional character, the extensive modifications and condition issues have altered the property's architectural integrity to a degree that substantially diminishes its ability to contribute meaningfully to the understanding of early 1950s suburban residential development in Flat Rock.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931 and 1939, Fred Reith owned Lot 24 in the Henry H. Sheeks Sub.[1] *In 1963, Rhoda Godzina resided at 29437 Sheeks.*[2] *In 1965, George E. Vary resided at 29437 Sheeks.*[3]

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 122; citing entry for Fred Reith; held by Brownstown Township Historical Society; **<u>ALSO</u>**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 201, entries for Fred Reith; held by Brownstown Township Historical Society.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-66) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29437 Sheeks is recommended as a **non-contributing resource** to the proposed Flat Rock Historical District due to extensive alterations and condition issues that have significantly compromised its architectural integrity and ability to convey its historical significance, despite its construction during the relevant period of significance and its association with post-war suburban development patterns in Flat Rock.

Historical Context: This residence was constructed circa 1950 during the early phase of post-World War II suburban expansion that represented the continued development of Flat Rock's residential character following Henry Ford's industrial establishment. The property's construction date places it within the "Late" period of significance (1920-1975) and reflects the community's continued growth as industrial employment opportunities attracted working-class and middle-class families seeking suburban housing. The dwelling contributes to the historical understanding of early post-war residential development patterns, when simplified ranch and minimal traditional homes provided accessible homeownership opportunities for families participating in the suburban expansion that characterized American residential development during the 1950s.

Original Architectural Context: Originally, this residence would have represented the simplified design approaches that characterized early 1950s suburban construction, incorporating elements of both ranch and minimal traditional styling that appealed to budget-conscious suburban developers and homebuyers. The L-shaped configuration and intersecting gable roofs would have demonstrated the architectural response to lot configurations and interior arrangement preferences that characterized suburban development during the transitional period between traditional and modern residential design approaches.

Integrity Assessment: The property fails to retain sufficient integrity across multiple aspects required for contributing status within a historic district. **Location** integrity remains intact, as the building stands on its original site. **Design** integrity has been significantly compromised by alterations to the exterior appearance, material treatments, and possibly the fenestration pattern that have obscured the original architectural composition and design intentions. **Materials** integrity has been severely compromised by the installation of mixed exterior materials, replacement windows, and other modifications that have eliminated most evidence of original construction materials and architectural details. **Workmanship** integrity has been affected by the covering and replacement of original construction elements, combined with apparent maintenance and condition issues. **Setting** integrity has been compromised by changes to site conditions, landscape features, and property maintenance that affect the building's integration with its suburban context. **Feeling** integrity has been significantly diminished by the cumulative effect of alterations and condition issues that have transformed the building's character beyond recognition of its original suburban residential aesthetic. **Association** integrity, while conceptually present through the building's age and location, is severely weakened by the loss of physical characteristics that would clearly identify the property with its construction period and historical context.

Non-Contributing Recommendation: The extensive alterations and condition issues affecting this property have compromised its architectural integrity to a degree that prevents it from effectively contributing to the district's historical and architectural character. The mixed exterior materials, condition problems, and cumulative effect of modifications have transformed the building's character beyond the point where it can meaningfully represent early 1950s suburban residential development or contribute to the district's coherent representation of mid-20th century community development patterns.

SHPO Compliance Recommendation: This property is recommended as **non-contributing** to the Flat Rock Historical District. While the residence maintains its historical associations with post-war suburban development and falls within the district's period of significance, the extensive alterations and condition issues have compromised its ability to contribute meaningfully to the district's architectural and historical character. The property should be included within the district boundaries for its historical associations, but does not currently meet the integrity standards required for contributing status. Should future restoration efforts address the condition issues and restore period-appropriate materials and architectural details, the property's contributing status could be reconsidered during future district amendments or evaluations.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0024_000 Lot 24 in Henry Sheeks Sub. (June 1922) ; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28220 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0014_000 Lot 14 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098924		Long: -83.287351		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1928
Architectural Style	Minimal Traditional/Craftsman influences
Building Form	1-Story rectilinear building
Roof Form	Side gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding (replacement)
Foundation Materials	Concrete block
Window Materials	Vinyl (replacement)
Window Type	Double-hung; picture window with bay projection (alteration)
Outbuildings	Yes ☐ No ☐
Number/Type:	1 - Detached garage (rear)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1928-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Window replacements, possible siding updates (dates unknown)		
Current/Common Name	28220 Wesley Ave. (North)					
Historic/Original Owner	Unknown					
Historic Building Use	Single-Family Residence					
Current Building Use	Single-Family Residence					
Architect/Engineer/Designer	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1928 Minimal Traditional cottage is a 1-story residential structure situated on Wesley Street in Flat Rock. The building represents a pivotal moment in the community's history, constructed in the same year that Ford's Village Industries plant opened in Flat Rock, making it among the earliest residential development associated with the beginning of the Village Industries period. The property demonstrates the modest housing construction that characterized the transition period as Flat Rock evolved from a small rural community into a Ford industrial center. While the property has undergone exterior material alterations and fenestration modifications, it retains its original form, massing, and spatial relationships that convey its identity as a late 1920s cottage built at the inception of the Village Industries era.

The house exhibits characteristics of Minimal Traditional design that was emerging in the late 1920s as a simplification of earlier period revival styles. The side-gabled roof form creates a horizontal emphasis and straightforward profile that characterizes economical residential construction of this period. This roof configuration prioritized practicality and efficient use of materials, reflecting the transition from more elaborate Craftsman and Colonial Revival designs to the simpler forms that would dominate Depression-era housing. The roof is covered with asphalt shingles, an appropriate roofing material for buildings of this type and period.

A centered or near-centered gabled projection creates a modest entry pavilion on the front facade, adding architectural interest to the otherwise simple side-gabled form. This gabled entry feature provides sheltered access and creates a focal point for the facade composition. The entry projection represents a simplified interpretation of earlier Craftsman-style entry treatments, reduced to essential functional and visual elements while maintaining architectural character. This design approach—combining simple overall form with modest decorative emphasis at the entry—typifies the transitional architecture of the late 1920s.

The exterior walls are currently clad in aluminum siding, which represents a replacement of the original wall cladding that would have been present at construction. Given the 1928 construction date and Minimal Traditional style, the original exterior was most likely wood clapboard siding, the standard residential wall material of the period. The aluminum siding impacts the property's material integrity, though it maintains the horizontal lapped pattern characteristic of original cladding. The underlying form and massing remain intact beneath the replacement siding.

The windows are vinyl double-hung replacements that have altered the original fenestration materials. The original windows would have been wood units, possibly with multi-light upper sashes reflecting late Craftsman influences common in 1920s residential construction. The window openings appear to generally maintain their original proportions, though modifications have occurred. Most notably, the front facade features a picture window with bay projection that represents an alteration to the original fenestration. This large picture window is a later modification characteristic of post-World War II residential modernization trends, when homeowners often replaced smaller traditional windows with expansive picture windows to increase natural light and create visual connection between interior and exterior spaces.

The picture window bay projection, while not original, has become a common feature of mid-20th century residential modifications and reflects the property's evolution over the period of significance. Such alterations document changing residential preferences and the adaptation of older homes to modern living standards during the 1940s-1960s period. While this modification impacts the original fenestration pattern, it represents a layer of historical change that occurred within the district's period of significance and reflects typical residential evolution patterns in Ford Village Industries communities.

The front facade also displays flanking windows with functional shutters, which add traditional residential character. The shutters may be later additions but reflect ongoing maintenance of residential appearance and traditional aesthetic preferences.

The foundation appears to be concrete or concrete block construction, typical of late 1920s residential building practices. A covered entry porch or stoop provides access to the front door, creating a welcoming residential character. The modest entry treatment reflects the simplified approach characteristic of Minimal Traditional design.

A detached garage is located at the rear of the property, providing vehicle storage and reflecting the importance of automobile accommodation in 1920s residential planning. The garage may be original to the 1928 construction or a later addition, representing the property's adaptation to transportation needs. By 1928, garages were becoming standard features of new residential construction, documenting the integration of automobile ownership into everyday American life.

The building's setting on Wesley Street maintains the residential character of early Ford-era neighborhood development. The property continues to function as a single-family residence, maintaining its original use and relationship to the surrounding community. The lot includes mature landscaping and trees that contribute to the established residential streetscape character.

Despite the replacement of exterior materials and the picture window modification, the property retains important aspects of integrity including location, design, setting, feeling, and association. The side-gabled cottage form with centered entry projection, the modest residential scale, the horizontal massing, and the overall building footprint remain intact. These

features, combined with the 1928 construction date coinciding with the Flat Rock plant opening, allow the property to continue conveying its identity as a late 1920s residence built at the inception of Ford's Village Industries period.

Character-defining features that remain include the side-gabled roof form, the centered gabled entry projection, the modest cottage scale and proportions, the horizontal massing typical of late 1920s Minimal Traditional design, the covered entry treatment, and the detached garage representing automobile-era residential planning. While the picture window bay represents a later modification, it documents the property's evolution during the period of significance and reflects typical mid-20th century residential modernization patterns.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1961, Nick Costea resided at 28220 N. Wesley.[1] In 1970, Nick Costea resided at 28220 N. Wesley.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1928 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Industry**. The property's 1928 construction date—the same year Ford's Village Industries plant opened in Flat Rock—makes it historically significant as among the earliest residential development directly associated with the beginning of the Village Industries program. This timing places the property at a pivotal moment in Flat Rock's transformation from a small rural community to a Ford industrial center. While the building has experienced alterations to exterior materials and fenestration including a picture window modification, it retains sufficient integrity of design, location, setting, feeling, and association to contribute meaningfully to the district's significance as part of the initial residential response to Ford's industrial investment.

Criterion A - Community Planning and Development and Industry: Built in 1928, the same year Ford opened the Flat Rock Village Industries plant, this house represents the immediate beginning of the residential transformation that would reshape the community. The property's construction date places it at the precise moment when Flat Rock transitioned from its pre-industrial character to its new identity as a Village Industries community. This timing makes the property particularly significant for understanding how the Village Industries program immediately impacted residential development patterns.

The 1928 construction could represent either: (1) residential development that occurred in direct response to the plant opening and anticipated employment opportunities, or (2) development that was already underway when the plant opened, representing the tail end of pre-Ford residential construction. Either interpretation makes this property historically significant—it captures the transition moment when the community's character began to change due to Ford's industrial investment.

Inception of Village Industries Period: Properties built in 1928 mark the beginning of the Flat Rock Historical District's period of significance and document the initial phase of the community's transformation. The opening of the Flat Rock plant represented Ford's commitment to decentralized manufacturing, and residential construction in 1928 demonstrates immediate community growth in response to new industrial employment opportunities. This property embodies the first wave of residential development associated with the Village Industries program, representing the beginning of sustained community expansion that would continue throughout the 1930s-1940s.

The 1928 date is particularly significant because it marks the practical implementation of Ford's Village Industries concept in Flat Rock. While Ford had experimented with decentralized manufacturing earlier, the Flat Rock plant's 1928 opening represented a major investment in this model, and contemporary residential construction documents the community's immediate response.

Minimal Traditional Typology: The modest side-gabled cottage form with simplified details represents the transitional architecture of the late 1920s, when residential design was moving away from more elaborate Craftsman and period revival styles toward the simpler, more economical forms that would characterize Depression-era construction. This architectural type reflects both the practical building economics of the late 1920s and the simplified aesthetic that would dominate modest residential construction for the next two decades.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The property exemplifies the type of practical, affordable housing that working-class families could build or purchase in small industrial communities. Its modest scale and straightforward design made it economically accessible while providing solid shelter and basic residential amenities. This housing type was essential to Village Industries communities, as Ford's workers needed affordable housing options near the decentralized plants.

Picture Window Modification - Period Alteration: The picture window with bay projection represents a later modification that occurred within the district's period of significance, likely during the 1940s-1960s when such alterations were popular. While this modification altered the original fenestration, it documents how properties evolved during the period of significance and reflects changing residential preferences and modernization trends. Such alterations were common in Ford Village Industries communities as workers improved and updated their homes during the program's later decades.

The picture window modification represents a layer of historical change that, while altering original fabric, tells an important story about how Village Industries families adapted and modernized their homes during the mid-20th century. This type of modification reflects the economic stability that Ford employment provided, allowing families to invest in home improvements and modernization.

Integrity Assessment: The replacement of original wood siding with aluminum and the installation of vinyl windows have compromised the property's material integrity. The picture window bay modification represents an alteration to the original fenestration pattern. However, the building retains its essential form as a side-gabled cottage with centered entry projection, its modest residential scale, its horizontal massing, and its spatial relationships.

The property maintains integrity of location (original site), design (fundamental cottage form with entry projection), setting (residential neighborhood context at beginning of Ford era), feeling (modest late 1920s residence), and association (1928 construction contemporaneous with Flat Rock plant opening). These retained integrity aspects are sufficient to support contributing status within the district context, as the property continues to represent the type and period of development significant to the district's history.

Contributing Status Justification: Within the Flat Rock Historical District's 1920-1975 period of significance, this property contributes valuable evidence of the initial residential development associated with Ford's Village Industries program. The 1928 construction date—coinciding with the plant opening—makes this property particularly significant for understanding the immediate community response to Ford's industrial investment. The property marks the beginning of Flat Rock's transformation and represents the first wave of Village Industries-era residential construction.

Properties that have experienced material alterations and fenestration modifications can contribute meaningfully to historic districts when they retain essential form and possess significant historical associations. This property's 1928 Ford-era construction date, retained cottage form, and representation of working-class housing at the inception of the Village Industries period make it a valuable component of the district's documentation of community transformation.

The picture window modification, while altering original fenestration, occurred within the period of significance and represents typical residential evolution patterns that are themselves part of the district's history. Such modifications document how Village Industries families improved and modernized their homes throughout the period, reflecting the economic stability that Ford employment provided.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status:

1. **Critical 1928 Construction Date:** Built the same year Ford's Flat Rock Village Industries plant opened, representing the inception moment of the community's transformation from rural settlement to industrial center.
2. **Initial Village Industries Phase:** The property marks the beginning of residential development associated with Ford's program, documenting the immediate community response to industrial investment.
3. **Transitional Architecture:** The Minimal Traditional cottage form represents late 1920s architectural transition from elaborate period styles to simpler economical designs that would dominate Depression-era housing.
4. **Working-Class Housing Type:** The modest scale and straightforward design exemplify affordable housing built for industrial workers, essential to Village Industries community development.
5. **Retained Form and Design:** Despite material alterations, the side-gabled cottage form with centered entry projection remains intact and clearly identifiable.
6. **Historical Association:** The contemporaneous construction with plant opening creates direct association with the beginning of Ford's Village Industries program in Flat Rock.
7. **Period Evolution:** The picture window modification documents property evolution within the period of significance, reflecting typical residential modernization patterns in Village Industries communities.
8. **Setting and Context:** The property maintains its original location and relationship to the Wesley Street residential neighborhood, preserving the geographic context of initial Ford-era development.

Factors Supporting Contributing Status Despite Alterations:

- 1928 construction date exceptionally significant as contemporaneous with plant opening
- Side-gabled cottage form with centered entry projection remains clearly identifiable
- Building massing, scale, and overall composition unchanged
- Property represents critical transition moment in community history
- Modest residential character typical of working-class Village Industries housing maintained
- Picture window modification occurred within period of significance and documents typical residential evolution
- Retained integrity aspects (location, design, setting, feeling, association) sufficient for contributing status
- Historical associations with Village Industries inception outweigh material integrity concerns

Historical Significance Within District: This property's 1928 construction date makes it exceptionally valuable for understanding the Flat Rock Historical District's inception and initial transformation. Built the same year as the plant opening, the property demonstrates:

- Immediate residential response to Ford's industrial investment
- Beginning of community transformation from rural to industrial character
- Initial phase of Village Industries-era housing construction
- Transitional architecture of late 1920s period
- Affordable working-class housing types essential to decentralized manufacturing success
- Community growth patterns at the precise moment of Ford's arrival
- Physical evidence of Flat Rock's pivotal transition year

The 1928 date places this property at the absolute beginning of the district's period of significance, making it a key marker for understanding when and how the Village Industries program began reshaping the community. Properties from this inception year are particularly valuable for documenting the transition from pre-Ford to Ford-era Flat Rock.

Picture Window Bay - Period Modification Context: While the picture window with bay projection represents a fenestration alteration, this modification:

- Occurred within the 1920-1975 period of significance
- Reflects typical mid-20th century residential modernization trends
- Documents how Village Industries families improved homes during program's mature phase
- Represents economic stability that allowed home improvement investments
- Illustrates evolution of residential preferences from traditional to modern aesthetics
- Constitutes a layer of historical change that is itself part of the district's story

Such modifications are common in historic districts and, when occurring within the period of significance, can contribute to understanding property evolution and changing residential patterns over time.

Factors Limiting Individual Eligibility:

- Aluminum siding replacement diminishes material integrity
- Vinyl replacement windows alter original fenestration materials
- Picture window bay modification changes original facade composition
- Cumulative alterations would limit individual National Register eligibility under architectural criteria
- Property significance lies primarily in its contribution to district's documentation of Village Industries inception rather than individual architectural merit

District Context: As part of the Flat Rock Historical District, this property contributes crucial evidence of the 1928 inception year when Ford's Village Industries program began transforming the community. Together with other properties from this pivotal year, this residence illustrates the immediate residential development that occurred as Flat Rock transitioned from rural community to industrial center. The property represents the first wave of Village Industries-era housing and marks the beginning of sustained residential expansion that would continue throughout the district's period of significance.

The 1928 construction date makes this property an essential marker of the historical moment when Ford's decentralized manufacturing experiment began reshaping Flat Rock's residential character, community identity, and economic foundation.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0014_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28270 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0015_000 Lot #15 of Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098656		Long: -83.287310		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1954	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer with concrete block or painted trim	
Foundation Materials	Concrete block	
Window Materials	Aluminum (likely	
Window Type	Single-hung, jalousie windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1954-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Window replacements, possible exterior updates (dates unknown)		
Current/Common Name	28270 Wesley Ave. (North)					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28270 Wesley Avenue represents a characteristic example of early-to-mid 1950s ranch-style architecture that demonstrates the initial wave of post-World War II suburban development in Flat Rock during the community's transition from its industrial origins to a mature residential suburb. Constructed circa 1954, this single-story brick veneer dwelling exhibits the simplified ranch design principles and economical construction methods that made suburban homeownership accessible to working-class families during the post-war housing boom, reflecting the continued prosperity and residential expansion that followed Henry Ford's establishment of industrial facilities in the community.

The house embodies the fundamental characteristics of early ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and straightforward geometric composition that distinguished this housing type from earlier architectural traditions. The building features a hip roof configuration with moderate overhanging eaves that provide functional weather protection while creating the low, horizontal silhouette fundamental to ranch design. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the mid-1950s due to its proven durability and cost effectiveness for suburban construction.

The primary facade demonstrates the ranch style's characteristic emphasis on horizontal lines and simplified architectural composition that appealed to post-war suburban developers and homebuyers seeking modern, maintenance-efficient housing. The exterior walls are constructed primarily of brick veneer, providing both structural appearance and weather resistance while creating the substantial, permanent appearance preferred by middle-class homeowners. The brick appears to be a common red or brown variety typical of 1950s suburban construction, laid in standard running bond that emphasizes the building's horizontal orientation. Contrasting trim elements, possibly concrete block or painted masonry units, create visual variety while maintaining the clean, geometric aesthetic preferred during this period.

The fenestration pattern reflects the ranch style's emphasis on functional efficiency and horizontal composition, with windows arranged to provide adequate natural light while maintaining the building's emphasis on horizontal lines. The windows appear to include jalousie or louvered units, which were popular during the 1950s for their ability to provide ventilation control and privacy while maintaining the horizontal emphasis favored in ranch design. The windows appear to have been replaced with aluminum units, likely representing a modernization effort undertaken to improve energy efficiency and reduce maintenance requirements. While these replacements affect the property's material authenticity, the overall fenestration proportions and arrangement remain consistent with the original design intent.

The main entrance appears to be positioned asymmetrically within the facade composition, consistent with ranch design preferences for functional interior arrangements over formal symmetrical organization. The entry treatment appears to be relatively simple, reflecting the ranch style's emphasis on understated, functional design elements rather than the elaborate entrance treatments associated with earlier architectural periods. This approach to entry design demonstrates the post-war preference for informal, family-oriented living patterns over the more ceremonial domestic arrangements of earlier decades.

The building's relationship to its site follows the suburban pattern typical of the 1950s, with the house positioned to take advantage of lot orientation while maintaining the setback relationships and landscape integration preferred in suburban development. The property appears to lack a prominent attached garage, suggesting either a detached garage arrangement or possibly a carport configuration that was common in early suburban development before full garage integration became standard practice.

The property benefits from mature landscaping that includes established trees and shrubs that enhance the ranch style's integration with the suburban environment. The landscape setting, while somewhat obscured in the photograph, appears to follow the open suburban pattern typical of the period, with lawn areas and foundation plantings that create the residential atmosphere characteristic of 1950s suburban development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1961, Anthony Litwinski resided at 28220 N. Wesley.[1] In 1970, Anthony Litwinski resided at 28220 N. Wesley.[2]

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28270 Wesley Avenue is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the early phase of Flat Rock's residential expansion during the "Late" period of significance, and under **Criterion C** for its architectural significance as a representative example of early-to-mid 1950s ranch-style residential design that demonstrates the initial suburban development following the community's industrial establishment.

Historical Significance (Criterion A): This residence embodies the early phase of post-war suburban development in Flat Rock, representing the community's initial transition from its industrial origins to a residential suburb during the mid-1950s housing expansion. Built circa 1954, the house reflects the growing prosperity and residential opportunities that developed in Flat Rock as Henry Ford's industrial facilities and associated employment attracted working-class and middle-class families seeking modern suburban housing within commuting distance of Detroit's industrial centers. The property's construction coincides with the period when Flat Rock was evolving from a primarily industrial community to include substantial residential neighborhoods that accommodated both factory workers and their families seeking the suburban lifestyle that characterized post-war American aspirations. The dwelling thus contributes to the broader pattern of American suburbanization and represents the successful transformation of formerly industrial communities into integrated residential environments that characterized mid-20th century development throughout the Detroit metropolitan region.

Architectural Significance (Criterion C): The residence represents a characteristic example of early ranch-style architecture during its initial period of widespread adoption in southeastern Michigan. The building embodies the fundamental features of mid-1950s ranch design, including horizontal massing, hip roof configuration, brick veneer construction, simplified fenestration patterns, and emphasis on functional efficiency over decorative elaboration. The property demonstrates the architectural response to post-war housing needs, incorporating modern construction methods, economical material usage, and simplified design approaches that made suburban homeownership accessible to working-class families while providing the modern conveniences and maintenance efficiency desired by post-war suburban residents. The ranch style's popularity during this period reflects both the influence of modernist design principles and the successful adaptation of those principles to traditional American preferences for substantial construction and family-oriented living arrangements.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, though some alterations affect its material authenticity while preserving its overall character and design significance. **Location** integrity remains intact, as the building stands on its original site within the historic residential neighborhood. **Design** integrity is well-preserved, with the fundamental ranch architectural elements, massing relationships, and compositional principles remaining recognizable and coherent despite minor modifications. **Materials** integrity has been compromised by window replacements and possible exterior updates, though the primary brick veneer walls, roof configuration, and overall construction system remain substantially original. **Workmanship** integrity can be evaluated through examination of surviving original construction details, particularly the masonry work and roof structure. **Setting** integrity benefits from the residence's position within a cohesive mid-1950s suburban neighborhood that maintains its historical character and residential scale. **Feeling** integrity remains adequate due to the preservation of the ranch style's characteristic horizontal emphasis, suburban scale, and basic architectural vocabulary that convey the sense of 1950s suburban development. **Association** integrity connects the property to the post-war suburban development patterns that represent Flat Rock's community evolution during the Late period of significance.

Period of Significance: Circa 1954 represents both the construction date and the early phase of post-war suburban development that established the residential development patterns that would continue throughout Flat Rock's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. Despite alterations that affect material integrity, the residence meets National Register criteria for both historical association and architectural significance, retains sufficient integrity to convey its historical and architectural importance, and contributes meaningfully to the district's representation of early post-war suburban development patterns. The property should be considered a valuable component of the district's historical narrative, demonstrating the initial phase of residential expansion that established Flat Rock's transformation from an industrial community to a suburban residential area within the Detroit metropolitan region during the post-war era.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0015_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28316 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0017_000 Lot #17 of Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098208		Long: -83.287342		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1956	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete block/concrete slab	
Window Materials	Aluminum (likely replacement)	
Window Type	Single-hung, picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1956-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Window replacements (dates unknown)
Current/Common Name	28316 Wesley Ave. (North)			
Historic/Original Owner	Unknown			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28316 Wesley Avenue represents an exceptional example of mid-1950s ranch-style architecture that demonstrates the mature suburban development patterns and architectural sophistication that characterized Flat Rock's continued residential expansion during the post-war economic boom. Constructed circa 1956, this single-story brick veneer dwelling exhibits the refined ranch design principles and superior material quality that distinguished high-quality suburban construction during the style's peak popularity, reflecting the sustained prosperity and residential excellence that had developed in the community following Henry Ford's initial industrial establishment and the subsequent growth of the automotive industry in southeastern Michigan.

The house embodies the defining characteristics of mature ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and masterful integration of substantial materials that create a composition of exceptional architectural quality and enduring appeal. The building features a side-gabled roof configuration with moderate overhanging eaves that provide both functional weather protection and visual balance to the horizontal composition. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the mid-1950s due to its proven durability and cost effectiveness for quality suburban construction.

The primary facade demonstrates the ranch style's characteristic asymmetrical composition and sophisticated material treatment that distinguishes superior suburban construction of this period. The exterior walls employ high-quality red brick veneer as the dominant material, providing both structural appearance and weather resistance while creating the warm, substantial appearance that represented the pinnacle of middle-class suburban residential design during the mid-1950s. The brick appears to be of excellent quality with uniform coursing and well-executed mortar work that reflects the superior construction standards typical of better suburban developments during this prosperous period. The brick construction demonstrates the ranch style's successful adaptation to traditional Midwestern preferences for permanent, weather-resistant materials while maintaining the horizontal emphasis and geometric simplicity fundamental to modernist design principles.

The fenestration pattern emphasizes the horizontal orientation fundamental to ranch design, with a sophisticated arrangement of windows that includes both large picture windows and smaller units providing generous natural light while creating visual rhythm across the facade. The large picture window appears to dominate the main living area, reflecting the ranch style's emphasis on indoor-outdoor living and visual connection between interior and exterior spaces that had become central to suburban lifestyle preferences by the mid-1950s. The windows appear to have been replaced with aluminum units, representing a common modernization effort undertaken to improve energy efficiency and reduce maintenance requirements. While these replacements affect the property's material authenticity, the overall fenestration proportions and arrangement remain consistent with the original design intent and successfully maintain the building's mid-century architectural character.

The main entrance appears to be positioned asymmetrically within the facade composition and integrated into the overall architectural design rather than emphasized as a separate element, consistent with ranch style preferences for understated entries that prioritize architectural unity and functional efficiency over ceremonial importance. The entrance treatment reflects the mature ranch style's emphasis on compositional harmony and the successful integration of all architectural elements into a coherent design concept.

The building's relationship to its site demonstrates the ranch style's exceptional integration with suburban landscape design principles, with the low horizontal massing allowing the building to nestle comfortably within an outstanding mature landscape that includes substantial deciduous trees providing dramatic natural shading and seasonal interest. The landscape setting contributes exceptionally to the property's character, with the large trees creating a magnificent overhead canopy that enhances the ranch style's emphasis on integration with the natural environment. The presence of such substantial mature trees suggests original or very early landscaping that has reached full development, contributing significantly to both the property's individual character and the broader neighborhood setting that defines the historic district's residential ambiance.

The property appears to include carefully planned foundation plantings with evergreen shrubs that provide year-round visual interest and complement the building's horizontal lines while maintaining the open, uncluttered aesthetic preferred in ranch design. The overall landscape design follows the suburban pattern typical of the period while demonstrating exceptional maturity and maintenance that creates one of the most attractive residential settings in the survey area.

The overall composition demonstrates exceptional design quality, material selection, and landscape integration that places this property among the finest examples of mid-1950s ranch architecture in Flat Rock. The building's proportions, brick construction quality, and outstanding site development reflect the successful synthesis of modernist design principles with traditional Midwestern preferences for substantial construction and permanent materials, creating a residence that effectively represents the architectural and lifestyle aspirations of prosperous suburban families during the mid-1950s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1965, Gunter Frommann resided at 28316 N. Wesley.[1] In 1970, Gunter Frommann resided at 28316 N. Wesley.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

*The property at 28316 Wesley Avenue is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the full maturation of Flat Rock's residential character during the "Late" period of significance, and under **Criterion C** for its architectural significance as an outstanding example of mid-1950s ranch-style residential design that demonstrates the style's achievement of full architectural sophistication and superior material quality.*

***Historical Significance (Criterion A):** This residence embodies the mature phase of post-war suburban development in Flat Rock, representing the community's successful evolution into a sophisticated suburban municipality during the mid-1950s economic expansion. Built circa 1956, the house reflects the sustained prosperity of the automotive industry and the establishment of Flat Rock as a highly desirable residential community that attracted affluent middle-class families seeking superior suburban amenities and architectural quality within commuting distance of Detroit's industrial centers. The property's construction coincides with the period when Flat Rock had fully matured as a suburban community, offering residential options that competed with the finest suburban developments throughout southeastern Michigan. The exceptional quality of construction and materials, combined with the outstanding landscape development, suggests this property housed residents of substantial economic means, demonstrating the community's success in attracting diverse professional and managerial families drawn by both employment opportunities in the expanding automotive industry and the superior residential environment that Flat Rock had developed during its evolution from Henry Ford's original company town.*

***Architectural Significance (Criterion C):** The residence represents an outstanding and exceptionally well-preserved example of ranch-style architecture during its period of greatest popularity and architectural achievement in southeastern Michigan. The building embodies the characteristic features of mid-1950s ranch design at a superior level of execution, including masterful horizontal massing, high-quality brick veneer construction, refined proportional relationships, sophisticated fenestration arrangements, and exceptional integration with mature landscape design that collectively demonstrate the ranch style's evolution into a fully mature architectural expression. The property represents the successful culmination of the ranch style's development from its earlier, more simplified manifestations into an architectural approach capable of creating residences of exceptional quality, material sophistication, and lasting architectural significance. The building's design reflects the complete integration of modernist architectural principles with traditional American preferences for substantial construction and weather-resistant materials, creating an architectural synthesis that proved enormously influential in shaping high-quality suburban residential development throughout the Great Lakes region.*

***Integrity Assessment:** The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with minimal alterations that do not compromise its architectural significance or historical character. **Location** integrity remains intact, as the building stands on its original site within the established residential neighborhood. **Design** integrity is excellently preserved, with the fundamental ranch architectural elements, massing relationships, brick construction, and compositional principles remaining completely recognizable and uncompromised. **Materials** integrity has been affected only by window replacements, with the primary brick veneer walls, roof configuration, and overall construction system remaining substantially original and demonstrating exceptional preservation. **Workmanship** integrity can be evaluated through examination of surviving original construction details, particularly the superior masonry work and architectural proportions that demonstrate the high construction standards of the period. **Setting** integrity is outstanding, benefiting from the residence's position within a cohesive mid-1950s suburban neighborhood and the exceptional mature landscape that creates one of the most attractive residential environments in the survey area. **Feeling** integrity remains exceptionally strong due to the complete preservation of the ranch style's characteristic horizontal emphasis, superior material quality, suburban scale, and outstanding landscape relationship that effectively convey the sense of mid-1950s suburban prosperity and architectural excellence. **Association** integrity clearly connects the property to the post-war*

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-66) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

suburban development patterns that represent Flat Rock's successful community evolution and achievement of premier suburban status during the Late period of significance.

Period of Significance: *Circa 1956 represents both the construction date and the mature phase of post-war suburban development that demonstrated Flat Rock's evolution into a premier suburban community, placing the property firmly within the height of the district's Late period of significance (1922-1972).*

SHPO Compliance Recommendation: *This property is recommended as* ***highly eligible for inclusion*** *as a contributing resource to the Flat Rock Historical District. The residence meets National Register criteria for both historical association and architectural significance while retaining exceptional integrity that clearly conveys its historical and architectural importance. The property should be considered an outstanding component of the district's historical narrative, demonstrating the successful maturation of residential design evolution and community development that established Flat Rock.*

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0017_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28326 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0175_000 Lot 175 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098052		Long: -83.287316		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1954	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Hip Roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Stucco or painted masonry with trim	
Foundation Materials	Concrete block	
Window Materials	Vinyl (replacement)	
Window Type	Single-hung with shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1954-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Window replacements, exterior surface treatments			
Current/Common Name	28326 Wesley Ave. (North)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28326 Wesley Avenue represents a modified example of mid-1950s ranch-style architecture that demonstrates both the original suburban development patterns characteristic of Flat Rock's post-war expansion and the subsequent evolution of residential properties through exterior modifications and updating efforts. Constructed circa 1954, this single-story dwelling originally embodied the ranch design principles that made suburban homeownership accessible to middle-class families during the post-war housing boom, though subsequent alterations have modified its original material character while preserving its fundamental architectural form and residential function.

The house exhibits the defining characteristics of early-to-mid 1950s ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and straightforward geometric composition that distinguished this housing type from earlier architectural traditions. The building features a hip roof configuration with moderate overhanging eaves that provide functional weather protection while creating the horizontal silhouette fundamental to ranch design. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the mid-1950s due to its proven durability and cost effectiveness for suburban construction.

The primary facade demonstrates the ranch style's characteristic emphasis on horizontal lines and functional organization, though it has been modified through exterior surface treatments that appear to include stucco application or painted masonry surfaces with contrasting trim elements. These modifications create a uniform, maintenance-friendly exterior appearance while potentially covering original construction materials such as brick veneer or wood siding that would have been typical of 1950s ranch construction. The current exterior treatment provides weather protection and visual unity while altering the building's original material character and texture.

The fenestration pattern maintains the ranch style's emphasis on horizontal organization and generous natural light, with a large picture window dominating the main living area and smaller windows providing balanced illumination throughout the facade. The windows appear to have been replaced with vinyl units that include decorative shutters, representing modernization efforts undertaken to improve energy efficiency and enhance visual appeal. While these modifications affect the property's material authenticity, the overall window proportions and arrangement remain consistent with ranch design principles and maintain the building's mid-century residential character.

The main entrance appears to be positioned asymmetrically within the facade composition, consistent with ranch design preferences for functional interior arrangements over formal symmetrical organization. The entrance treatment appears to include updated elements that provide weather protection and residential character while maintaining the ranch style's emphasis on understated, functional design approaches.

The building's relationship to its site demonstrates the ranch style's integration with suburban landscape design, with the property benefiting from well-maintained landscaping that includes both mature trees and carefully planned foundation plantings. The landscape design appears to include formal planting beds with evergreen shrubs that create year-round visual interest and complement the building's horizontal lines. The presence of established trees provides natural shading and contributes to the mature residential character of the neighborhood.

The property includes a detached garage that appears to be either original to the construction period or an early addition, representing the transitional period when automotive accommodation was evolving from detached structures toward the integrated garage arrangements that would become standard in later ranch construction. The garage maintains the residential scale and materials appropriate to the property's character.

While the exterior modifications have altered some aspects of the building's original material character, the fundamental ranch design elements remain recognizable, including the horizontal massing, hip roof configuration, suburban siting, and emphasis on functional efficiency that characterized mid-1950s suburban residential development. The property continues to demonstrate the residential development patterns that supported Flat Rock's transformation during the post-war period.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1961, Mrs. Claudia Tussey resided at 28326 North Wesley.[1] In 1970, Mrs. Claudia Tussey resided at 28326 North Wesley.[2]

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28326 Wesley Avenue is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the early maturation phase of Flat Rock's residential character during the "Late" period of significance, despite exterior modifications that have altered some aspects of its original architectural character.

Historical Significance (Criterion A): This residence embodies the mature phase of early post-war suburban development in Flat Rock, representing the community's continued evolution from its industrial origins to include substantial residential neighborhoods during the mid-1950s housing expansion. Built circa 1954, the house reflects the growing prosperity and residential sophistication that had developed in Flat Rock as Henry Ford's industrial facilities and associated employment continued to attract middle-class families seeking modern suburban housing within commuting distance of Detroit's industrial centers. The property's construction coincides with the period when Flat Rock was successfully developing the residential infrastructure necessary to support its established workforce while attracting new residents drawn by the community's suburban amenities and industrial employment opportunities. The dwelling thus contributes to the broader pattern of American suburbanization and represents the successful integration of residential and industrial development that characterized Flat Rock's community evolution during the post-war economic expansion.

Architectural Context: Originally, this residence would have represented the refined ranch design approaches that characterized mid-1950s suburban construction, incorporating the horizontal massing, functional efficiency, and modernist influences that had become standard features of suburban residential development. The basic ranch form, hip roof configuration, and suburban siting continue to demonstrate the architectural response to post-war lifestyle preferences and construction practices, even though specific material details and surface treatments have been modified subsequent to the original construction period.

Integrity Assessment: The property retains integrity in several important aspects while experiencing modifications in others that reflect the natural evolution of residential properties over time. **Location** integrity remains intact, as the building stands on its original site within the historic residential neighborhood. **Design** integrity is substantially preserved, with the fundamental ranch architectural elements, massing relationships, and compositional principles remaining recognizable and coherent despite surface modifications. **Materials** integrity has been affected by exterior surface treatments and window replacements, though the overall construction system and roof configuration appear to remain substantially intact. **Workmanship** integrity reflects both original construction methods and subsequent modification efforts that demonstrate different approaches and time periods. **Setting** integrity benefits from the residence's position within a cohesive mid-1950s suburban neighborhood that maintains its historical character and mature landscape features. **Feeling** integrity remains adequate due to the preservation of the ranch style's fundamental design characteristics, suburban scale, and landscape integration that continue to convey the sense of mid-century suburban residential development. **Association** integrity connects the property to the post-war suburban development patterns that represent Flat Rock's successful community evolution during the Late period of significance.

Contributing Recommendation Rationale: While this property has experienced exterior modifications that affect some aspects of its material authenticity, it retains sufficient architectural integrity and historical associations to contribute meaningfully to the district's representation of mid-1950s suburban development. The basic ranch design elements remain clearly recognizable, the construction period falls squarely within the district's period of significance, and the property continues to demonstrate the residential development patterns that characterized Flat Rock's maturation as a suburban community. The modifications, while affecting surface materials, do not eliminate the building's ability to contribute to the overall historical narrative and architectural character of the district.

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. While exterior modifications have altered some original material characteristics, the residence maintains sufficient historical associations and architectural integrity to contribute to the district's comprehensive representation of mid-20th century suburban development patterns. The property should be considered a contributing component of the district's historical narrative, demonstrating both the original residential expansion that supported Flat Rock's community development and the natural evolution of suburban properties in response to changing maintenance needs and aesthetic preferences.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0175_000 Lot 175 in Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28338 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0176_300 Lot 176 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097791		Long: -83.287335		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1953
Architectural Style	Contemporary/Neo-Traditional
Building Form	2-Story rectilinear building
Roof Form	Side-gabled with dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block/poured concrete
Window Materials	Vinyl
Window Type	Double-hung with shutters
Outbuildings	Yes ☒ No ☐
Number/Type:	Attached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A					
Period(s) of Significance	N/A					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☐	Association ☐
General Integrity: N/A	Intact ☐	Altered ☐	Moved ☐	Date(s):		
Historic Name	N/A					
Current/Common Name	28338 Wesley Ave. (North)					
Historic/Original Owner	N/A					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28338 Wesley Avenue represents contemporary residential construction that post-dates the period of significance established for the Flat Rock Historical District. Constructed circa 1985, this two-story dwelling reflects late 20th-century suburban development patterns and architectural preferences that differ substantially from the mid-20th century ranch and traditional style architecture that characterizes the district's historic residential development.

The house exhibits characteristics of contemporary suburban construction, with a two-story side-gabled configuration that references traditional American residential forms while incorporating modern construction methods and materials. The building features a side-gabled roof with dormer windows that create additional interior space and visual interest, representing a design approach that became popular during the 1980s suburban development boom as builders sought to maximize interior space while maintaining residential scale and neighborhood compatibility.

The primary facade demonstrates contemporary suburban design preferences, with vinyl siding as the dominant exterior material providing low-maintenance weather protection and uniform appearance. The use of vinyl siding reflects the construction practices and material preferences that became standard during the 1980s, when synthetic materials were increasingly favored for their durability and reduced maintenance requirements over traditional materials like wood clapboard or brick veneer that characterized earlier construction periods.

The fenestration pattern includes double-hung windows with decorative shutters that reference traditional residential design elements while utilizing contemporary materials and construction methods. The windows appear to be vinyl units that provide energy efficiency and maintenance benefits, while the shutters add visual interest and residential character consistent with suburban design preferences of the 1980s.

The building includes an attached garage that demonstrates the complete integration of automobile accommodation into residential design that had become standard practice by the 1980s. The garage configuration reflects the suburban lifestyle patterns and automotive dependency that characterized late 20th-century residential development.

The property's siting and landscape design follow contemporary suburban patterns, with the building positioned to accommodate modern lot configurations and setback requirements while maintaining compatibility with the surrounding neighborhood's residential character. The landscape includes both mature trees that may predate the current construction and more recent plantings that complement the building's contemporary design.

While this residence represents quality contemporary construction and contributes to the neighborhood's current residential character, it falls outside the period of significance (1922-1972) established for the Flat Rock Historical District and therefore does not contribute to the district's historical or architectural significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

Roy C. Doty resided at 28338 N. Wesley from 1953 through 1957.[1] In 1961, Roy C. Doty was living at 28338 N. Wesley.[2] Thomas K. and Sandra L. Saville resided at 28338 N. Wesley from 1989 through 2000.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. <u>This is required for all properties</u>.

The property at 28338 Wesley Avenue is recommended as a **non-contributing resource** to the proposed Flat Rock Historical District due to its construction date falling outside the established period of significance, despite its location within the district boundaries and its contribution to the neighborhood's current residential character.

Construction Date Analysis: This residence was constructed circa 1985, approximately thirteen years after the end of the district's established period of significance (1922-1972). The building therefore represents post-historic construction that

[1] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; **<u>ALSO,</u>** Michigan Bell Telephone Company, Wyandotte Telephone Directory Followed by Flat Rock, New Boston, Rockwood and Romulus (Trenton, Mich: Michigan Bell Telephone Company, **October 1957**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 45, for Ford Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

occurred subsequent to the period during which Flat Rock developed its historically significant community character and architectural landscape. While the property demonstrates quality construction and appropriate residential design for its construction period, it does not contribute to the historical narrative or architectural development patterns that define the district's significance.

Architectural Context: The building's design reflects late 20th-century suburban residential architecture that differs substantially from the ranch, Colonial Revival, and other mid-20th century architectural styles that characterize the district's contributing resources. The use of contemporary materials, construction methods, and design approaches places this property outside the architectural development patterns that give the district its historical and architectural significance.

District Relationship: While this property is appropriately designed for its suburban context and maintains compatibility with the neighborhood's residential scale and character, its construction date places it outside the historical development period that the district is intended to preserve and interpret. The building represents the continued evolution of the neighborhood subsequent to the period of historical significance rather than contributing to the understanding of the community's historic development patterns.

Non-Contributing Status Rationale: The fifty-year threshold commonly used in historic preservation recognizes that sufficient time must pass for historical perspective and significance to be properly evaluated. This property, constructed in 1985, has not yet reached the age typically required for historical significance evaluation, and more importantly, it falls outside the specific period during which Flat Rock developed the community character and architectural landscape that justify historic district designation.

SHPO Compliance Recommendation: This property is recommended as **non-contributing** to the Flat Rock Historical District based solely on its construction date falling outside the established period of significance. The building should be included within the district boundaries as it occupies a parcel that contributes to the geographic integrity and neighborhood context of the historic area, but it does not contribute to the district's historical significance or architectural character. This classification is standard practice for properties constructed subsequent to the period of significance and does not reflect any judgment about the building's quality or appropriateness to its setting.

Future Consideration: Should the district's period of significance be amended in the future to include later periods of development, or should this property reach the age typically required for historical evaluation, its contributing status could be reconsidered based on its architectural merit and historical associations at that time.

Areas of Significance: [Not applicable - post-historic construction]

Level of Significance: [Not applicable]

Contributing Status: Non-Contributing Resource to Historic District (Post-Historic Construction)

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28410 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0177_300 Lot 177 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097512		Long: -83.287328		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1958
Architectural Style	Ranch/Mid-Century Modern
Building Form	1-Story rectilinear building
Roof Form	Hip roof with broad eaves
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer
Foundation Materials	Concrete slab/concrete block
Window Materials	Aluminum (likely replacement)
Window Type	Single-hung, picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1958-1975 (Late Period of Significance)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):

Current/Common Name	28410 Wesley Ave. (North)
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28410 Wesley Avenue represents an outstanding example of late 1950s ranch-style architecture that demonstrates the full maturation and sophisticated material integration characteristic of high-quality suburban residential design during Flat Rock's continued post-war development. Constructed circa 1958, this single-story dwelling exhibits the refined ranch design principles and enhanced architectural sophistication that distinguished superior suburban construction during the style's peak period, reflecting the sustained prosperity and residential excellence that had developed in the community following Henry Ford's initial industrial establishment and the subsequent growth of automotive industry employment in the region.

The house embodies the defining characteristics of mature ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and masterful integration of varied materials that create a composition of exceptional architectural interest and visual sophistication. The building features a hip roof configuration with broad overhanging eaves that provide both functional weather protection and dramatic visual emphasis through deep shadow lines that enhance the building's three-dimensional character and architectural presence. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the late 1950s due to its proven durability and cost effectiveness.

The primary facade demonstrates the ranch style's most sophisticated approach to material combination and architectural composition, employing a striking integration of brick veneer and horizontal siding that creates visual variety while maintaining the building's fundamental horizontal emphasis. The brick veneer, appearing in a rich red or brown color, provides structural appearance and weather resistance for portions of the facade, while horizontal siding creates textural contrast and emphasizes the building's linear character. This mixed-material approach represents the architectural refinement that characterized suburban development as the ranch style evolved beyond its earliest, more simplified manifestations into a fully mature architectural expression capable of creating residences of exceptional quality and lasting appeal.

The fenestration pattern emphasizes the horizontal orientation fundamental to ranch design, with a sophisticated arrangement of large picture windows and smaller units that provide generous natural light while creating rhythmic visual interest across the facade. The large picture windows demonstrate the ranch style's commitment to indoor-outdoor living and visual connection between interior and exterior spaces, while their horizontal proportions reinforce the building's overall linear emphasis. The windows appear to have been replaced with aluminum units, representing a common modernization effort undertaken to improve energy efficiency and reduce maintenance requirements. While these replacements affect the property's material authenticity, the overall fenestration proportions and arrangement remain consistent with the original design intent and successfully maintain the building's mid-century character.

The main entrance appears to be integrated into the overall facade composition rather than emphasized as a separate architectural element, consistent with ranch style preferences for understated entries that prioritize architectural unity over ceremonial importance. The entrance treatment reflects the mature ranch style's emphasis on compositional harmony and the subordination of individual elements to the overall design concept.

The building's sophisticated material combination extends beyond mere visual variety to demonstrate the ranch style's successful integration of modernist design principles with traditional construction methods and regional preferences. The brick veneer provides the substantial, permanent appearance favored by middle-class homeowners, while the horizontal siding adds textural interest and reinforces the modernist emphasis on honest expression of materials and construction methods. This combination reflects the successful synthesis of contemporary architectural theory with practical suburban requirements that characterized the best ranch architecture of the late 1950s.

The property benefits from exceptional landscape integration, with mature deciduous trees that provide natural shading and create a dramatic overhead canopy that enhances the ranch style's emphasis on integration with the natural environment. The landscape setting contributes significantly to the property's character, with well-established plantings and open lawn areas that create the mature suburban atmosphere characteristic of successful late 1950s residential development. The presence of substantial trees suggests original or early landscaping that has reached full development, contributing to both the property's individual character and the broader neighborhood setting.

The overall composition demonstrates exceptional design quality and architectural sophistication that places this property among the finest examples of late 1950s ranch architecture in the survey area. The building's proportions, material combinations, and landscape integration reflect the successful culmination of ranch style development and represent the architectural aspirations of prosperous suburban families during the late 1950s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1965, Albert Schoen resided at 28410 North Wesley.[1] In 1970, Albert Schoen resided at 28410 North Wesley.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28410 Wesley Avenue is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the culmination and maturation of Flat Rock's residential character during the "Late" period of significance, and under **Criterion C** for its architectural significance as an exceptional example of late 1950s ranch-style residential design that demonstrates the style's achievement of full architectural sophistication and material integration.

Historical Significance (Criterion A): This residence embodies the culminating phase of post-war suburban development in Flat Rock, representing the community's successful achievement of status as a premier suburban municipality during the late 1950s economic expansion. Built circa 1958, the house reflects the sustained prosperity of the automotive industry and the establishment of Flat Rock as one of the most desirable residential communities in the Detroit metropolitan area, attracting affluent families seeking the highest quality suburban amenities and architectural distinction. The property's construction coincides with the period when Flat Rock had fully matured as a suburban community, offering residential options that rivaled the finest suburban developments throughout southeastern Michigan. The sophisticated material combinations and architectural quality suggest this property housed residents of substantial economic means, demonstrating the community's success in attracting diverse professional and managerial families drawn by both employment opportunities in the expanding automotive industry and the superior residential environment that Flat Rock had developed.

Architectural Significance (Criterion C): The residence represents an exceptional and highly sophisticated example of ranch-style architecture during its period of greatest popularity and architectural achievement in southeastern Michigan. The building embodies the characteristic features of late 1950s ranch design at its highest level of development, including masterful horizontal massing, sophisticated material integration combining brick veneer and horizontal siding, refined proportional relationships, and seamless landscape integration that collectively demonstrate the ranch style's evolution into a fully mature architectural expression. The property represents the successful culmination of the ranch style's development from its earlier manifestations into an architectural approach capable of creating residences of exceptional quality, material sophistication, and lasting architectural significance. The building's design reflects the complete integration of modernist architectural principles with traditional American preferences for substantial construction and weather-resistant materials, creating an architectural synthesis that proved enormously influential in shaping high-quality suburban residential development throughout the Great Lakes region.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with minimal alterations that do not compromise its architectural significance or historical character. **Location** integrity remains intact, as the building stands on its original site within the established residential neighborhood. **Design** integrity is excellently preserved, with the fundamental ranch architectural elements, material combinations, massing relationships, and compositional principles remaining completely recognizable and uncompromised. **Materials** integrity has been affected only by window replacements, with the distinctive brick veneer and horizontal siding combination, roof configuration, and overall construction system remaining substantially original and demonstrating exceptional preservation. **Workmanship** integrity can be evaluated through examination of surviving original construction details, particularly the superior masonry work, siding installation, and architectural integration of varied materials that demonstrate the high construction standards of the period. **Setting** integrity is outstanding, benefiting from the residence's position within a cohesive late 1950s suburban neighborhood that maintains its historical character and exceptional mature landscape features. **Feeling** integrity remains exceptionally strong due to the complete preservation of the ranch style's characteristic horizontal emphasis, material sophistication, suburban scale, and landscape relationship that effectively convey the sense of late 1950s suburban prosperity and architectural achievement. **Association** integrity clearly connects

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1966-66) p. 56, for Wesleyin Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

the property to the post-war suburban development patterns that represent Flat Rock's successful community evolution and achievement of premier suburban status during the Late period of significance.

Period of Significance: Circa 1958 represents both the construction date and the culminating phase of post-war suburban development that demonstrated Flat Rock's achievement of status as a premier suburban community, placing the property at the height of the district's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as **highly eligible for inclusion** as a contributing resource to the Flat Rock Historical District. The residence meets National Register criteria for both historical association and architectural significance while retaining exceptional integrity that clearly conveys its historical and architectural importance. The property should be considered an outstanding component of the district's historical narrative, demonstrating the successful culmination of residential design evolution and community development that established Flat Rock as one of the premier suburban communities within the Detroit metropolitan region during the post-war era.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0177_300 Lot 177 in Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28416 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0178_000 Lot 178 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097360	Long: -83.287268			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1952	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding (over original materials)	
Foundation Materials	Concrete block	
Window Materials	Vinyl (replacement)	
Window Type	Single-hung with shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1952-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Extensive deck addition, siding replacement, window		
Current/Common Name	28416 Wesley Ave. (North)					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28416 Wesley Avenue represents a substantially modified example of early 1950s ranch-style architecture that originally reflected the post-World War II suburban development patterns characteristic of Flat Rock's residential expansion, though extensive alterations have significantly transformed its architectural character and historical authenticity. Constructed circa 1952, this single-story dwelling would have initially embodied the simplified ranch design principles that made suburban homeownership accessible to middle-class families during the post-war housing boom, but subsequent modifications have altered its ability to clearly represent the design characteristics and aesthetic qualities of its construction period.

The house retains the basic characteristics of early ranch-style architecture in its fundamental form and massing, with its horizontal emphasis, low-profile configuration, and straightforward geometric composition that distinguished this housing type from earlier architectural traditions. The building features a hip roof configuration that maintains the horizontal silhouette fundamental to ranch design, though the roof appears to have been reroofed with contemporary materials that may differ from the original construction specifications.

The primary facade has been substantially altered through multiple modifications that collectively transform the building's original architectural character. The most significant alteration is the addition of an extensive wooden deck or porch structure that spans much of the front facade and extends significantly beyond the original building footprint. This deck addition, while providing enhanced outdoor living space and functional benefits, represents a major departure from the original ranch design principles that emphasized understated entries, direct integration between interior and exterior spaces, and minimal intermediate structures between the building and its landscape setting.

The exterior walls have been completely covered with vinyl siding that has eliminated the original wall materials and their associated architectural details, texture, and visual character. This alteration represents one of the most significant modifications to the building's historical authenticity, as the vinyl siding installation has removed important evidence of the original construction methods, material choices, and design aesthetic that would have characterized the property during its 1952 construction period. The vinyl siding, while providing maintenance advantages and weather protection, has fundamentally altered the building's material character and architectural expression.

The fenestration pattern has been extensively modified through the installation of replacement windows that appear to be vinyl units with added decorative shutters. These windows and shutters differ significantly in material character, proportional relationships, and stylistic approach from the windows that would have been original to the building's early 1950s construction. The addition of decorative shutters represents a stylistic choice that is inconsistent with the simplified, modernist-influenced aesthetic that characterized authentic ranch design, creating a visual appearance that conflicts with the architectural principles of the original style period.

The deck addition features extensive railings and appears to include multiple levels or sections that create a complex outdoor living structure. While this addition provides valuable functional space and demonstrates the homeowners' investment in the property, it significantly alters the building's relationship to its site and eliminates the direct, unmediated connection between interior and exterior spaces that was fundamental to ranch design philosophy.

The building's siting and relationship to the surrounding landscape maintain some characteristics of 1950s suburban development, with the property benefiting from mature trees that provide natural shading and contribute to the established residential character of the neighborhood. However, the extensive modifications to the building itself limit its ability to contribute meaningfully to the overall historical character and architectural cohesion of the surrounding area.

The cumulative effect of these alterations has fundamentally transformed the property's architectural character and significantly compromised its ability to represent the design principles, construction methods, and aesthetic qualities of early 1950s ranch architecture. While the basic form and siting relationships remain somewhat recognizable, the replacement of original materials and the addition of incompatible elements have altered the building's character to a degree that substantially diminishes its historical authenticity and architectural integrity.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1970, Donald A. Lizyness resided at 28416 North Wesley.[1]

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residence at 28416 Wesley Avenue represents a substantially modified example of early 1950s ranch-style architecture that originally reflected the post-World War II suburban development patterns characteristic of Flat Rock's residential expansion, though extensive alterations have significantly transformed its architectural character and historical authenticity. Constructed circa 1952, this single-story dwelling would have initially embodied the simplified ranch design principles that made suburban homeownership accessible to middle-class families during the post-war housing boom, but subsequent modifications have altered its ability to clearly represent the design characteristics and aesthetic qualities of its construction period.

The house retains the basic characteristics of early ranch-style architecture in its fundamental form and massing, with its horizontal emphasis, low-profile configuration, and straightforward geometric composition that distinguished this housing type from earlier architectural traditions. The building features a hip roof configuration that maintains the horizontal silhouette fundamental to ranch design, though the roof appears to have been reroofed with contemporary materials that may differ from the original construction specifications.

The primary facade has been substantially altered through multiple modifications that collectively transform the building's original architectural character. The most significant alteration is the addition of an extensive wooden deck or porch structure that spans much of the front facade and extends significantly beyond the original building footprint. This deck addition, while providing enhanced outdoor living space and functional benefits, represents a major departure from the original ranch design principles that emphasized understated entries, direct integration between interior and exterior spaces, and minimal intermediate structures between the building and its landscape setting.

The exterior walls have been completely covered with vinyl siding that has eliminated the original wall materials and their associated architectural details, texture, and visual character. This alteration represents one of the most significant modifications to the building's historical authenticity, as the vinyl siding installation has removed important evidence of the original construction methods, material choices, and design aesthetic that would have characterized the property during its 1952 construction period. The vinyl siding, while providing maintenance advantages and weather protection, has fundamentally altered the building's material character and architectural expression.

The fenestration pattern has been extensively modified through the installation of replacement windows that appear to be vinyl units with added decorative shutters. These windows and shutters differ significantly in material character, proportional relationships, and stylistic approach from the windows that would have been original to the building's early 1950s construction. The addition of decorative shutters represents a stylistic choice that is inconsistent with the simplified, modernist-influenced aesthetic that characterized authentic ranch design, creating a visual appearance that conflicts with the architectural principles of the original style period.

The deck addition features extensive railings and appears to include multiple levels or sections that create a complex outdoor living structure. While this addition provides valuable functional space and demonstrates the homeowners' investment in the property, it significantly alters the building's relationship to its site and eliminates the direct, unmediated connection between interior and exterior spaces that was fundamental to ranch design philosophy.

The building's siting and relationship to the surrounding landscape maintain some characteristics of 1950s suburban development, with the property benefiting from mature trees that provide natural shading and contribute to the established residential character of the neighborhood. However, the extensive modifications to the building itself limit its ability to contribute meaningfully to the overall historical character and architectural cohesion of the surrounding area.

The cumulative effect of these alterations has fundamentally transformed the property's architectural character and significantly compromised its ability to represent the design principles, construction methods, and aesthetic qualities of early 1950s ranch architecture. While the basic form and siting relationships remain somewhat recognizable, the replacement of original materials and the addition of incompatible elements have altered the building's character to a degree that substantially diminishes its historical authenticity and architectural integrity.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0178_000 Lot 178 in Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28426 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0179_000 Lot 179 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097152	Long: -83.287286			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1953	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete block	
Window Materials	Vinyl (replacement)	
Window Type	Single-hung, picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1953-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☐	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	28426 Wesley Ave. (North)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28426 Wesley Avenue represents a modified example of early-to-mid 1950s ranch-style architecture that demonstrates both the original suburban development patterns characteristic of Flat Rock's post-war expansion and the subsequent evolution of residential properties through homeowner modifications and modernization efforts. Constructed circa 1953, this single-story dwelling originally embodied the simplified ranch design principles that made suburban homeownership accessible to middle-class families during the post-war housing boom, though subsequent alterations have modified its original architectural character while maintaining its fundamental form and residential function.

The house exhibits the basic characteristics of early ranch-style architecture, with its horizontal emphasis, low-profile massing, and straightforward geometric composition that distinguished this housing type from earlier architectural traditions. The building features a hip roof configuration with moderate overhanging eaves that provide functional weather protection while creating the horizontal silhouette fundamental to ranch design. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the mid-1950s due to its proven durability and cost effectiveness for suburban construction.

The primary facade demonstrates the ranch style's characteristic emphasis on horizontal lines and functional organization, though it has been significantly modified through the addition of a front porch that alters the building's original relationship to its site and entrance sequence. The porch addition, while providing enhanced outdoor living space and weather protection, represents a substantial departure from the original ranch design, which typically emphasized understated entries and direct integration between interior and exterior spaces without intermediate porch elements. This modification reflects changing homeowner preferences and lifestyle needs that evolved subsequent to the building's original construction.

The exterior walls appear to be vinyl over original wood siding providing both weather protection and a clean, maintenance-friendly appearance. The siding may represent either original construction materials or replacement materials installed during subsequent renovation efforts. The painted finish creates a uniform appearance that maintains the building's geometric simplicity while potentially obscuring original material characteristics and construction details.

The fenestration pattern has been modified through the installation of replacement windows that appear to be vinyl units of contemporary manufacture. These windows differ in material character and possibly in proportional relationships from the windows that would have been original to the building's 1953 construction period. The current window configuration includes what appears to be a large picture window that maintains the ranch style's emphasis on generous natural light and visual connection between interior and exterior spaces, though the specific details and framing materials represent contemporary replacements rather than period-appropriate elements.

The front porch addition features white railings and appears to span a significant portion of the front facade, creating a covered outdoor space that provides both functional benefits and architectural emphasis. While this addition enhances the building's residential character and provides valuable outdoor living space, it represents a substantial alteration to the original ranch design that emphasized minimal ornamentation and direct, unmediated relationships between interior and exterior spaces.

The building's relationship to its site demonstrates the ranch style's integration with suburban landscape design, with the property benefiting from mature trees that provide natural shading and contribute to the established residential character of the neighborhood. The large deciduous trees visible in the photograph create a dramatic canopy that enhances the property's visual appeal while demonstrating the long-term development of the suburban landscape.

The cumulative effect of the alterations, while providing functional benefits and maintaining the building's residential character, has modified the property's original architectural integrity and its ability to clearly represent the design principles and aesthetic characteristics of early 1950s ranch construction. However, the basic form, massing, and siting relationships remain recognizable as ranch architecture, and the property continues to contribute to the overall character of the mid-century suburban neighborhood.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1961, John M. Barnes resided at 28426 North Wesley.[1] In 1970, John M. Barnes resided at 28426 North Wesley.[2] In 1974, John M. Barnes resided at 28426 North Wesley.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28426 Wesley Avenue is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the early phase of Flat Rock's residential expansion during the "Late" period of significance, despite alterations that have modified its architectural character while preserving its essential historical associations and neighborhood context.

Historical Significance (Criterion A): This residence embodies the early phase of post-war suburban development in Flat Rock, representing the community's initial transformation from its industrial origins to include substantial residential neighborhoods during the early-to-mid 1950s housing expansion. Built circa 1953, the house reflects the growing prosperity and residential opportunities that developed in Flat Rock as Henry Ford's industrial facilities and associated employment attracted middle-class families seeking modern suburban housing within commuting distance of Detroit's industrial centers. The property's construction coincides with the period when Flat Rock was rapidly developing the residential infrastructure necessary to support its expanding workforce, demonstrating the successful integration of industrial development with residential community growth that characterized many Detroit-area communities during the post-war economic boom. The dwelling thus contributes to the broader pattern of American suburbanization and represents the successful transformation of formerly rural communities into integrated residential-industrial environments that characterized mid-20th century development throughout the Detroit metropolitan region.

Architectural Context: Originally, this residence would have represented the simplified ranch design approaches that characterized early 1950s suburban construction, incorporating the horizontal massing, functional efficiency, and modernist influences that appealed to post-war suburban developers and homebuyers. The basic ranch form, hip roof configuration, and suburban siting demonstrate the architectural response to post-war housing needs and lifestyle preferences, even though subsequent modifications have altered specific design details and added elements not consistent with the original ranch aesthetic.

Integrity Assessment: The property retains integrity in some aspects while experiencing compromise in others due to alterations that reflect the natural evolution of residential properties over time. **Location** integrity remains intact, as the building stands on its original site within the historic residential neighborhood. **Design** integrity has been compromised by the front porch addition and other modifications, though the basic ranch form and massing relationships remain recognizable. **Materials** integrity has been affected by window replacements and possible siding modifications, though the overall construction system appears to remain substantially intact. **Workmanship** integrity reflects both original construction and subsequent modifications that demonstrate different construction periods and approaches. **Setting** integrity benefits from the residence's position within a cohesive mid-1950s suburban neighborhood that maintains its historical character and mature landscape features. **Feeling** integrity has been somewhat diminished by alterations that have modified the building's original ranch character, though it continues to convey a sense of mid-century suburban residential development. **Association** integrity connects the property to the post-war suburban development patterns that represent Flat Rock's community evolution during the Late period of significance.

Contributing Recommendation Rationale: While this property has experienced alterations that affect its architectural integrity, it retains sufficient historical associations and neighborhood context to contribute meaningfully to the district's representation of early post-war suburban development. The basic ranch form remains recognizable, the construction period falls within the district's period of significance, and the property continues to demonstrate the residential development patterns that characterized Flat Rock's transformation during the 1950s. The alterations, while affecting architectural authenticity, represent the natural evolution of residential properties and do not eliminate the building's ability to contribute to the overall historical narrative of the district.

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. While alterations have modified the building's original architectural character, the residence

[1] Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 52, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

maintains sufficient historical associations and contextual significance to contribute to the district's comprehensive representation of mid-20th century suburban development patterns. The property should be considered a contributing component of the district's historical narrative, demonstrating both the original residential expansion that supported Flat Rock's industrial development and the subsequent evolution of suburban properties in response to changing homeowner needs and preferences.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0179_000 Lot 179 in Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28446 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0181_000 Lot 181 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096947		Long: -83.287277		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1957
Architectural Style	Ranch/Mid-Century Modern
Building Form	1-Story rectilinear building
Roof Form	Hip roof with broad eaves
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer with painted trim
Foundation Materials	Concrete slab/concrete block
Window Materials	Aluminum (likely replacement)
Window Type	Single-hung, picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	Attached garage (not visible from this angle)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1957-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Window replacements (dates unknown)

Current/Common Name	28446 Wesley Ave. (North)
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28446 Wesley Avenue represents an excellent example of late 1950s ranch-style architecture that demonstrates the full maturation and architectural sophistication of suburban residential design during Flat Rock's continued post-war development. Constructed circa 1957, this single-story brick veneer dwelling exhibits the refined ranch design principles and enhanced material quality that characterized high-quality suburban construction during the style's peak period, reflecting the sustained prosperity and residential sophistication that had developed in the community following Henry Ford's initial industrial establishment and the subsequent growth of the automotive industry in the region.

The house embodies the defining characteristics of mature ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and masterful integration of materials and architectural elements that create a composition of exceptional quality and visual appeal. The building features a hip roof configuration with broad overhanging eaves that provide both functional weather protection and visual balance to the horizontal composition while creating deep shadow lines that enhance the building's three-dimensional character. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the late 1950s due to its proven durability and cost effectiveness.

The primary facade demonstrates the ranch style's characteristic asymmetrical composition and sophisticated material treatment that distinguishes superior suburban construction of this period. The exterior walls employ high-quality brick veneer as the dominant material, providing both structural appearance and weather resistance while creating the warm, substantial appearance that represented the epitome of middle-class suburban aspirations during the late 1950s. The brick appears to be a rich brown or red variety with excellent coursing and mortar work that reflects the quality construction standards typical of better suburban developments during this prosperous period. Light-colored painted trim elements create crisp contrast against the brick walls and emphasize the building's clean, geometric lines consistent with modernist design influences that had become fully integrated into suburban residential architecture by this time.

The fenestration pattern emphasizes the horizontal orientation fundamental to ranch design, with a sophisticated combination of large picture windows and smaller units that provide generous natural light while creating visual rhythm and architectural interest across the facade. The large picture window dominates the main living area, reflecting the ranch style's emphasis on indoor-outdoor living and visual connection between interior and exterior spaces that had become fundamental to suburban lifestyle preferences. The windows appear to have been replaced with aluminum units, representing a common modernization effort undertaken to improve energy efficiency and reduce maintenance requirements. While these replacements affect the property's material authenticity, the overall fenestration proportions and arrangement remain consistent with the original design intent and successfully maintain the building's mid-century character.

The main entrance is positioned asymmetrically within the facade composition and appears to be integrated into the overall architectural design rather than emphasized as a separate element, consistent with ranch style preferences for understated entries that prioritize functional efficiency over ceremonial importance. The entrance treatment reflects the mature ranch style's emphasis on architectural unity and the subordination of individual elements to the overall compositional harmony.

The building's relationship to its site demonstrates the ranch style's successful integration with suburban landscape design principles, with the low horizontal massing allowing the building to nestle comfortably within the mature landscaping that includes substantial deciduous trees providing natural shading and seasonal interest. The landscape setting contributes significantly to the property's character, with well-established plantings that create the mature suburban atmosphere characteristic of successful late 1950s residential development. The presence of large trees suggests original or early landscaping that has reached full development, contributing to both the property's individual character and the broader neighborhood setting.

The overall composition demonstrates exceptional design quality and material selection that places this property among the finest examples of late 1950s ranch architecture in the survey area. The building's proportions, material combinations, and landscape integration reflect the successful synthesis of modernist design principles with traditional Midwestern preferences for substantial construction and weather-resistant materials, creating a residence that effectively represents the architectural and lifestyle aspirations of prosperous suburban families during the late 1950s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1961, David O. Fleming resided at 28446 North Wesley.[1] In 1970, David O. Fleming resided at 28446 North Wesley.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28446 Wesley Avenue is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the full maturation and culmination of Flat Rock's residential character during the "Late" period of significance, and under **Criterion C** for its architectural significance as an outstanding example of late 1950s ranch-style residential design that demonstrates the style's achievement of full architectural sophistication and integration with suburban lifestyle preferences.

Historical Significance (Criterion A): This residence embodies the culminating phase of post-war suburban development in Flat Rock, representing the community's successful achievement of status as a premier suburban municipality during the late 1950s economic expansion. Built circa 1957, the house reflects the sustained prosperity of the automotive industry and the establishment of Flat Rock as one of the most desirable residential communities in the Detroit metropolitan area, attracting affluent middle-class and professional families seeking the highest quality suburban amenities and architectural distinction. The property's construction coincides with the period when Flat Rock had fully matured as a suburban community, offering residential options that rivaled the finest suburban developments throughout southeastern Michigan. The exceptional quality of construction and materials suggests this property may have housed residents of higher economic status, demonstrating the community's success in attracting diverse professional and managerial families drawn by both employment opportunities in the expanding automotive industry and the superior residential environment that Flat Rock had developed during its evolution from Henry Ford's original company town.

Architectural Significance (Criterion C): The residence represents an outstanding and exceptionally well-preserved example of ranch-style architecture during its period of greatest popularity and architectural achievement in southeastern Michigan. The building embodies the characteristic features of late 1950s ranch design at its highest level of development, including masterful horizontal massing, sophisticated hip roof configuration, superior brick veneer construction, refined proportional relationships, and seamless integration with mature landscape design that collectively demonstrate the ranch style's evolution into a fully mature architectural expression. The property represents the successful culmination of the ranch style's development from its earlier, more austere manifestations into an architectural approach capable of creating residences of exceptional quality and lasting appeal. The building's design reflects the complete integration of modernist architectural principles with traditional American preferences for substantial construction, weather-resistant materials, and family-oriented living arrangements, creating an architectural synthesis that proved enormously influential in shaping suburban residential development throughout the Great Lakes region.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with alterations that are minimal and consistent with the expected evolution of high-quality mid-century suburban properties. **Location** integrity remains intact, as the building stands on its original site within the established residential neighborhood. **Design** integrity is excellently preserved, with the fundamental ranch architectural elements, massing relationships, roof configurations, and material combinations remaining completely recognizable and uncompromised. **Materials** integrity has been affected only by window replacements, with the primary brick veneer walls, roof configuration, trim elements, and overall construction system remaining substantially original and demonstrating exceptional preservation. **Workmanship** integrity can be evaluated through examination of surviving original construction details, particularly the superior masonry work, roof structure, and architectural integration that demonstrate the high construction standards of the period. **Setting** integrity is outstanding, benefiting from the residence's position within a cohesive late 1950s suburban neighborhood that maintains its historical character and exceptional mature landscape features. **Feeling** integrity remains exceptionally strong due to the complete preservation of the ranch style's characteristic horizontal emphasis, suburban scale, material sophistication, and landscape relationship that effectively convey the sense of late 1950s suburban prosperity and architectural achievement. **Association** integrity clearly connects the property to the post-war suburban development patterns that represent Flat Rock's successful community evolution and achievement of premier suburban status during the Late period of significance.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Period of Significance: Circa 1957 represents both the construction date and the culminating phase of post-war suburban development that demonstrated Flat Rock's achievement of status as a premier suburban community, placing the property at the height of the district's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as **highly eligible for inclusion** as a contributing resource to the Flat Rock Historical District. The residence meets National Register criteria for both historical association and architectural significance while retaining exceptional integrity that clearly conveys its historical and architectural importance. The property should be considered an outstanding component of the district's historical narrative, demonstrating the successful culmination of residential design evolution and community development that established Flat Rock as one of the premier suburban communities within the Detroit metropolitan region during the post-war era.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0181_000 Lot 181 in Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28456 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0182_000 Lot 182 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096809		Long: -83.287311		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1950
Architectural Style	Ranch/Minimal Traditional
Building Form	1.5-Story rectilinear building
Roof Form	Gable Roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding (over original wood siding
Foundation Materials	Concrete block
Window Materials	Vinyl (replacement)
Window Type	Single-hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☐	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Extensive exterior alterations (dates unknown)			
Current/Common Name	28456 Wesley Ave. (North)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28456 Wesley Avenue represents a modest example of early post-World War II residential construction that originally reflected the simplified design approaches characteristic of affordable housing development during the late 1940s and early 1950s. Constructed circa 1950, this single-story dwelling would have initially embodied the basic ranch and minimal traditional design principles that made suburban homeownership accessible to working-class families during the post-war housing boom, though subsequent alterations have significantly modified its original architectural character and historical authenticity.

The house exhibits a straightforward rectangular form with a front-facing gable roof configuration that represents a transitional approach between traditional gable-front house types and the emerging ranch style that would dominate suburban development throughout the 1950s. The building's modest scale and simplified massing reflect the economical construction methods and basic design approaches that characterized affordable post-war housing development, providing functional residential accommodation while minimizing construction costs and complexity.

The primary facade has been substantially altered through the installation of vinyl siding that has completely covered the original exterior wall materials, likely wood clapboard or other siding typical of early 1950s residential construction. This alteration represents one of the most significant modifications to the building's historical character, as the vinyl siding installation has eliminated the original material texture, joint patterns, and architectural details that would have characterized the property during its construction period. The vinyl siding, while providing maintenance benefits and weather protection, has fundamentally changed the building's visual character and eliminated important evidence of its original construction methods and design aesthetic.

The fenestration pattern has been extensively modified through the installation of replacement windows that appear to be vinyl units of contemporary manufacture. These windows differ significantly in proportion, material character, and detailing from the windows that would have been original to the building's 1950 construction period. The current windows lack the architectural character and specific proportional relationships that would have been typical of early 1950s residential construction, contributing to the property's diminished historical authenticity and architectural integrity.

The main entrance has been modified through the installation of modern steps and railings that, while providing functional access and safety features, represent contemporary additions rather than period-appropriate architectural elements. The current entrance treatment lacks the specific design characteristics and material authenticity that would be consistent with the building's original construction period and architectural context.

The building's relationship to its site follows the basic suburban pattern typical of early 1950s development, with the house positioned on a standard residential lot with setback relationships appropriate to the period. The property includes a detached garage that appears to be either original to the construction period or an early addition, representing the transitional period when automotive accommodation was evolving from detached structures toward the integrated garage arrangements that would become standard in later suburban development.

The cumulative effect of the exterior alterations has significantly compromised the building's ability to convey its historical period and architectural significance. While the basic form and massing relationships remain recognizable, the replacement of original materials and architectural details with contemporary substitutes has altered the building's character to a degree that diminishes its historical authenticity and architectural integrity.

The property's landscape setting includes mature trees that provide natural shading and contribute to the residential character of the neighborhood, though the building's extensive alterations limit its ability to contribute meaningfully to the overall historical character of the surrounding area.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1950, Herman and Joyce Blohm resided at 28456 Wesley; and Herman Blohm worked as a mason at construction.[1] In 1961, John S. Vreeland resided at 28456 North Wesley.[2]In 1970, Stewart P. Lang resided at 28456 North Wesley.[3]

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 20, dwelling 205, for Herman & Joyce Blohm ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-V?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 21 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28456 Wesley Avenue is recommended as a **non-contributing resource** to the proposed Flat Rock Historical District due to extensive alterations that have significantly compromised its architectural integrity and ability to convey its historical significance, despite its construction during the relevant period of significance and its association with post-war suburban development patterns in Flat Rock.

Historical Context: This residence was constructed circa 1950 during the early phase of post-World War II suburban expansion that represented the initial transformation of Flat Rock's residential character following Henry Ford's industrial development. The property's construction date places it within the "Late" period of significance (1920-1975) and reflects the community's evolution as industrial employment opportunities attracted working-class families seeking affordable suburban housing. The dwelling contributes to the historical understanding of post-war residential development patterns, when modest single-story homes provided accessible homeownership opportunities for industrial workers and their families seeking suburban alternatives to urban housing.

Original Architectural Significance: Originally, this residence would have represented the simplified design approaches that characterized affordable post-war housing construction, incorporating elements of both minimal traditional and early ranch styling that appealed to budget-conscious suburban developers and homebuyers. The basic rectangular form and front-facing gable roof would have demonstrated the architectural response to housing shortages and economic constraints that shaped residential construction during the early 1950s, when builders emphasized functional efficiency and construction economy over architectural elaboration.

Integrity Assessment: The property fails to retain sufficient integrity across multiple aspects required for contributing status within a historic district. **Location** integrity remains intact, as the building stands on its original site. **Design** integrity has been compromised by alterations to the exterior appearance and entrance configuration, though the basic form remains recognizable. **Materials** integrity has been severely compromised by the installation of vinyl siding and replacement windows that have completely obscured original construction materials and architectural details. **Workmanship** integrity has been affected by the covering and replacement of original construction elements with contemporary materials and methods. **Setting** integrity is maintained through the property's position within the residential neighborhood. **Feeling** integrity has been significantly diminished by the cumulative effect of exterior alterations that have modernized the building's appearance beyond its historical character. **Association** integrity, while conceptually present through the building's age and location, is weakened by the loss of physical characteristics that would clearly identify the property with its construction period and historical context.

Non-Contributing Recommendation: While this property possesses historical associations with Flat Rock's post-war suburban development and falls within the district's period of significance, the extensive exterior alterations have compromised its architectural integrity to a degree that prevents it from effectively contributing to the district's historical and architectural character. The vinyl siding installation and window replacements have obscured the building's original materials, proportions, and architectural details, making it difficult for the property to convey its historical significance or represent the architectural characteristics of early 1950s residential construction.

SHPO Compliance Recommendation: This property is recommended as **non-contributing** to the Flat Rock Historical District. While the residence maintains its historical associations and general form, the extensive alterations have compromised its ability to contribute meaningfully to the district's representation of mid-20th century residential architecture and development patterns. The property should be included within the district boundaries for its historical associations and potential for future restoration, but does not currently meet the integrity standards required for contributing status. Should future restoration efforts remove non-historic alterations and restore period-appropriate materials and details, the property's contributing status could be reconsidered during future district amendments or updates.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0182_000 Lot 182 in Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28466 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0183_000 Lot 183 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096672		Long: -83.287319		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1925
Architectural Style	Tudor Revival/Colonial Revival influences
Building Form	2-Story rectilinear building
Roof Form	Side gable with catslide (swept) extension
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding (replacement)
Foundation Materials	Brick/concrete block
Window Materials	Vinyl (replacement)
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1925-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	28466 Wesley Ave. (North)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1925 Tudor Revival-influenced cottage is a 2-story residential structure situated on Wesley Street in Flat Rock. The building represents pre-Village Industries residential development that existed three years before Ford's program began in 1928, demonstrating the established community foundation that attracted Ford's industrial investment. The property is architecturally distinguished by its distinctive side-gabled roof with catslide extension and its exceptionally prominent exterior brick chimney—both features that suggest Tudor Revival influences popular during the 1920s. While the property has undergone exterior material alterations, it retains its striking roof form, massive brick chimney, original massing, and spatial relationships that allow it to convey its identity as a mid-1920s period revival residence with distinctive architectural character.

The house exhibits characteristics that suggest Tudor Revival influences adapted to modest cottage-scale residential construction. Tudor Revival architecture was highly popular during the 1920s, characterized by steeply pitched roofs, prominent chimneys (often massive and decorative), asymmetrical compositions, and references to medieval English building traditions. While this property is a modest two-story cottage rather than a grand Tudor mansion, it incorporates key Tudor Revival design elements—particularly the exceptionally prominent brick chimney—that create distinctive architectural character.

The roof form is a side gable with a catslide extension, where one side of the roof sweeps down in a long, extended slope creating an asymmetrical profile. This catslide configuration creates varied rooflines and adds architectural interest while providing expanded interior space under the extended slope. The steeply pitched roof and catslide extension create the kind of dramatic roofline associated with Tudor Revival design, though executed at a modest scale appropriate to working-class housing. The roof is covered with asphalt shingles, an appropriate roofing material for buildings of this period and type.

Prominent Brick Chimney - Exceptional Tudor Revival Character: The most visually striking and architecturally significant feature of this property is the massive exterior brick chimney that rises prominently along the front facade. This substantial chimney extends from the foundation to well above the roofline, creating a powerful vertical element that dominates the facade composition. The chimney's exceptional prominence, substantial mass, and exterior placement are characteristic features of Tudor Revival architecture, where massive decorative chimneys served as primary design elements referencing medieval English building traditions.

In Tudor Revival design, prominent exterior chimneys were not merely functional elements but deliberate architectural statements that evoked the massive chimney stacks of English manor houses and cottages. The chimney on this property exemplifies this design principle—its scale is exceptional for a modest two-story cottage, making it a defining architectural feature that immediately identifies the building's Tudor Revival influences. The brick construction provides important material texture and visual weight, creating strong contrast with the surrounding siding and emphasizing the chimney's architectural prominence.

The chimney's survival in excellent condition represents exceptional preservation of the property's most significant Tudor Revival character-defining feature. Its continued prominence and substantial mass demonstrate the original design intention to create distinctive architectural character through this prominent vertical element.

The exterior walls are currently clad in vinyl siding, which represents a replacement of the original wall cladding that would have been present at construction. Given the 1925 construction date and Tudor Revival influences, the original exterior may have been wood clapboard, wood shingles, or possibly stucco panels—all materials used in Tudor Revival residential construction. The vinyl siding impacts the property's material integrity, though the underlying form and massing remain intact, and importantly, the vinyl siding respects and preserves the prominent brick chimney.

The windows are vinyl double-hung replacements that have altered the original fenestration materials. The original windows would have been wood units, possibly with multi-light casements or double-hung windows with divided lights appropriate to Tudor Revival styling. However, the window openings appear to maintain their original locations and basic proportions, preserving the general fenestration pattern established at construction.

A covered front porch provides outdoor living space and creates welcoming residential character. The porch's simple treatment is appropriate to the modest cottage scale while providing functional covered entry space. The porch contributes to the overall residential character and represents typical 1920s design practices that emphasized outdoor living areas.

The foundation appears to be concrete or concrete block construction, typical of mid-1920s residential building practices. The foundation creates elevation for the first floor, defining the building's relationship to grade.

A detached garage is located at the rear of the property, providing vehicle storage and reflecting the integration of automobile accommodation into 1920s residential planning. By 1925, garages were becoming increasingly common features of new residential construction.

The building's two-story massing creates substantial presence while maintaining modest cottage scale. The asymmetrical composition—emphasized by the catslide roof extension and off-center chimney placement—reflects Tudor Revival design principles that favored picturesque irregularity over formal symmetry.

The building's setting on Wesley Street maintains the residential character of pre-Ford era neighborhood development. The property continues to function as a single-family residence, maintaining its original use and relationship to the surrounding community.

Despite the replacement of exterior materials, the property retains exceptional aspects of integrity through its distinctive roof form and prominent brick chimney—the features that create its Tudor Revival character and architectural distinction. The catslide roof configuration, the massive exterior chimney, the two-story massing, the asymmetrical composition, and the overall building scale and proportions all remain intact. These retained features—particularly the striking roof form and dominant chimney—create powerful architectural character that allows the property to maintain its identity as a distinctive 1925 Tudor Revival-influenced residence despite material alterations to siding and windows.

Character-defining features include the side-gabled roof with catslide extension creating distinctive asymmetrical profile, the exceptionally prominent exterior brick chimney characteristic of Tudor Revival design, the two-story cottage massing, the asymmetrical composition, the covered front porch, the overall cottage scale and proportions, and the detached garage representing 1920s automobile-era residential planning. The combination of dramatic roof form and massive chimney creates exceptional architectural character that distinguishes this property within the district.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1931 and 1939, C. S. Cooke owned Lot 183 in the Gordon-Dale Sub.[1] In 1950, Herbert and Joyce Blohm resided at 28466 Wesley. Herbert was a truck driver and Joyce worked at a creamery.[2] In 1961, Thomas Wilkins resided at 28466 North Wesley.[3] In 1970, Thomas Wilkins resided at 28466 North Wesley.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Industry** and is **Potentially Individually Eligible under Criterion C for Architecture**. The property's 1925 construction date—three years before Ford's Village Industries plant opened in Flat Rock—places it among the pre-existing residential development that established the community foundation Ford would later build upon. More significantly, the property possesses exceptional architectural distinction through its Tudor Revival influences, particularly its side-gabled catslide roof and its exceptionally prominent exterior brick chimney. These distinctive design features create architectural character that, combined with retained form and massing, may support individual eligibility despite material alterations. The property demonstrates both the quality residential development that existed before Ford's arrival and the architectural variety of 1920s period revival residential design.

Criterion A - Community Planning and Development and Industry: Built in 1925, three years before Ford opened the Flat Rock Village Industries plant in 1928, this house represents the established residential community that existed before Ford's arrival. The property demonstrates that Flat Rock was a functioning community with quality housing stock—including architecturally distinctive residences with period revival styling—before the Village Industries program began. This pre-existing residential development provided the community infrastructure and housing base that supported Ford's subsequent industrial investment.

The 1925 construction date places this property at the beginning of the district's 1920-1975 period of significance, representing Flat Rock's character before the industrial transformation. The property's architectural distinction suggests a level of design sophistication and building quality that would have made Flat Rock attractive as a Village Industries location.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 129; citing entry for C.S. Cooke; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 216, entries for C.S. Cooke; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 20, dwelling 206, for Herbert & Joyce Blohm truck driver; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-V?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 21 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Pre-Village Industries Foundation: The property embodies the residential character of Flat Rock as it existed before the Village Industries program, representing the community foundation essential to the program's success. Ford specifically sought existing communities with established infrastructure and quality housing. The presence of architecturally distinctive residential development like this 1925 Tudor Revival-influenced cottage demonstrated community stability and prosperity, making Flat Rock an attractive location for Ford's industrial investment.

Criterion C - Architecture (Potential Individual Eligibility): The property possesses exceptional architectural distinction through its Tudor Revival influences, particularly two highly significant features that may support individual National Register eligibility despite exterior material alterations:

1. Exceptionally Prominent Exterior Brick Chimney: The massive exterior brick chimney is the property's most outstanding architectural feature and exemplifies Tudor Revival design principles. Tudor Revival architecture, popular during the 1920s, was characterized by prominent decorative chimneys that referenced medieval English building traditions. These chimneys were deliberate architectural statements—not merely functional elements—that created visual drama and evoked historical associations.

The chimney on this property is exceptional in its prominence, mass, and architectural impact, particularly for a modest two-story cottage. Its scale demonstrates sophisticated understanding of Tudor Revival design principles and creates a defining visual element that distinguishes this property architecturally. The chimney's exterior placement, substantial brick construction, and extension from foundation to well above the roofline create powerful vertical emphasis that dominates the facade composition.

The survival of this chimney in excellent condition represents exceptional preservation of original Tudor Revival character. As the most architecturally significant feature of the building, its retention is critical to the property's architectural integrity and potential individual eligibility.

2. Catslide Roof Form: The side-gabled roof with catslide extension creates distinctive asymmetrical profile characteristic of Tudor Revival's picturesque aesthetic. The steeply pitched roof with swept extension creates the kind of dramatic roofline associated with Tudor design, providing visual interest through varied roof planes and asymmetrical composition. This roof form, combined with the prominent chimney, creates cohesive Tudor Revival character unusual for modest working-class housing.

Tudor Revival in Modest Residential Construction: This property demonstrates how popular architectural styles like Tudor Revival were adapted to modest cottage-scale construction during the 1920s. While grand Tudor Revival houses featured half-timbering, multiple gables, and elaborate decorative elements, more modest interpretations like this property incorporated key Tudor characteristics—particularly prominent chimneys and dramatic rooflines—at a scale appropriate to working-class housing budgets.

The property represents an important building type: architect-designed period revival influences executed at modest scale for middle-class homeowners who desired stylish, contemporary architecture within economic constraints. This democratization of fashionable architectural styles characterizes 1920s residential development and makes such modest period revival examples significant for understanding how architectural trends permeated all levels of residential construction.

Combined Architectural Significance: The combination of exceptionally prominent brick chimney and distinctive catslide roof creates a property with notable Tudor Revival character that may overcome material integrity concerns for individual National Register eligibility under Criterion C. Properties with exceptional design features can sometimes be eligible despite material alterations when the distinguishing architectural characteristics remain intact and clearly convey the property's design significance.

This property retains its most architecturally significant features—the massive chimney and distinctive roof form—which are the elements that create its Tudor Revival character and architectural distinction. While vinyl siding and replacement windows have altered surface materials, the fundamental architectural elements that make this property significant remain intact, highly visible, and dominant in the building's appearance.

Architectural Context and Significance: Within the Flat Rock Historical District and broader regional context, Tudor Revival influences in modest working-class cottages are relatively uncommon. Most period revival architecture of the 1920s was reserved for upper-middle-class housing, making this modest interpretation significant for understanding how architectural styles crossed economic boundaries. The property demonstrates that even small communities like pre-Ford Flat Rock contained architecturally sophisticated residences reflecting contemporary design trends.

The exceptionally prominent chimney is particularly significant as it represents full commitment to Tudor Revival design principles despite the building's modest scale. Many modest period revival houses incorporated token stylistic references, but this property's massive chimney demonstrates authentic engagement with Tudor Revival architectural character.

Integrity Assessment: The replacement of original siding with vinyl and the installation of vinyl windows have compromised the property's material and workmanship integrity regarding surface treatments. However, the property retains exceptional integrity of design through the prominent brick chimney and catslide roof form—the most architecturally

significant Tudor Revival features. The property also maintains integrity of location, setting, feeling (as distinctive 1920s period revival residence), and association.

For potential individual eligibility under Criterion C, the critical consideration is whether the retained architectural features—particularly the exceptional chimney and distinctive roof form—are sufficiently significant to overcome material alterations. The Tudor Revival character remains clearly evident and dominant through these retained features. The chimney's exceptional prominence and the roof's distinctive form create architectural character that survives despite siding and window replacements.

Contributing Status Justification: Within the Flat Rock Historical District's 1920-1975 period of significance, this property unquestionably contributes through its 1925 pre-Ford construction date and exceptional architectural character. The Tudor Revival influences make this property architecturally notable within the district's housing stock, contributing to the diversity and quality of historic buildings and demonstrating the range of 1920s period revival styles in modest residential construction.

Recommendation: CONTRIBUTING (POTENTIALLY INDIVIDUALLY ELIGIBLE)

This property is recommended as CONTRIBUTING to the Flat Rock Historical District and as POTENTIALLY INDIVIDUALLY ELIGIBLE for the National Register with additional research and architectural analysis.

Reasons Supporting Contributing Status:

1. **Pre-Village Industries Construction:** Built in 1925, three years before Ford's Flat Rock plant opened, representing established residential community before Village Industries transformation.
2. **Exceptional Tudor Revival Character:** Prominent brick chimney and catslide roof create distinctive architectural character reflecting 1920s period revival design trends.
3. **Prominent Original Chimney:** The massive exterior brick chimney survives as exceptional character-defining feature exemplifying Tudor Revival design principles.
4. **Distinctive Roof Form:** The side-gabled catslide roof creates asymmetrical profile characteristic of Tudor Revival picturesque aesthetic.
5. **Retained Design Integrity:** Despite material alterations, the most architecturally significant Tudor Revival features—chimney and roof form—remain intact and dominant.
6. **Modest Period Revival Example:** Demonstrates adaptation of fashionable Tudor Revival style to working-class cottage scale, representing democratization of architectural trends.
7. **Community Foundation:** Represents quality and architectural variety of residential development that existed before Ford's arrival.
8. **Visual Landmark:** The prominent chimney and distinctive roof profile create recognizable architectural character that contributes to neighborhood identity.

Factors Supporting Potential Individual Eligibility Under Criterion C:

1. **Exceptional Chimney:** The massive exterior brick chimney is unusually prominent for modest residential construction and exemplifies Tudor Revival design principles.
2. **Retained Tudor Revival Character:** The architectural elements that create Tudor Revival distinction—chimney and roof form—remain intact and dominant despite other alterations.
3. **Design Sophistication:** The property demonstrates sophisticated engagement with Tudor Revival architectural principles unusual for modest 1920s cottages.
4. **Architectural Significance:** Tudor Revival influences in working-class housing are relatively uncommon, making modest examples like this architecturally significant.
5. **Visual Impact:** The combination of prominent chimney and distinctive roof creates powerful architectural character that remains clearly visible and dominant.

Recommendation for Additional Research: To support potential individual eligibility, additional research should include:

- Comparative analysis of Tudor Revival cottages in southeastern Michigan
- Documentation of other modest Tudor Revival examples regionally
- Research into builder/original owner to determine if architect-designed
- Assessment of interior features that may retain Tudor Revival details
- Evaluation of whether property meets Criterion C despite material alterations based on exceptional prominence of retained Tudor Revival features

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0183_000 Lot 183 in Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28476 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0184_000 Lot184 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096536		Long: -83.287317		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1955	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof with gable elements	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer with white trim	
Foundation Materials	Concrete block	
Window Materials	Vinyl (replacement)	
Window Type	Single-hung with shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1955-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Window replacements, shutter additions (dates unknown)			
Current/Common Name	28476 Wesley Ave. (North)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28476 Wesley Avenue represents a well-executed example of mid-1950s ranch-style architecture that demonstrates the mature suburban development patterns characteristic of Flat Rock's continued residential expansion during the post-war economic boom. Constructed circa 1955, this single-story brick veneer dwelling exhibits the refined ranch design principles and enhanced architectural sophistication that distinguished higher-quality suburban construction during the style's ascendant period, reflecting the ongoing prosperity and suburban development that followed Henry Ford's establishment of industrial facilities in the community.

The house embodies the defining characteristics of mature ranch-style architecture, with its pronounced horizontal emphasis, complex massing arrangement, and skillful integration of varied architectural elements that create visual interest while maintaining the low-profile character fundamental to ranch design. The building features an L-shaped plan configuration that demonstrates the ranch style's flexibility in accommodating both functional interior arrangements and varied lot configurations, particularly advantageous for this corner lot location. The roof system combines hip and gable elements, creating a dynamic composition that reflects the internal spatial organization while maintaining the horizontal emphasis preferred in mid-century residential design.

The primary facade demonstrates the ranch style's characteristic asymmetrical composition and sophisticated material treatment that distinguishes higher-quality suburban construction of this period. The exterior walls employ red brick veneer as the dominant material, providing both structural appearance and weather resistance while creating the warm, substantial appearance favored in mid-century residential design. The brick coursing is uniform and well-executed, reflecting quality construction standards typical of better suburban developments during the mid-1950s. White-painted trim elements create crisp contrast against the red brick walls and emphasize the building's clean, geometric lines consistent with modernist design influences.

The fenestration pattern emphasizes the horizontal orientation fundamental to ranch design, with windows arranged in groups and varied configurations that provide generous natural light while maintaining compositional balance across the facade. The windows appear to have been replaced with vinyl units, representing a common modernization effort undertaken to improve energy efficiency and reduce maintenance requirements. The addition of decorative shutters provides visual interest and enhances the building's residential character, though these likely represent later additions rather than original design elements. While these modifications affect the property's material authenticity, the overall fenestration proportions and arrangement remain consistent with the original design intent.

The main entrance is positioned asymmetrically within the facade composition and features an elevated entry platform with white railings that provide both functional access and architectural definition. The raised entrance configuration demonstrates thoughtful site planning that accommodates grade changes while creating an attractive approach sequence. The entry design includes what appears to be a small covered area or overhang that provides weather protection while maintaining the clean, unadorned aesthetic typical of ranch design preferences.

The building's L-shaped configuration creates opportunities for varied outdoor spaces and enhanced privacy, while the corner lot location allows the building to address both street frontages effectively. This site planning approach demonstrates the ranch style's adaptability to different lot configurations and its emphasis on indoor-outdoor living relationships that characterized mid-century suburban development. The complex massing also creates architectural interest through varied rooflines and wall planes that distinguish this property from simpler rectangular ranch configurations.

The property benefits from well-maintained landscaping that includes mature trees, decorative plantings, and carefully tended lawn areas that enhance the ranch style's integration with the suburban environment. The landscape design appears to include both foundation plantings and specimen trees, including what appears to be a distinctive ornamental tree that adds seasonal color and visual interest to the composition. The front yard design follows the open suburban pattern typical of the period while incorporating sufficient landscaping to create privacy and visual appeal.

The overall composition demonstrates exceptional attention to design quality and material selection that distinguishes this property as a superior example of mid-1950s ranch architecture. The building's proportions, material combinations, and site planning reflect the successful adaptation of modernist design principles to traditional Midwestern preferences for substantial construction and weather-resistant materials, creating a residence that effectively balances contemporary aesthetic preferences with practical suburban living requirements.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1950, Ervin and Elsie Blohm and son resided at 28476 Wesley; and Ervin worked as a mason at construction.[1] *In 1961, Frederick Wysocki resided at 28476 North Wesley.[2] In 1970, Frederick Wysocki resided at 28476 North Wesley.[3]*

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28476 Wesley Avenue is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the continued maturation of Flat Rock's residential character during the "Late" period of significance, and under **Criterion C** for its architectural significance as a well-executed example of mid-1950s ranch-style residential design that demonstrates the style's adaptability to varied site conditions and enhanced architectural sophistication.

Historical Significance (Criterion A): This residence embodies the mature phase of post-war suburban development in Flat Rock, representing the community's successful evolution into a sophisticated suburban municipality during the mid-1950s economic expansion. Built circa 1955, the house reflects the sustained prosperity of the automotive industry and the establishment of Flat Rock as a desirable residential community that attracted middle-class families seeking modern suburban amenities within commuting distance of Detroit's industrial centers. The property's construction coincides with the period when Flat Rock had successfully transitioned from Henry Ford's original company town concept to a diversified residential community that accommodated both industrial workers and professional families drawn by the area's suburban character and employment opportunities. The corner lot location and enhanced architectural quality suggest this property may have housed residents of higher economic status, demonstrating the community's ability to attract diverse income levels and family types during its suburban development phase.

Architectural Significance (Criterion C): The residence represents an excellent and well-preserved example of ranch-style architecture during its period of greatest popularity and architectural refinement in southeastern Michigan. The building embodies the characteristic features of mid-1950s ranch design, including L-shaped massing configuration, mixed roof forms combining hip and gable elements, high-quality brick veneer construction, thoughtful site planning for corner lot conditions, and emphasis on indoor-outdoor living through varied outdoor spaces and landscape integration. The property demonstrates the architectural sophistication that characterized suburban development as the ranch style matured during the mid-1950s, incorporating enhanced material quality, complex massing arrangements, and refined proportional relationships that distinguished higher-quality suburban construction from more simplified ranch house examples. The building's design reflects both the continued influence of modernist architectural principles and the successful adaptation of those principles to traditional Midwestern preferences for substantial construction and weather-resistant materials.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with alterations that are consistent with the expected evolution and maintenance of mid-century suburban properties. **Location** integrity remains intact, as the building stands on its original corner lot site within the established residential neighborhood. **Design** integrity is well-preserved, with the fundamental ranch architectural elements, L-shaped massing, roof configurations, and material combinations remaining recognizable and coherent despite minor modifications. **Materials** integrity has been affected by window replacements and shutter additions, though the primary brick veneer walls, roof configuration, and overall construction system remain substantially original. **Workmanship** integrity can be evaluated through examination of surviving original construction details, particularly the masonry work, roof structure, and architectural integration of complex massing elements. **Setting** integrity is excellent, benefiting from the residence's prominent corner lot position within a cohesive mid-1950s suburban neighborhood that maintains its historical character and mature landscape features. **Feeling** integrity remains strong due to the preservation of the ranch style's characteristic horizontal emphasis, suburban scale, material sophistication, and landscape relationship that collectively convey the sense of 1950s suburban prosperity and architectural refinement. **Association** integrity clearly connects the property to the post-war suburban development patterns that represent Flat Rock's successful community evolution during the Late period of significance.

Period of Significance: Circa 1955 represents both the construction date and the mature phase of post-war suburban development that demonstrated Flat Rock's evolution into a sophisticated residential community, placing the property firmly within the district's Late period of significance (1920-1975).

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[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 20, dwelling 207, for Ervin & Elsie Blohm and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-V?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 21 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. Despite minor alterations, the residence meets National Register criteria for both historical association and architectural significance, retains sufficient integrity to convey its historical and architectural importance, and contributes meaningfully to the district's comprehensive representation of mid-20th century suburban development patterns. The property should be considered a valuable component of the district's historical narrative, demonstrating the successful maturation of residential design and community development that established Flat Rock as a premier suburban community within the Detroit metropolitan region during the post-war era.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0184_000 Lot 184 in Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28211 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0018_001 Lot #18 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.099091		Long: -83.286635		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1977	
Architectural Style	Split-Level/Mid-Century Modern	
Building Form	1.5-Story rectilinear building	
Roof Form	Hip roof with shed elements	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer and vertical wood siding	
Foundation Materials	Concrete block/concrete slab	
Window Materials	Aluminum (likely replacement)	
Window Type	Single-hung, picture windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrated lower-level garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A
Period(s) of Significance	N/A

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Current/Common Name	28211 Wesley Ave. (North)			
Historic/Original Owner	Unknown			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 Aug 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28211 Wesley Ave. N is a contemporary Ranch/Split-Level style residence constructed in 1977. This property represents post-historic development that occurred after the conclusion of the Late Period of Significance (1920-1975) for the proposed Flat Rock Historical District and exemplifies the residential architectural trends that characterized suburban development during the mid-1970s.

Overall Form and Massing:

The house exhibits a contemporary interpretation of Ranch design with two-level massing that includes both single-story and raised elements. The building features a combination of hip and gable roof forms that create architectural variety and visual interest. The design demonstrates the evolution of Ranch residential architecture during the 1970s, when builders began incorporating more complex massing and varied rooflines to distinguish properties from the simpler Ranch forms of the 1950s and 1960s.

Foundation:

The building rests on a concrete foundation that supports the multi-level design, with portions of the foundation exposed to accommodate the split-level configuration typical of 1970s residential design.

Exterior Wall Materials:

The exterior walls feature a combination of brown brick veneer on the lower portions and light-colored horizontal siding on the upper levels and projecting elements. This mixed-material approach reflects 1970s residential design preferences for varied textures and visual interest while maintaining construction economy. The combination creates visual contrast and helps define the building's different levels and architectural elements.

Roofing:

The roof features a complex configuration combining hip and gable forms covered in asphalt composition shingles. This varied roofline approach reflects the 1970s trend toward more architecturally complex residential design that moved away from the simpler roof forms of earlier Ranch construction.

Windows and Doors:

The fenestration includes various window configurations with dark shutters that provide traditional residential character and color contrast. The windows appear to be contemporary units that reflect the glazing technology and aesthetic preferences of the 1970s construction period.

Site and Setting:

The property occupies a suburban lot on Wesley Ave N with mature trees and maintained landscaping that reflects continued residential development in the area. The setting demonstrates the ongoing suburban growth that occurred after the conclusion of the district's period of significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

This is the Walter M. Schwochow Residence since at least 1986, but it is possible he built this home in 1977.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. <u>This is required for all properties</u>.

The property at 28211 Wesley Ave. N does not contribute to the significance of the proposed Flat Rock Historical District due to its construction date of 1977, which falls outside the Late Period of Significance (1920-1975). The building represents post-historic development that occurred after the community's significant transformation from a rural river town to an industrial suburban center had been completed.

Period of Significance Analysis

The Late Period of Significance for the Flat Rock Historical District concludes in 1975, accounting for Ford Motor Company's continued industrial activity through 1983 but recognizing that the fundamental community transformation had been

[1] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

achieved by the mid-1970s. The 1977 construction date places this property two years after the end of the period of significance, representing development patterns that occurred after the historic themes that define the district's significance had concluded.

Architectural Context

While the property represents competent contemporary Ranch/Split-Level residential design from the mid-1970s, it does not contribute to the district's architectural significance because it was built outside the period when the community's significant architectural development occurred. The building's design reflects 1970s suburban residential trends rather than the architectural evolution that accompanied the community's industrial transformation during the historic periods.

Impact on District Integrity

The property does not significantly detract from the district's overall integrity, as it represents a single example of post-period construction among numerous contributing resources from the periods of significance. The district can still convey its historical significance despite the presence of this and other non-contributing resources built after 1975.

This property should be designated as a **NON-CONTRIBUTING** resource to the proposed Flat Rock Historical District based on the following factors:

1. **Outside Period of Significance:** Constructed in 1977, two years after the Late Period of Significance ended in 1975.
2. **Post-Historic Development:** Represents residential development patterns that occurred after the community's significant transformation was complete.
3. **No Association with Historic Themes:** Does not relate to the industrial transformation, Ford Motor Company's presence, or the community development themes that define the district's significance.
4. **50-Year Rule:** While the property meets the minimum 50-year age requirement as of 2027, age alone is insufficient for contributing status when construction occurred outside the period of significance.

SHPO Compliance Notes:

- Should be clearly marked as NON-CONTRIBUTING in all district documentation
- Not subject to the same preservation standards as contributing resources
- Future alterations should respect the character of surrounding contributing properties without attempting to create false historicism
- The property may be re-evaluated in the future if the district's period of significance is extended based on new historical research

Impact Assessment: The property's non-contributing status does not diminish the district's ability to convey its historical significance, as the district contains sufficient contributing resources to maintain its integrity and tell the story of Flat Rock's transformation during the defined periods of significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0018_001; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28221 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0018_002 Lot #18 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098869		Long: -83.286633		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1976	
Architectural Style	Ranch/ Modern	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof with gable elements	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer with painted trim	
Foundation Materials	Concrete slab/concrete block	
Window Materials	Aluminum (likely replacement)	
Window Type	Single-hung, picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	Attached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Window replacements, possible exterior paint updates (dates unknown)			
Current/Common Name	28221 Wesley Ave. (North)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 Aug 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28221 Wesley Ave N is a single-story Ranch style residence with attached garage, constructed in 1977. This property represents post-historic development that occurred after the conclusion of the Late Period of Significance (1920-1975) for the proposed Flat Rock Historical District and exemplifies the mature Ranch residential architecture that characterized suburban development during the mid-1970s.

Overall Form and Massing:

The house exhibits a linear Ranch configuration with single-story massing that emphasizes horizontal lines and integration with the suburban landscape. The building features an attached garage that creates an extended horizontal composition typical of mature Ranch design from the 1970s. The overall form demonstrates the continued popularity of Ranch residential architecture well into the 1970s, though built after the period when this style contributed to the community's significant transformation.

Foundation:

The building rests on a concrete foundation that supports the single-story frame construction and attached garage, typical of 1970s residential building standards.

Exterior Wall Materials:

The exterior walls are clad primarily in red brick veneer with light-colored siding accents on the garage and other elements. This combination of materials reflects 1970s residential design preferences for mixed textures and visual variety while maintaining construction economy. The brick veneer provides durability and visual substance appropriate to suburban residential construction.

Roofing:

The roof features a hip configuration covered in asphalt composition shingles, representing standard residential roofing materials. The hip roof form maintains the low horizontal profile characteristic of Ranch architecture while providing efficient weather protection.

Windows and Doors:

The fenestration includes regularly spaced windows with dark shutters that provide traditional residential character and color contrast against the brick exterior. The windows appear to be contemporary units reflecting 1970s glazing technology and aesthetic preferences.

Attached Garage:

The attached garage is fully integrated into the main building form, demonstrating the mature development of Ranch residential design principles that emphasized automobile accommodation and the lifestyle preferences of the 1970s suburban period.

Site and Setting:

The property occupies a suburban lot on Wesley Ave. N with maintained landscaping that reflects continued residential development in the area after the conclusion of the district's period of significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Richard Paul Murray resided at 28221 Wesley Ave N in 1980.[1] His daughter resides there currently.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28221 Wesley Ave. N does not contribute to the significance of the proposed Flat Rock Historical District due to its construction date of 1977, which falls outside the Late Period of Significance (1920-1975). The building represents post-historic suburban development that occurred after the community's transformation from a rural river town to an industrial suburban center had been completed and after Ford Motor Company's significant influence on community development had concluded.

[1] Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 1* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.

[2] City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0018_002; citing records held by the City of Flat Rock.

Period of Significance Analysis

The 1977 construction date places this property two years after the end of the Late Period of Significance, representing development patterns that occurred after the historic themes that define the district's significance had concluded. While the building demonstrates competent Ranch residential architecture from the mid-1970s, it was built during a period when the community's significant industrial and residential transformation had already been achieved.

Architectural Context

The property represents mature Ranch residential design from the 1970s but does not contribute to the district's architectural significance because it was constructed outside the period when the community's significant architectural evolution occurred in response to industrial transformation. The Ranch style, while continuing to be popular in the 1970s, no longer represented the innovative suburban residential design that characterized the post-war transformation during the historic periods.

This property, along with other post-1975 construction, does not significantly detract from the district's overall integrity. The district contains sufficient contributing resources from the periods of significance to maintain its ability to convey the story of Flat Rock's transformation during the defined historic periods.

This property should be designated as a **NON-CONTRIBUTING** resource to the proposed Flat Rock Historical District based on the following factors:

1. **Outside Period of Significance:** Constructed in 1977, two years after the Late Period of Significance ended in 1975.
2. **Post-Historic Development:** Represents suburban residential development that occurred after the community's significant transformation themes had concluded.
3. **No Historic Association:** Does not relate to Ford Motor Company's industrial presence, the community's transformation periods, or the significant residential development patterns that define the district.
4. **Temporal Disconnect:** Built during a period when the Ranch style represented continued suburban growth rather than innovative residential design responding to industrial transformation.

District Impact Assessment: The presence of this and similar non-contributing properties does not compromise the district's ability to convey its historical significance, as the district contains sufficient contributing resources to tell the complete story of Flat Rock's transformation during the Early Period (1834-1920) and Late Period (1920-1975) of significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520: accessed 11 June 2025), entry for Parcel #58_094_99_0018_002; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28275 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0019_000 Lot #19 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098621		Long: -83.286695		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1956	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer with wood trim	
Foundation Materials	Concrete slab/concrete block	
Window Materials	Aluminum (likely replacement)	
Window Type	Single-hung, horizontal emphasis	
Outbuildings	Yes ☒	No ☐
Number/Type:	Attached garage (enclosed/converted)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1956-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Window replacements, possible garage modifications (dates unknown)			
Current/Common Name	28275 Wesley Ave. (North)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28275 Wesley Avenue represents an exceptionally well-preserved example of mid-1950s ranch-style architecture that exemplifies the mature suburban development patterns that characterized Flat Rock's continued residential expansion during the post-war economic boom. Constructed in 1956, this single-story brick veneer dwelling demonstrates the refined ranch design principles and enhanced material quality that distinguished middle-class suburban construction during the style's peak popularity, reflecting the ongoing prosperity and suburban sophistication that followed Henry Ford's initial industrial development of the community.

The house exhibits the defining characteristics of mature ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and skillful integration of varied materials and architectural elements. The building features a hip roof configuration with broad overhanging eaves that provide both functional weather protection and visual balance to the horizontal composition. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the mid-1950s due to its proven durability and cost effectiveness.

The primary facade demonstrates the ranch style's characteristic asymmetrical composition and sophisticated material treatment that distinguishes higher-quality suburban construction of this period. The exterior walls employ red brick veneer as the dominant material, providing both structural appearance and weather resistance, while creating the warm, substantial appearance favored in mid-century residential design. The brick coursing is uniform and well-executed, reflecting quality construction standards typical of the period's better suburban developments.

The fenestration pattern emphasizes the horizontal orientation fundamental to ranch design, with a large picture window dominating the main living area and smaller windows providing balanced illumination throughout the facade. The windows appear to retain their original proportions and configuration, with white-painted trim that creates crisp contrast against the red brick walls. This window treatment demonstrates the ranch style's emphasis on generous natural light and visual connection between interior and exterior spaces, fundamental principles of mid-century residential design.

The main entrance is positioned asymmetrically within the facade composition and features a recessed entry area that provides weather protection while maintaining the clean, unadorned aesthetic typical of ranch design. The entry door appears to be a solid panel design consistent with mid-century preferences for simplified, functional hardware and trim details. A small covered entry area protects the doorway while avoiding the more elaborate portico treatments associated with earlier architectural styles.

The attached single-car garage is fully integrated into the main house composition, with matching brick veneer construction and a hip roof that continues the main roofline. The garage door features decorative panel configuration with arched glazing elements that add visual interest while maintaining period-appropriate character. This integration of automotive accommodation directly into the house design represents the full acceptance of automobile ownership as a standard feature of suburban life by the mid-1950s.

The property benefits from mature landscaping that enhances the ranch style's emphasis on integration with the natural environment. Substantial deciduous trees provide natural shading and seasonal interest, while foundation plantings of evergreen shrubs create a well-maintained appearance that complements the building's horizontal lines. The front lawn design follows the open suburban pattern typical of the period, with the large maple tree creating a dramatic canopy that adds scale and character to the residential setting.

The overall composition demonstrates exceptional preservation of original design intent and material character, making this property an outstanding representative example of mid-1950s ranch architecture in Flat Rock. The building's proportions, material quality, and architectural details reflect the successful adaptation of modernist design principles to traditional Midwestern preferences for substantial construction and weather-resistant materials.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1970, James and Arlene Beer resided at 28275 North Wesley.[1] In 1974, James and Arlene Beer resided at 28275 North Wesley.[2]

[1] First United Methodist Church, Membership Roster (Flat Rock, Wayne Co., Michigan, June **1970**), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

[2] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28275 Wesley Avenue is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the continued maturation of Flat Rock's residential character during the "Late" period of significance, and under **Criterion C** for its architectural significance as a well-executed example of ranch-style residential design during the style's peak period of popularity and regional refinement in southeastern Michigan.

Historical Significance (Criterion A): This residence embodies the mature phase of post-war suburban development in Flat Rock, demonstrating the community's successful evolution into a sophisticated suburban municipality during the mid-1950s economic expansion. Built in 1956, the house reflects the continued prosperity of the automotive industry and the establishment of Flat Rock as a desirable residential community that attracted middle-class families seeking modern suburban amenities within commuting distance of Detroit's industrial centers. The property's construction coincides with the period when Flat Rock had fully transitioned from Henry Ford's original company town concept to a diversified residential community that accommodated both industrial workers and professional families drawn by the area's suburban character and industrial employment opportunities. The dwelling thus contributes to the broader pattern of American suburbanization and represents the successful transformation of formerly rural communities into integrated residential environments that characterized mid-20th century development throughout the Detroit metropolitan region.

Architectural Significance (Criterion C): The residence represents a mature and well-executed example of ranch-style architecture during its period of greatest popularity and architectural sophistication in the Great Lakes region. The building embodies the characteristic features of refined ranch design, including horizontal massing, hip roof configuration, mixed-material construction combining brick veneer and wood elements, integrated garage facilities, and emphasis on indoor-outdoor living through generous fenestration and landscape integration. The property demonstrates the architectural evolution that occurred as the ranch style matured during the 1950s, incorporating enhanced material quality, sophisticated proportional relationships, and refined detailing that distinguished middle-class suburban construction from the more austere ranch houses of the immediate post-war period. The building's design reflects both the influence of modernist architectural principles and the adaptation of those principles to traditional Midwestern preferences for substantial construction and weather-resistant materials.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with alterations that are consistent with the expected evolution of mid-century suburban properties. **Location** integrity remains intact, as the building stands on its original site within the established residential neighborhood. **Design** integrity is well-preserved, with the fundamental ranch architectural elements, massing, proportional relationships, and material combinations remaining recognizable and coherent despite minor modifications. **Materials** integrity has been affected by window replacements and garage modifications, though the primary brick veneer walls, roof configuration, and wood trim elements remain substantially original. **Workmanship** integrity can be evaluated through examination of surviving original construction details, particularly the masonry work, roof structure, and architectural integration of materials. **Setting** integrity is excellent, benefiting from the residence's position within a cohesive mid-20th century suburban neighborhood that maintains its historical character and mature landscape features. **Feeling** integrity remains strong due to the preservation of the ranch style's characteristic horizontal emphasis, suburban scale, material sophistication, and landscape relationship that collectively convey the sense of 1950s suburban prosperity and architectural refinement. **Association** integrity clearly connects the property to the post-war suburban development patterns that represent Flat Rock's successful community evolution during the Late period of significance.

Period of Significance: 1956 represents both the construction date and the mature phase of post-war suburban development that built upon and expanded the community growth patterns established during Ford's initial industrial development, placing the property firmly within the district's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. Despite minor alterations, the residence meets National Register criteria for both historical association and architectural significance, retains sufficient integrity to convey its historical and architectural importance, and contributes meaningfully to the district's comprehensive representation of mid-20th century suburban development patterns. The property should be considered a valuable component of the district's historical narrative, demonstrating the successful maturation of residential design and community development that established Flat Rock as a premier suburban community within the Detroit metropolitan region during the post-war era.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0019_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28305 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0020_000 Lot #20 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098370		Long: -83.286686		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1950
Architectural Style	Ranch/Minimal Traditional
Building Form	1-Story rectilinear building
Roof Form	Gable roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding (likely over original wood siding)
Foundation Materials	Concrete block
Window Materials	Vinyl (replacement)
Window Type	Single-hung, double-hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1950-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):): Extensive exterior alterations (dates unknown)		
Current/Common Name	28305 Wesley Ave. (North)					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28305 Wesley Avenue represents a modest example of early post-World War II residential construction that reflects the initial wave of suburban development in Flat Rock during the late 1940s and early 1950s. Constructed circa 1950, this single-story dwelling originally embodied the simplified ranch and minimal traditional design principles that characterized affordable housing construction during the post-war period, though subsequent alterations have significantly modified its original architectural character.

The house exhibits a basic rectangular form with a front-facing gable roof configuration that represents a transitional approach between traditional gable-front house types and the emerging ranch style that would dominate suburban development throughout the 1950s. The building's modest scale and straightforward massing reflect the economical construction methods and simplified design aesthetics that made homeownership accessible to working-class families during the post-war housing boom.

The primary facade has been substantially altered through the installation of vinyl siding that has likely covered the original wood clapboard or other siding material. This alteration, while providing maintenance benefits to the current owners, has significantly compromised the building's historical material integrity and obscured the original construction details that would have characterized the property's period of construction. The vinyl siding installation represents a common modernization effort undertaken throughout American suburbs during the late 20th century as homeowners sought reduced maintenance requirements and improved weather resistance.

The fenestration pattern has been modified through the installation of replacement windows that appear to be vinyl units of contemporary manufacture. These windows, while providing improved energy efficiency and functionality, have altered the original proportions and material character that would have been present during the building's construction period. The current windows lack the architectural character and detailing typical of early 1950s residential construction and contribute to the property's diminished historical authenticity.

The front entrance features a small covered entry area that may represent either original construction or a later addition designed to provide weather protection and enhanced curb appeal. The entry's simple gable form is consistent with the overall architectural approach, though the specific details and materials cannot be definitively assessed as original without closer examination.

The property sits on a typical suburban lot with mature landscaping that includes established trees and foundation plantings. While the landscape setting contributes to the neighborhood's residential character, the building's extensive exterior alterations have significantly reduced its ability to convey its historical period and architectural significance within the broader context of Flat Rock's mid-20th century development patterns.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1962, Donald F. Beavers resided at 28305 North Wesley.[1] In 1965, Donald F. Beavers resided at 28305 North Wesley.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28305 Wesley Avenue is recommended as a **non-contributing resource** to the proposed Flat Rock Historical District due to extensive alterations that have compromised its architectural integrity and ability to convey its historical significance, despite its construction during the relevant period of significance and its association with post-war suburban development patterns in Flat Rock.

Historical Context: This residence was constructed circa 1950 during the early phase of post-World War II suburban expansion that represented the continued evolution of Flat Rock's residential character following Henry Ford's initial industrial development. The property's construction date places it within the "Late" period of significance (1920-1975) and reflects the community's growth as both Ford Motor Company operations continued and additional industrial development attracted new residents seeking affordable suburban housing. The dwelling contributes to the historical understanding of

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 51, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-66) p. 56, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

working-class residential development during the post-war economic boom, when modest single-story homes provided accessible homeownership opportunities for industrial workers and their families.

Architectural Significance: Originally, this residence would have represented the simplified design approaches that characterized affordable post-war housing construction, incorporating elements of both minimal traditional and early ranch styling that appealed to budget-conscious suburban developers and homebuyers. The basic rectangular form, front-facing gable roof, and modest scale would have demonstrated the architectural response to housing shortages and economic constraints that shaped residential construction during the late 1940s and early 1950s.

Integrity Assessment: The property fails to retain sufficient integrity across multiple aspects required for contributing status within a historic district. **Location** integrity remains intact, as the building stands on its original site. **Design** integrity has been compromised by alterations to the exterior appearance, though the basic form remains recognizable. **Materials** integrity has been severely compromised by the installation of vinyl siding and replacement windows that have obscured original construction materials and details. **Workmanship** integrity has been affected by the covering of original construction elements. **Setting** integrity is maintained through the property's position within the residential neighborhood. **Feeling** integrity has been diminished by the cumulative effect of exterior alterations that have modernized the building's appearance beyond its historical character. **Association** integrity, while conceptually present through the building's age and location, is weakened by the loss of physical characteristics that would clearly identify the property with its period of construction.

Non-Contributing Recommendation: While this property possesses historical associations with Flat Rock's post-war suburban development and falls within the district's period of significance, the extensive exterior alterations have compromised its architectural integrity to a degree that prevents it from effectively contributing to the district's historical and architectural character. The vinyl siding installation and window replacements have obscured the building's original materials and proportions, making it difficult for the property to convey its historical significance or architectural characteristics from the period of construction.

SHPO Compliance Recommendation: This property is recommended as **non-contributing** to the Flat Rock Historical District. While the residence maintains its historical associations and general form, the extensive alterations have compromised its ability to contribute meaningfully to the district's representation of mid-20th century residential architecture and development patterns. The property should be included within the district boundaries for its historical associations and potential for future restoration, but does not currently meet the integrity standards required for contributing status. Should future restoration efforts remove non-historic alterations and restore period-appropriate materials and details, the property's contributing status could be reconsidered.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0020_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28319 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0021_000 Lot #21 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098215		Long: - 83.286622		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1953	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete slab/concrete block	
Window Materials	Aluminum or vinyl (likely replacement)	
Window Type	Single-hung, horizontal emphasis	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1953-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Window replacements, possible siding updates (dates unknown)

Current/Common Name	28319 Wesley Ave. (North)
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28319 Wesley Avenue represents a well-executed example of post-World War II ranch-style architecture that exemplifies the suburban development patterns that characterized Flat Rock's continued growth during the mid-1950s. Constructed circa 1955, this single-story brick veneer dwelling demonstrates the modernist design principles and changing lifestyle preferences that transformed American residential architecture during the post-war economic boom, reflecting the ongoing prosperity and suburban expansion that followed Henry Ford's initial industrial development of the community.

The house exhibits the defining characteristics of ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and seamless integration with the surrounding suburban landscape. The building features a hip roof configuration with broad overhanging eaves that provide both functional weather protection and visual balance to the horizontal composition. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the 1950s due to its durability, economy, and ease of installation.

The primary facade demonstrates the ranch style's characteristic asymmetrical composition and horizontal fenestration patterns that distinguish it from earlier architectural traditions. The main entrance is positioned to accommodate the interior's open floor plan arrangement, while multiple windows across the front elevation emphasize the style's commitment to natural light and visual connection between interior and exterior spaces. These windows appear to have been replaced with more recent units, likely aluminum or vinyl, representing a common modernization effort to improve energy efficiency and reduce maintenance requirements.

The exterior walls are constructed of brick veneer over wood frame construction, a building method that had become standard practice for middle-class suburban housing during the post-war period. The brick provides both structural appearance and weather resistance while remaining economically feasible for the growing suburban market. The uniform brick coursing and clean mortar joints reflect the simplified aesthetic preferences of mid-century design, emphasizing honest materials and functional beauty over applied ornamentation.

A prominent attached two-car garage extends from the main house block, representing the full integration of automobile accommodation into residential design that had become essential by the mid-1950s. This feature demonstrates the complete transformation of American domestic life around automobile ownership and suburban mobility, distinguishing the property from earlier Flat Rock residences that typically employed detached garages or minimal automotive provisions. The garage's integration into the main roofline creates a unified architectural composition while providing the expanded vehicle storage required by post-war suburban families.

The property is situated on a generous suburban lot with mature deciduous trees that provide natural shading and enhance the ranch style's emphasis on landscape integration. The front yard features the open lawn design characteristic of post-war suburban development, with established plantings that soften the building's geometric lines while maintaining the uncluttered aesthetic preferred during this period. The mature trees visible in the photograph suggest original or early landscaping that has reached full development, contributing to the property's historical character and neighborhood setting.

The overall composition demonstrates the ranch style's successful adaptation to Michigan's climate and topography, with the single-story configuration providing accessibility and maintenance advantages while the brick construction offers durability appropriate to the region's weather patterns. The building's proportions and detailing reflect the influence of both modernist design principles and traditional Midwestern residential preferences, creating an architectural synthesis that proved enormously popular throughout the Great Lakes region during the 1950s suburban expansion.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1961, Roy Hood resided at 28319 North Wesley.[1] In 1970, Roy resided at 28319 North Wesley.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. <u>This is required for all properties</u>.

The property at 28319 Wesley Avenue is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

continued evolution and maturation of Flat Rock's residential character during the "Late" period of significance, and under **Criterion C** for its architectural significance as a representative example of ranch-style residential design during the style's peak popularity and regional adaptation in southeastern Michigan.

Historical Significance (Criterion A): This residence embodies the second major wave of residential development in Flat Rock, demonstrating the community's successful transition from a primarily industrial company town to a diversified suburban municipality during the post-war economic expansion. Built circa 1955, the house reflects the suburban growth that accompanied the continued prosperity of the automotive industry and the establishment of additional manufacturing facilities throughout the Detroit metropolitan region. The property's construction coincides with the period when Flat Rock evolved beyond its original Ford workforce to accommodate new residents attracted by the area's industrial employment opportunities, suburban amenities, and proximity to Detroit. The dwelling thus contributes to the broader pattern of American suburbanization and represents the transformation of formerly rural communities into integrated residential-industrial landscapes that characterized mid-20th century development throughout southeastern Michigan.

Architectural Significance (Criterion C): The residence represents an intact and well-preserved example of ranch-style architecture during its period of greatest popularity and regional refinement in the Great Lakes region. The building embodies the characteristic features of mid-century ranch design, including horizontal massing, hip roof configuration, brick veneer construction, integrated two-car garage facilities, and emphasis on indoor-outdoor living through generous fenestration. The property demonstrates the architectural response to changing American lifestyles following World War II, including increased automobile dependence, informal family living patterns, technological advances in construction methods, and the desire for modern conveniences within maintenance-efficient suburban environments. The ranch style's widespread adoption during this period reflects both the democratization of modern architectural principles and evolving social preferences that favored efficiency, practicality, and integration with suburban landscapes over the formal architectural hierarchies of earlier periods.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, though some alterations affect its material authenticity while preserving its overall character. **Location** integrity remains intact, as the building stands on its original site within the established post-war residential neighborhood. **Design** integrity is well-preserved, with the fundamental ranch architectural elements, massing, spatial relationships, and compositional principles remaining recognizable and coherent. **Materials** integrity has been compromised by window replacements and possible exterior updates, though the primary brick veneer walls, roof configuration, and overall construction system remain substantially original. **Workmanship** integrity can be evaluated through examination of surviving original construction details, particularly the masonry work, roof structure, and architectural integration of the garage component. **Setting** integrity benefits significantly from the residence's position within a cohesive mid-20th century suburban neighborhood that maintains its historical character, mature landscaping, and residential scale. **Feeling** integrity remains strong due to the preservation of the ranch style's characteristic horizontal emphasis, suburban scale, automobile integration, and landscape relationship that collectively convey the sense of 1950s suburban development. **Association** integrity connects the property directly to the post-war suburban expansion patterns that represent Flat Rock's continued community evolution during the Late period of significance.

Period of Significance: Circa 1955 represents both the construction date and the broader period of post-war suburban development that continued and expanded upon the community growth patterns established during Ford's initial industrial development, placing the property firmly within the district's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. Despite minor alterations, the residence meets National Register criteria for both historical association and architectural significance, retains sufficient integrity to convey its historical and architectural importance, and contributes meaningfully to the district's comprehensive representation of mid-20th century suburban development patterns. The property should be considered a valuable component of the district's historical narrative, demonstrating the successful evolution of residential design and community development from the initial industrial period through the post-war suburban expansion that established Flat Rock as a mature residential community within the Detroit metropolitan region.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0021_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28325 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0126_000 Lot 126 Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098064		Long: -83.286620		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1982
Architectural Style	Ranch/Mid-Century Modern
Building Form	1-Story rectilinear building
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer
Foundation Materials	Concrete slab/concrete block
Window Materials	Aluminum or vinyl (replacement)
Window Type	Single-hung, picture windows
Outbuildings	Yes ☒ / No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A
Period(s) of Significance	N/A

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity: N/A	Intact ☐	Altered ☐	Moved ☐	Date(s): Window replacements (date unknown)

Current/Common Name	28325 Wesley Ave. (North)
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28325 Wesley Avenue N is a single-story Ranch style residence constructed in 1982. This property represents post-historic development that occurred well after the conclusion of the Late Period of Significance (1920-1975) for the proposed Flat Rock Historical District and exemplifies the continued use of Ranch residential architecture during the early 1980s suburban development.

Overall Form and Massing:

The house exhibits a linear Ranch configuration with single-story massing that maintains the horizontal emphasis characteristic of the Ranch style. The building demonstrates the continued popularity of Ranch residential design during the early 1980s, though constructed during a period that falls outside the district's historically significant timeframe. The overall form reflects standard suburban residential development patterns of the early 1980s.

Foundation:

The building rests on a concrete foundation typical of early 1980s residential construction standards, supporting the single-story frame construction above.

Exterior Wall Materials:

The exterior walls are clad entirely in brown brick veneer that provides durability and visual substance typical of early 1980s residential construction. The consistent brick treatment reflects the continued preference for permanent, low-maintenance exterior materials in suburban residential development.

Roofing:

The roof features a hip configuration covered in asphalt composition shingles, representing standard residential roofing materials. The hip roof form maintains the low horizontal profile characteristic of Ranch architecture.

Windows and Doors:

The fenestration includes various window configurations that reflect early 1980s glazing technology and aesthetic preferences. The windows appear to be contemporary units appropriate to the building's construction period.

Character-Defining Features:

1. Single-story Ranch massing with horizontal emphasis
2. Hip roof configuration
3. Brown brick veneer exterior
4. Early 1980s suburban residential design elements
5. Linear plan typical of Ranch residential architecture

Site and Setting:

The property occupies a suburban lot on Wesley Avenue N with maintained landscaping that reflects continued residential development in the area during the early 1980s, well after the conclusion of the district's period of significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

Robert Mrla resided at 28325 Wesley Ave. N from 1998 to 2001.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. <u>This is required for all properties</u>.

The property at 28325 Wesley Avenue N does not contribute to the significance of the proposed Flat Rock Historical District due to its construction date of 1982, which falls seven years after the conclusion of the Late Period of Significance (1920-1975). The building represents post-historic suburban development that occurred well after the community's transformation from a rural river town to an industrial suburban center had been completed and after Ford Motor Company's historically significant influence on community development had ended.

Period of Significance Analysis

The 1982 construction date places this property seven years after the end of the Late Period of Significance, representing development patterns that occurred during a distinctly different era of suburban growth. By 1982, the themes that define

[1] City: *Flat Rock*; State: *Michigan*; Year(s): *1998-2001*

the district's significance - including Ford's Village Industries program, the community's industrial transformation, and the post-war suburban development that responded to industrial prosperity - had long since concluded.

Architectural Context

While the property demonstrates competent Ranch residential architecture from the early 1980s, it does not contribute to the district's architectural significance because it was constructed during a period when Ranch design represented routine suburban development rather than the innovative residential architecture that characterized the community's response to industrial transformation during the historic periods.

50-Year Rule Consideration

Although this property will meet the 50-year age requirement by 2032, age alone is insufficient for contributing status when construction occurred outside the period of significance. The property would require re-evaluation within a different historical context to be considered for contributing status.

Impact on District Integrity

This property, along with other post-1975 construction, does not significantly compromise the district's ability to convey its historical significance. The district contains sufficient contributing resources from the periods of significance to maintain its integrity and tell the complete story of Flat Rock's transformation.

NON-CONTRIBUTING STATUS RECOMMENDED

This property should be designated as a **NON-CONTRIBUTING** resource to the proposed Flat Rock Historical District based on the following factors:

1. **Outside Period of Significance:** Constructed in 1982, seven years after the Late Period of Significance ended in 1975.
2. **Post-Historic Development:** Represents suburban residential development that occurred during a different era of community growth, unrelated to the industrial transformation themes that define the district.
3. **No Historic Association:** Does not relate to Ford Motor Company's presence, the community's industrial transformation, or the significant residential development patterns that occurred during the historic periods.
4. **Temporal Disconnect:** Built during the early 1980s when Ranch architecture represented routine suburban infill rather than innovative design responding to historical transformation.

SHPO Compliance Notes:

- Should be clearly marked as NON-CONTRIBUTING in all district documentation
- Not subject to the same preservation review standards as contributing resources
- Future alterations should be compatible with surrounding contributing properties
- May be re-evaluated in the future if new historical contexts are identified, though this is unlikely given the temporal gap

District Impact Assessment: The presence of this property does not detract from the district's historical significance. The district's contributing resources adequately convey the story of Flat Rock's transformation during the Early Period (1834-1920) and Late Period (1920-1975), and can accommodate non-contributing properties that represent later suburban development without compromising the overall historical narrative.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0126_000 Lot 126 Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28345 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0124_000 Lot 124 Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097790		Long: -83.286616		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1951
Architectural Style	Colonial Revival
Building Form	Two-story Rectilinear
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding (replacement)
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 - Detached Garage/Carport

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1951-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding replaced	Moved ☐	Date(s):			
Current/Common Name	28345 Wesley Ave. (North)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-Family residence						
Current Building Use	Single-Family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28345 Wesley N is a two-story Colonial Revival style residence constructed in 1951. This property represents the post-World War II residential development that characterized the Late Period of Significance (1920-1975) in the proposed Flat Rock Historical District and exemplifies the return to traditional American architectural forms that became popular during the early 1950s suburban expansion.

Overall Form and Massing:

The house exhibits a classic Colonial Revival configuration with a rectangular two-story form and side-gable roof orientation. The building demonstrates the symmetrical composition and balanced proportions characteristic of Colonial Revival residential design, though the facade organization appears to be asymmetrical rather than strictly formal. The overall massing emphasizes verticality while maintaining domestic scale appropriate to suburban residential development of the early 1950s.

Foundation:

The building rests on a concrete foundation typical of post-war residential construction, providing stable support for the two-story frame construction above. The foundation is largely concealed by grade and landscaping, maintaining the traditional colonial appearance.

Exterior Wall Materials:

The exterior walls are currently clad in cream or beige-colored horizontal siding, which appears to be vinyl replacement siding that has replaced the original wood clapboard material. While the siding maintains the horizontal emphasis characteristic of Colonial Revival design, the replacement material represents an alteration from the original construction. The uniform light color provides a clean, maintained appearance consistent with suburban residential preferences.

Roofing:

The primary roof features a side-gable configuration covered in dark asphalt composition shingles, representing standard residential roofing materials of the post-war period. The simple gable form maintains traditional colonial proportions while providing efficient weather protection and interior space utilization.

Windows and Doors:

The fenestration includes double-hung windows with black decorative shutters that provide traditional colonial character and visual contrast against the light-colored siding. The shutters appear to be functional or decorative elements that reflect the Colonial Revival emphasis on historical authenticity and traditional American residential design principles. Windows appear to be replacement units that maintain appropriate sizes and proportions for the building's scale. The main entrance appears to be located on the front facade with simple treatment consistent with Colonial Revival residential design.

Site and Setting:

The property occupies a typical suburban residential lot with maintained lawn areas and some landscaping elements. The front yard includes foundation plantings and grass areas that reflect the suburban residential character established during the post-war development period. The property's setting demonstrates the community's commitment to creating attractive residential neighborhoods that supported family life and community stability during the early 1950s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1954, Clarence Hartert and family resided at 28345 Wesley Ave. N.[1] In 1961, J.C. Giles resided at 28345 North Wesley.[2] In 1970, Bruce Cavell resided at 28345 North Wesley.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28345 Wesley N contributes to the significance of the proposed Flat Rock Historical District as a representative example of early post-World War II Colonial Revival residential architecture that demonstrates the

[1] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by New Boston*, Rockwood and Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1954**) pg. 8, for 28345 Wesley; held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

community's architectural preferences and development patterns during the Late Period of Significance (1920-1975). Constructed in 1951, this two-story residence represents the return to traditional American architectural forms that characterized post-war suburban development and the successful creation of stable residential neighborhoods around industrial facilities.

Criterion A (Events):

This property is significant under Criterion A as part of the early post-World War II residential development that supported Flat Rock's continued transformation into a suburban industrial community. The construction date of 1951 places it within the period when post-war economic expansion and returning veterans created demand for substantial family housing that would support community stability and growth.

The Colonial Revival architectural style represents a conscious choice to embrace traditional American architectural forms during the post-war period, reflecting both cultural preferences for traditional residential design and the desire to create residential neighborhoods that embodied stability and continuity. This property demonstrates how the community's industrial success enabled residents to invest in substantial, two-story housing that reflected middle-class prosperity and traditional residential ideals.

The location on Wesley N represents the geographic expansion of residential development beyond the original Ford Avenue corridor, demonstrating the continued growth and prosperity that characterized the community during the early phase of post-war suburban development.

The property retains good integrity in most aspects, though some alterations have occurred:

Location: EXCELLENT - The property remains in its original location on Wesley N within the historic residential neighborhood context.

Design: GOOD - The essential Colonial Revival form, side-gable roof, two-story massing, and overall design composition remain intact, preserving the architectural character that defines the style.

Setting: GOOD - The suburban residential neighborhood setting is preserved, with residential context that continues to reflect the post-war development character.

Materials: FAIR - The replacement siding, while maintaining horizontal emphasis, represents an alteration from original materials. However, the overall form and proportional relationships remain intact.

Workmanship: GOOD - The construction quality and basic building form demonstrate the building techniques typical of early 1950s residential construction.

Feeling: GOOD - The property continues to convey the sense of post-war suburban residential development and traditional American architectural preferences that characterized the early 1950s.

Association: GOOD - The connection to early post-war residential development and the community's continued industrial prosperity remains clear, providing association with the community's transformation during the Late Period of Significance.

Historic District Contribution

This property makes a solid contribution to the proposed Flat Rock Historical District by representing the early post-war residential development that demonstrates the community's continued growth and prosperity during the 1950s. The Colonial Revival architectural style represents the traditional American design preferences that remained popular alongside the emerging Ranch style during the early post-war period.

The property's location on Wesley N contributes to the geographic representation of the district's residential development expansion, while the two-story Colonial Revival design demonstrates the architectural diversity and construction quality that characterized the community during the early phase of post-war suburban development.

Recommendation

CONTRIBUTING STATUS RECOMMENDED

This property should be designated as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District based on the following factors:

Historical Significance: Constructed in 1951 during the Late Period of Significance, representing early post-war residential development that supported the community's continued industrial suburban growth.

Architectural Significance: Representative example of Colonial Revival residential architecture that demonstrates the continued popularity of traditional American design principles during the early 1950s suburban development period.

Geographic Representation: Located on Wesley N, contributing to the district's representation of residential development expansion beyond the original Ford Avenue corridor during the post-war period.

Design Integrity: Despite material alterations, retains sufficient integrity in form, design, and setting to convey its significance as a representative example of early 1950s Colonial Revival residential architecture.

Community Context: Represents the substantial, family-oriented housing that supported stable residential neighborhoods during the community's continued industrial prosperity in the early 1950s.

The property meets the minimum 50-year age requirement and demonstrates the architectural preferences and community development patterns that characterized Flat Rock's continued transformation during the Late Period of Significance. Future preservation efforts should consider restoration of appropriate exterior materials while maintaining the

essential Colonial Revival form and design characteristics that distinguish this property as a representative example of early 1950s residential architecture.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0124_000 Lot 124 Gordon-Dale Sub. (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28355 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0123_000 Lot 123 Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097653		Long: -83.286614		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1971
Architectural Style	Contemporary Colonial Revival
Building Form	2-Story rectilinear building
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Poured Concrete
Window Materials	Vinyl
Window Type	Double-hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1971-1975 (Late Period of Significance
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☐	Feeling ☐	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			

Current/Common Name	28355 Wesley Ave. (North)
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1971 Contemporary Colonial Revival house represents the final phase of residential development during the concluding year of the Late Period of Significance, demonstrating Flat Rock's continued suburban expansion and architectural evolution during the early 1970s. The two-story building exhibits characteristic modern Colonial Revival features and functional planning that defined suburban housing for middle-class families during the early 1970s, when Flat Rock's established industrial economy continued to support contemporary residential development that provided spacious, traditional-styled living arrangements for employees in the mature manufacturing and service sectors.

The residence presents as a substantial Contemporary Colonial Revival house with rectangular massing that demonstrates the sophisticated architectural planning valued in early 1970s suburban design. The building exhibits a side-gabled roof configuration with symmetrical facade organization that creates the characteristic balanced composition valued in Colonial Revival architecture, adapted to contemporary construction methods and lifestyle preferences. The two-story height and substantial scale reflect the continued prosperity and quality construction approaches that characterized residential development for successful families during the early 1970s, when Contemporary Colonial Revival homes provided attractive, traditional living arrangements for Flat Rock's established workforce seeking prestigious residential accommodations that reflected modern suburban sophistication.

The building features a side-gabled roof system constructed with gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1970s Colonial Revival architecture. The broad side-gabled roof with moderate eaves creates the characteristic formal profile that distinguished Colonial Revival design, emphasizing traditional proportions and classical residential character adapted to contemporary construction standards. The roof configuration demonstrates the conservative design approaches that characterized early 1970s residential construction, providing functional interior arrangements while maintaining the refined traditional character that appealed to successful families during the mature phase of suburban-industrial community development.

The exterior walls are clad entirely in narrow horizontal vinyl siding in white that provides visual continuity while demonstrating the modern material approaches that characterized early 1970s residential construction. The consistent siding application across all wall surfaces reflects the simplified construction and maintenance approaches valued in contemporary suburban design, emphasizing clean lines and traditional proportions while providing the durability and maintenance efficiency valued in modern suburban housing. The uniform siding treatment maintains the contemporary Colonial Revival character while reflecting the construction technologies available during the early 1970s.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality suburban development during the early 1970s. The foundation treatment reflects the solid construction approaches that characterized well-designed Contemporary Colonial Revival homes built for long-term residential use by successful suburban families during the mature phase of Flat Rock's suburban-industrial development.

The window arrangement demonstrates the systematic approach to fenestration that characterized Contemporary Colonial Revival design, with windows arranged in a symmetrical pattern that provides balanced illumination while maintaining the traditional composition and formal proportions valued in classical residential architecture. The facade features vinyl windows in double-hung configurations arranged in the symmetrical pattern typical of Colonial Revival design. The windows maintain proportions and spacing that support the Colonial Revival character while providing modern energy efficiency and reflecting the simplified window systems that characterized contemporary residential construction during the early 1970s.

The primary entrance is located centrally in the facade, accessed by a simple wooden deck that provides practical entry while maintaining the symmetrical composition that distinguished Contemporary Colonial Revival architecture. The entrance configuration demonstrates the informal approach to residential entry that characterized modern interpretations of traditional styles, providing functional access while maintaining the architectural dignity that distinguished quality suburban housing during the early 1970s.

The property exhibits suburban residential landscape characteristics with maintained lawn areas and mature shade trees that integrate the building with its neighborhood setting while demonstrating the residential environment that characterized Flat Rock's continued suburban development during the final phase of the Late Period of Significance. The residential context preserves the community character that supported the community's successful workforce during the concluding phase of the Late Period of Significance, representing the mature suburban-industrial patterns that had evolved by the early 1970s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Judith R. Clark [Kornowski] resided at 28355 Wesley Ave. N in 1980.[1] The Simpson Family resides at 28355 Wesley Ave. N since 2000.[2]

Statement of Significance/Recommendation of Eligibility

Provide detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1971 Contemporary Colonial Revival house represents the final phase of residential development that demonstrated the continued stability and suburban expansion of Flat Rock's established industrial economy during the concluding year of the Late Period of Significance (1920-1972). The property embodies the modern residential construction that served the mature workforce sustained by Ford Motor Company's continued operations and the broader industrial development that had established Flat Rock as a successful suburban-industrial community by the early 1970s.

The dwelling reflects the contemporary suburban housing solutions that served Flat Rock's established families during the early 1970s, when the community's industrial success continued to support modern residential development that provided spacious, traditionally-styled living arrangements with the contemporary architectural character and modern conveniences valued by successful suburban families. The Contemporary Colonial Revival design provided the family-oriented living spaces that appealed to skilled workers, supervisory personnel, and white-collar employees while offering the traditional residential character that reflected continued prosperity and suburban sophistication that characterized Flat Rock during the mature phase of suburban-industrial development.

The 1971 construction date places this property at the very conclusion of the Late Period of Significance, representing the culmination of fifty years of suburban-industrial development that had transformed Flat Rock from a rural mill community to a mature suburban-industrial center. The Contemporary Colonial Revival design reflects the community's continued economic success and the evolution of architectural preferences that demonstrated Flat Rock's achievement of stable suburban character and continued attractiveness to successful families seeking traditional residential accommodations during the final year of the period that had begun with Henry Ford's Village Industries program in 1920.

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on N. Wesley Ave. within established residential area during final Late Period phase
- **Design:** RETAINS - Contemporary Colonial Revival characteristics including side-gabled roof, symmetrical facade organization, and traditional proportions remain intact
- **Materials:** RETAINS - Original vinyl siding and modern construction materials preserved, representing authentic early 1970s building practices
- **Workmanship:** RETAINS - Early 1970s Contemporary Colonial Revival construction techniques and quality remain evident in building form and details
- **Setting:** RETAINS - Suburban residential context and community planning patterns from mature Late Period preserved
- **Feeling:** RETAINS - Strongly conveys early 1970s suburban residential character and mature suburban-industrial community development
- **Association:** RETAINS - Clear and strong historical connections to final phase Late Period residential development and continued suburban expansion

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: This property exhibits excellent integrity with original materials and design completely intact, clearly conveying its historical significance as representative early 1970s Contemporary Colonial Revival suburban housing that served Flat Rock's established workforce during the concluding year of the Late Period of Significance. The building demonstrates the architectural evolution and continued suburban expansion that characterized Flat Rock's mature development as a successful suburban-industrial community during the final year of the fifty-year period that began with Henry Ford's Village Industries program.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1972), specifically at its conclusion, (2) represents the important historical theme of continued suburban prosperity and mature community development, (3) retains excellent integrity in all seven aspects to convey its historical associations, and (4) contributes significantly to the district's ability to represent the complete chronological development and architectural evolution that characterized Flat Rock's transformation from a rural industrial experiment to a mature suburban-industrial community. The property demonstrates the lasting success and continued attractiveness of the

[1] Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 1* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.

[2] City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0123_000 Lot 123 Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

community that Henry Ford's Village Industries program had established fifty years earlier, marking the culmination of the Late Period of Significance with continued residential investment and contemporary architectural expression that maintained traditional Colonial Revival character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0123_000 Lot 123 Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28411 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0121_000 Lot 121 Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097438		Long: -83.286674		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1951	
Architectural Style	Cape Cod Colonial Revival	
Building Form	1.5-Story rectilinear building	
Roof Form	Side Gabled with Dormer	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Red Brick, Vinyl Siding	
Foundation Materials	Poured Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1951-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	28411 Wesley Ave. (North)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1951 Cape Cod Colonial Revival house represents the post-Korean War suburban residential development that characterized Flat Rock's continued prosperity during the established phase of the Late Period of Significance. The one-and-one-half story building exhibits characteristic Colonial Revival features including traditional proportions and distinctive material combinations that defined quality suburban housing for middle-class families during the early 1950s prosperity period, when Flat Rock's manufacturing sector supported residential development that provided traditional, family-oriented living arrangements for employees in the expanding post-war industrial operations.

The residence presents as a substantial Cape Cod Colonial Revival house with rectangular massing enhanced by a prominent shed dormer that demonstrates the sophisticated architectural planning valued in early 1950s suburban design. The building exhibits a side-gabled roof configuration with large shed dormer that creates additional interior space while maintaining the characteristic Colonial Revival proportions and traditional residential character. The one-and-one-half story height and substantial scale reflect the prosperity and quality construction approaches that characterized residential development for successful workers during the early 1950s, when Cape Cod Colonial Revival homes provided attractive, traditional living arrangements for Flat Rock's established industrial workforce during the post-war economic expansion period.

The building features a side-gabled roof system with intersecting shed dormer constructed with gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1950s Colonial Revival architecture. The prominent shed dormer extends across a significant portion of the front roofline, providing functional interior space while demonstrating the practical design approaches that characterized post-war Colonial Revival residential construction. The roof configuration demonstrates the mature Colonial Revival design principles that characterized early 1950s residential construction, providing functional interior arrangements while maintaining the refined traditional character that appealed to successful working families during the post-war prosperity period.

The exterior walls demonstrate a sophisticated combination of materials that reflects the quality construction standards and design preferences characteristic of well-built Cape Cod Colonial Revival homes during the early 1950s. The lower portion of the building features red brick construction that extends from the foundation to approximately window sill height, while the upper portions and dormer are clad in white vinyl siding (replacement of original wood clapboard siding, likely installed c.1990s-2000s). This distinctive material combination reflects the construction approaches that characterized quality Colonial Revival homes, which sought to provide visual interest and structural distinction through the combination of masonry and frame construction techniques that enhanced both architectural character and construction quality.

The building rests on a poured concrete foundation that is largely integrated with the brick veneer construction, demonstrating the substantial construction standards that characterized quality suburban development during the early 1950s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Colonial Revival homes built for long-term residential use by successful suburban families during the post-war economic boom.

The window arrangement demonstrates the systematic approach to fenestration that characterized Colonial Revival design, with windows arranged to provide balanced illumination while maintaining the traditional proportions and formal composition valued in classical residential architecture. The facade features replacement vinyl windows in double-hung configurations arranged to reflect the functional interior planning that distinguished Colonial Revival homes. The dormer contains additional windows that provide natural light to the upper level while maintaining the traditional character that distinguished Colonial Revival design. The windows maintain proportions and spacing that support the Colonial Revival character while providing modern energy efficiency.

The primary entrance is accessed by substantial concrete steps that lead to the main floor level, typical of Colonial Revival design that emphasized formal residential entry and elevated living areas. The entrance configuration demonstrates the traditional approach to residential entry that characterized Colonial Revival architecture, providing formal access while maintaining the architectural dignity that distinguished quality suburban housing during the early 1950s.

The property exhibits well-maintained suburban residential landscape characteristics with established lawn areas, mature shade trees, and foundation plantings that integrate the building with its neighborhood setting while demonstrating the residential environment that characterized Flat Rock's continued development during the early 1950s prosperity period. A detached garage structure is visible, representing the automobile-oriented infrastructure that characterized suburban development during the early 1950s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In1953, Dewey Batway resided at 28411 North Wesley.[1] *IIn 1961, Dewey Batway resided at 28411 North Wesley.*[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1951 Cape Cod Colonial Revival house represents the post-Korean War suburban residential development that demonstrated the continued prosperity and expansion of Flat Rock's industrial economy during the established phase of the Late Period of Significance (1920-1975). The property embodies the suburban residential construction that served the post-war workforce sustained by Ford Motor Company's continued operations and broader manufacturing activities that supported community growth during the economic expansion of the early 1950s prosperity period.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the early 1950s prosperity period, when the community's industrial success supported residential development that provided traditional, spacious living arrangements with formal architectural character and modern conveniences valued by established middle-class families. The Cape Cod Colonial Revival design provided the prestigious, family-oriented living spaces that appealed to skilled workers, supervisory personnel, and white-collar employees while offering the traditional residential character that reflected their economic achievement and social aspirations during the post-war prosperity period.

The 1951 construction date places this property within the post-war suburban expansion phase of the Late Period of Significance, when Flat Rock had successfully transitioned from wartime production to peacetime prosperity and continued to attract successful families through substantial housing options that demonstrated the sustained prosperity created by Henry Ford's Village Industries model and subsequent industrial expansion. The Cape Cod Colonial Revival design with distinctive brick and frame construction reflects the community's economic success and the preference for traditional residential architecture that provided both modern convenience and classical dignity during the early 1950s prosperity period.

INTEGRITY EVALUATION:

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on N. Wesley Ave. within established residential area
- **Design:** RETAINS - Cape Cod Colonial Revival characteristics including side-gabled roof with shed dormer, traditional proportions, and material combination remain intact
- **Materials:** RETAINS - Original red brick construction on lower level preserved in excellent condition; vinyl siding replacement on upper level does not compromise overall material character
- **Workmanship:** RETAINS - Early 1950s Colonial Revival construction techniques and quality craftsmanship remain clearly evident in brick construction and building form
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved with mature landscaping and period-appropriate detached garage
- **Feeling:** RETAINS - Strongly conveys early 1950s suburban residential character and post-war traditional architecture
- **Association:** RETAINS - Clear and strong historical connections to early 1950s suburban development and post-war middle-class residential patterns

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: This property exhibits excellent integrity with original red brick construction on the lower level completely preserved and essential Cape Cod Colonial Revival design characteristics intact, clearly conveying its historical significance as representative early 1950s Colonial Revival suburban housing that served Flat Rock's post-war middle-class workforce during the prosperity period. The building's essential architectural characteristics, including the distinctive brick and frame material combination, side-gabled roof with shed dormer, and traditional proportions remain intact and legible.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of early 1950s suburban prosperity and post-war middle-class residential development, (3) retains excellent integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the residential development that characterized Flat Rock's continued success during the post-war suburban expansion phase of the Late Period of Significance. The exceptional preservation of original

[1] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

brick construction and traditional Colonial Revival features reflect the quality construction and continued investment that characterized successful suburban neighborhoods developed to serve the community's prosperous workforce during the post-war economic boom.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0121_000 Lot 121 Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28429 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0119_000 Lot 119 & 120 Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097173		Long: -83.286607		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1957
Architectural Style	Ranch
Building Form	1-Story rectilinear building
Roof Form	Hip Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding (replacement)
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung, Picture
Outbuildings	Yes ☒ No ☐
Number/Type:	Attached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1957-1975 (Late Period of Significance)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

Current/Common Name	28429 Wesley Ave. (North)
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1957 Ranch house represents the mid-1950s suburban residential development that characterized Flat Rock's continued prosperity during the established phase of the Late Period of Significance. The one-story building exhibits the characteristic horizontal emphasis and modern design features that defined quality suburban housing for middle-class families during the mid-1950s prosperity period, when Flat Rock's manufacturing sector supported suburban residential development that provided contemporary, automobile-oriented living arrangements for employees in the expanding post-war industrial operations and growing service economy.

The residence presents as a substantial Ranch house with rectangular massing enhanced by an integrated attached garage that demonstrates the sophisticated architectural planning valued in mid-1950s suburban design. The building exhibits a hip roof configuration with broad eaves that creates the characteristic low profile and horizontal emphasis valued in Ranch architecture. The asymmetrical facade organization reflects the functional interior planning principles that characterized quality Ranch design during the mid-1950s, when Ranch-style homes provided attractive, modern living arrangements for Flat Rock's successful workforce seeking contemporary residential accommodations that reflected post-war prosperity and suburban sophistication with automobile integration.

The building features a hip roof system constructed with gray asphalt shingles that provide practical weather protection while maintaining the contemporary appearance valued in 1950s suburban architecture. The broad hip roof with substantial eaves creates the characteristic sheltered profile that distinguished Ranch design, emphasizing horizontal lines and integration with the landscape. The roof configuration demonstrates the modern design approaches that characterized mid-1950s residential construction, providing functional interior arrangements while maintaining the refined contemporary character that appealed to successful families during the prosperity period of the mid-1950s.

The exterior walls are clad entirely in narrow horizontal vinyl siding in a light green or sage color (replacement of original wood or aluminum siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified material approaches that characterized Ranch construction, emphasizing clean lines and horizontal emphasis valued in 1950s suburban design. The uniform siding treatment maintains the contemporary residential character while providing modern maintenance efficiency valued in suburban housing.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality suburban development during the mid-1950s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Ranch homes built for long-term residential use by successful suburban families during the post-war economic boom.

The window arrangement demonstrates the systematic approach to fenestration that characterized Ranch design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and modern aesthetic valued in mid-1950s suburban architecture. The front facade features replacement vinyl windows including what appears to be large picture windows and smaller double-hung windows arranged to provide balanced illumination while reflecting the functional interior planning that distinguished Ranch homes. The windows maintain proportions and configurations that support the Ranch character while the picture windows emphasize the indoor-outdoor visual connection that characterized mid-century residential design.

The primary entrance is integrated into the main facade, accessed by simple concrete steps that provide practical entry while maintaining the horizontal architectural emphasis. A front porch addition with decorative columns enhances the entrance area while maintaining compatibility with the Ranch character. The entrance configuration demonstrates the informal residential character that distinguished Ranch design, emphasizing the integration of indoor and outdoor living spaces while maintaining the contemporary aesthetic valued in mid-1950s suburban housing.

The integrated attached garage represents the automobile-oriented infrastructure that characterized mid-1950s suburban development, providing direct automobile access that reflected the suburban lifestyle preferences of the period. The garage integration demonstrates the modern planning approaches that characterized Ranch design, providing functional convenience while maintaining the architectural unity valued in contemporary residential construction.

The property exhibits exceptionally well-maintained suburban residential landscape characteristics with established lawn areas, mature shade trees providing extensive canopy coverage, and sophisticated foundation landscaping including decorative plantings that integrate the building with its neighborhood setting while demonstrating ongoing investment in property enhancement. The curved walkway with decorative borders enhances the property's landscape design. The residential context preserves the community character that characterized Flat Rock's continued suburban development during the established phase of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1961, Donald E. Smith resided at 28429 North Wesley.[1] In 1970, Donald E. Smith resided at 28429 North Wesley.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1957 Ranch house represents the mid-1950s suburban residential development that demonstrated the continued prosperity and expansion of Flat Rock's industrial economy during the established phase of the Late Period of Significance (1920-1975). The property embodies the suburban residential construction that served the post-war middle-class workforce sustained by Ford Motor Company's continued operations and broader manufacturing activities that supported community growth during the economic expansion of the mid-1950s prosperity period.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the mid-1950s prosperity period, when the community's industrial success supported residential development that provided modern, spacious living arrangements with contemporary architectural character and automobile-oriented conveniences valued by successful middle-class families. The Ranch design provided the family-oriented living spaces that appealed to skilled workers, supervisory personnel, and white-collar employees while offering the modern residential character that reflected post-war optimism, suburban prosperity, and contemporary lifestyle preferences during the peak prosperity period of the mid-1950s.

The 1957 construction date places this property within the established suburban prosperity phase of the Late Period of Significance, when Flat Rock had achieved full maturation as a successful suburban-industrial community and continued to attract successful families through substantial housing options that demonstrated the sustained prosperity created by Henry Ford's Village Industries model and subsequent industrial expansion. The Ranch design with integrated garage reflects the community's adaptation to automobile-oriented suburban living and the availability of quality residential sites that supported modern suburban development during the peak years of post-war American prosperity.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on N. Wesley Ave. within established residential area
- **Design:** RETAINS - Ranch characteristics including hip roof, horizontal emphasis, integrated garage, and modern massing remain intact
- **Materials:** PARTIALLY COMPROMISED - Vinyl siding replacement alters original materials, though overall architectural character preserved
- **Workmanship:** RETAINS - Mid-1950s Ranch construction techniques and quality remain evident in building form and details
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved with exceptional mature landscaping
- **Feeling:** RETAINS - Conveys mid-1950s suburban residential character and post-war prosperity with automobile integration
- **Association:** RETAINS - Clear historical connections to mid-1950s suburban development and middle-class residential patterns

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (vinyl siding replacement), the property retains good integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1950s Ranch suburban housing that served Flat Rock's prosperous middle-class workforce during the peak prosperity period. The building's essential architectural characteristics, including the hip roof configuration, horizontal emphasis, integrated garage, window arrangements, and spatial relationships remain intact and legible. The siding replacement does not compromise the property's ability to convey its mid-1950s Ranch residential character or its association with automobile-oriented suburban development.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of mid-1950s suburban prosperity and automobile-oriented middle-class residential development, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the residential development that characterized Flat Rock's evolution as a mature suburban-industrial community during the peak prosperity phase of the Late Period of Significance. The exceptional landscape maintenance and integrated garage demonstrate the continued attractiveness and modern convenience that characterized successful suburban neighborhoods developed to serve the community's prosperous workforce.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0119_000 Lot 119 & 120 Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28445 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0118_000 Lot 118 Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096967		Long: -83.286604		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1961
Architectural Style	Ranch
Building Form	1-Story rectilinear building
Roof Form	Hip Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Red Brick Veneer
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung, Picture
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1961-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	28445 Wesley Ave. (North)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1961 Ranch house represents the early 1960s suburban residential development that characterized Flat Rock's continued prosperity during the established phase of the Late Period of Significance. The one-story building exhibits the characteristic horizontal emphasis and modern design features that defined quality suburban housing for middle-class families during the early 1960s prosperity period, when Flat Rock's manufacturing sector supported suburban residential development that provided contemporary, family-oriented living arrangements for employees in the expanding post-war industrial operations and growing service economy.

The residence presents as a substantial Ranch house with rectangular massing that demonstrates the sophisticated architectural planning valued in early 1960s suburban design. The building exhibits a hip roof configuration with broad eaves that creates the characteristic low profile and horizontal emphasis valued in Ranch architecture. The symmetrical facade organization reflects the balanced design principles that characterized quality Ranch construction during the early 1960s, when Ranch-style homes provided attractive, modern living arrangements for Flat Rock's successful workforce seeking contemporary residential accommodations that reflected post-war prosperity and suburban sophistication.

The building features a hip roof system constructed with gray asphalt shingles that provide practical weather protection while maintaining the contemporary appearance valued in 1960s suburban architecture. The broad hip roof with substantial eaves creates the characteristic sheltered profile that distinguished Ranch design, emphasizing horizontal lines and integration with the landscape. The roof configuration demonstrates the modern design approaches that characterized early 1960s residential construction, providing functional interior arrangements while maintaining the refined contemporary character that appealed to successful families during the prosperity period of the early 1960s.

The exterior walls demonstrate exceptional material integrity through the preservation of original red brick veneer construction that provides both structural durability and visual richness characteristic of quality Ranch architecture during the early 1960s. The consistent red brick construction across all wall surfaces reflects the substantial material approaches that characterized well-built Ranch homes, emphasizing quality construction and architectural distinction valued in prosperous suburban development. The red brick construction demonstrates the economic prosperity and construction quality that characterized Flat Rock's residential development during the early 1960s, when substantial material investment reflected the community's continued industrial success and suburban sophistication.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality suburban development during the early 1960s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Ranch homes built for long-term residential use by successful suburban families during the mature phase of post-war prosperity.

The window arrangement demonstrates the systematic approach to fenestration that characterized Ranch design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and modern aesthetic valued in early 1960s suburban architecture. The front facade features replacement vinyl windows including what appears to be a large picture window flanked by smaller double-hung windows, arranged in a balanced composition that provides illumination while reflecting the functional interior planning that distinguished Ranch homes. The windows maintain proportions and configurations that support the Ranch character while the picture window emphasizes the indoor-outdoor visual connection that characterized mid-century residential design.

The primary entrance is integrated into the main facade, accessed by simple concrete steps that provide practical entry while maintaining the horizontal architectural emphasis. The entrance configuration demonstrates the informal residential character that distinguished Ranch design, emphasizing the integration of indoor and outdoor living spaces while maintaining the contemporary aesthetic valued in early 1960s suburban housing.

The property exhibits exceptionally well-maintained suburban residential landscape characteristics with established lawn areas, mature shade trees providing extensive canopy coverage, and sophisticated foundation landscaping that integrate the building with its neighborhood setting while demonstrating ongoing investment in property enhancement. The landscape design complements the Ranch architecture while reflecting the suburban residential patterns that characterized successful middle-class neighborhoods during the early 1960s prosperity period. The mature tree canopy creates a park-like residential environment that enhances the property's integration with the natural setting valued in Ranch design philosophy. The residential context preserves the community character that characterized Flat Rock's continued suburban development during the established phase of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1962, David B. Jones resided at 28445 North Wesley.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1961 Ranch house represents the early 1960s suburban residential development that demonstrated the continued prosperity and expansion of Flat Rock's industrial economy during the established phase of the Late Period of Significance (1920-1975). The property embodies the suburban residential construction that served the post-war middle-class workforce sustained by Ford Motor Company's continued operations and broader manufacturing activities that supported community growth during the economic expansion of the early 1960s prosperity period.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the early 1960s prosperity period, when the community's industrial success supported residential development that provided modern, spacious living arrangements with the contemporary architectural character and suburban conveniences valued by successful middle-class families. The Ranch design provided the family-oriented living spaces that appealed to skilled workers, supervisory personnel, and white-collar employees while offering the modern residential character that reflected post-war optimism, suburban prosperity, and contemporary lifestyle preferences during the peak prosperity period of the early 1960s.

The 1961 construction date places this property within the established suburban prosperity phase of the Late Period of Significance, when Flat Rock had achieved full maturation as a successful suburban-industrial community and continued to attract successful families through substantial housing options that demonstrated the sustained prosperity created by Henry Ford's Village Industries model and subsequent industrial expansion. The substantial red brick Ranch design reflects the community's economic success and the availability of quality residential sites that supported premium suburban development during the peak years of post-war American prosperity.

INTEGRITY EVALUATION:

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on N. Wesley Ave. within established residential area
- **Design:** RETAINS - Ranch characteristics including hip roof, horizontal emphasis, symmetrical facade, and modern massing remain intact
- **Materials:** RETAINS - Original red brick veneer construction preserved in excellent condition, representing exceptional material integrity
- **Workmanship:** RETAINS - Early 1960s Ranch construction techniques and quality craftsmanship remain clearly evident in brick construction and building form
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved with exceptional mature landscaping and tree canopy
- **Feeling:** RETAINS - Strongly conveys early 1960s suburban residential character and post-war prosperity
- **Association:** RETAINS - Clear and strong historical connections to early 1960s suburban development and middle-class residential patterns

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: This property exhibits exceptional integrity with original red brick construction completely preserved and essential Ranch design characteristics intact, clearly conveying its historical significance as representative 1960s Ranch suburban housing that served Flat Rock's prosperous middle-class workforce during the peak prosperity period. The building demonstrates the quality residential development and suburban sophistication that characterized Flat Rock's continued success during the established phase of the Late Period of Significance.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of early 1960s suburban prosperity and middle-class residential development, (3) retains excellent integrity in all seven aspects to convey its historical associations, and (4) contributes significantly to the district's ability to represent the residential development that characterized Flat Rock's evolution as a mature suburban-industrial community during the peak prosperity phase of the Late Period of Significance. The exceptional preservation of original red brick construction and outstanding mature landscape setting demonstrate the continued attractiveness and investment in the neighborhood that developed to serve the community's successful

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 51, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

workforce, reflecting the lasting success of the suburban-industrial model that Henry Ford's Village Industries program had established nearly forty years earlier.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0046_000 Lot 46; generically citing records held by the City of Flat Rock

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28465 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0116_000 Lot 116 & 117 Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096761		Long: -83.286600		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1964	
Architectural Style	Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Yellow Brick Veneer	
Foundation Materials	Poured Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung, Picture	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1964-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	28465 Wesley Ave. (North)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1964 Ranch house represents the mid-1960s suburban residential development that characterized Flat Rock's continued prosperity during the mature phase of the Late Period of Significance. The one-story building exhibits the characteristic horizontal emphasis and modern design features that defined quality suburban housing for middle-class families during the mid-1960s prosperity period, when Flat Rock's established industrial economy supported suburban residential development that provided contemporary, family-oriented living arrangements for employees in the expanding manufacturing and service sectors.

The residence presents as a substantial Ranch house with rectangular massing that demonstrates the sophisticated architectural planning valued in mid-1960s suburban design. The building exhibits a hip roof configuration with broad eaves that creates the characteristic low profile and horizontal emphasis valued in Ranch architecture. The asymmetrical facade organization reflects the functional interior planning principles that characterized quality Ranch design during the mid-1960s, when Ranch-style homes provided attractive, modern living arrangements for Flat Rock's successful workforce seeking contemporary residential accommodations that reflected post-war prosperity and suburban sophistication.

The building features a hip roof system constructed with brown asphalt shingles that provide practical weather protection while maintaining the contemporary appearance valued in 1960s suburban architecture. The broad hip roof with substantial eaves creates the characteristic sheltered profile that distinguished Ranch design, emphasizing horizontal lines and integration with the landscape. The roof configuration demonstrates the modern design approaches that characterized mid-1960s residential construction, providing functional interior arrangements while maintaining the refined contemporary character that appealed to successful families during the prosperity period of the mid-1960s.

The exterior walls demonstrate exceptional material integrity through the preservation of original yellow brick veneer construction that provides both structural durability and visual distinction characteristic of quality Ranch architecture during the mid-1960s. The consistent yellow brick construction across all wall surfaces reflects the substantial material approaches that characterized well-built Ranch homes, emphasizing quality construction and architectural distinction valued in prosperous suburban development. The yellow brick construction demonstrates the economic prosperity and construction quality that characterized Flat Rock's residential development during the mid-1960s, when substantial material investment reflected the community's continued industrial success and suburban sophistication.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality suburban development during the mid-1960s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Ranch homes built for long-term residential use by successful suburban families during the mature phase of post-war prosperity.

The window arrangement demonstrates the systematic approach to fenestration that characterized Ranch design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and modern aesthetic valued in mid-1960s suburban architecture. The front facade features replacement vinyl windows including what appears to be a large picture window flanked by smaller double-hung windows, arranged to provide balanced illumination while reflecting the functional interior planning that distinguished Ranch homes. The windows maintain proportions and configurations that support the Ranch character while the picture window emphasizes the indoor-outdoor visual connection that characterized mid-century residential design.

The primary entrance is integrated into the main facade, accessed by simple concrete steps that provide practical entry while maintaining the horizontal architectural emphasis. The entrance configuration demonstrates the informal residential character that distinguished Ranch design, emphasizing the integration of indoor and outdoor living spaces while maintaining the contemporary aesthetic valued in mid-1960s suburban housing.

The property exhibits exceptionally well-maintained suburban residential landscape characteristics with established lawn areas, mature shade trees including a prominent large tree in the front yard, and sophisticated foundation landscaping that integrate the building with its neighborhood setting while demonstrating ongoing investment in property enhancement. The landscape design complements the Ranch architecture while reflecting the suburban residential patterns that characterized successful middle-class neighborhoods during the mid-1960s prosperity period. The residential context preserves the community character that characterized Flat Rock's continued suburban development during the mature phase of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1970, John R. Elias resided at 28465 North Wesley.[1] In 1970, Jeffrey Elias resided at 28465 North Wesley. In 1970, Jeffrey Longfellow resided at 28465 North Wesley.[2] In 1974, Jeffrey Longfellow resided a 28465 North Wesley.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1964 Ranch house represents the mid-1960s suburban residential development that demonstrated the continued prosperity and expansion of Flat Rock's industrial economy during the mature phase of the Late Period of Significance (1920-1975). The property embodies the suburban residential construction that served the established middle-class workforce sustained by Ford Motor Company's continued operations and broader manufacturing activities that supported community growth during the economic expansion of the mid-1960s prosperity period.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the mid-1960s prosperity period, when the community's industrial success supported residential development that provided modern, spacious living arrangements with the contemporary architectural character and suburban conveniences valued by successful middle-class families. The Ranch design provided the family-oriented living spaces that appealed to skilled workers, supervisory personnel, and white-collar employees while offering the modern residential character that reflected post-war optimism, suburban prosperity, and contemporary lifestyle preferences during the peak prosperity period of the mid-1960s.

The 1964 construction date places this property within the established suburban prosperity phase of the Late Period of Significance, when Flat Rock had achieved full maturation as a successful suburban-industrial community and continued to attract successful families through substantial housing options that demonstrated the sustained prosperity created by Henry Ford's Village Industries model and subsequent industrial expansion. The substantial yellow brick Ranch design reflects the community's economic success and the availability of quality residential sites that supported premium suburban development during the peak years of post-war American prosperity.

INTEGRITY EVALUATION:

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on N. Wesley Ave. within established residential area
- **Design:** RETAINS - Ranch characteristics including hip roof, horizontal emphasis, asymmetrical facade, and modern massing remain intact
- **Materials:** RETAINS - Original yellow brick veneer construction preserved in excellent condition, representing exceptional material integrity
- **Workmanship:** RETAINS - Mid-1960s Ranch construction techniques and quality craftsmanship remain clearly evident in brick construction and building form
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved with exceptional mature landscaping
- **Feeling:** RETAINS - Strongly conveys mid-1960s suburban residential character and post-war prosperity
- **Association:** RETAINS - Clear and strong historical connections to mid-1960s suburban development and middle-class residential patterns

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: This property exhibits exceptional integrity with original yellow brick construction completely preserved and essential Ranch design characteristics intact, clearly conveying its historical significance as representative 1960s Ranch suburban housing that served Flat Rock's prosperous middle-class workforce during the peak prosperity period. The building demonstrates the quality residential development and suburban sophistication that characterized Flat Rock's continued success during the mature phase of the Late Period of Significance.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of mid-1960s suburban prosperity and middle-class residential development, (3) retains excellent integrity in all seven aspects to convey its historical associations, and (4) contributes significantly to the district's ability to represent the residential development that characterized Flat Rock's

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] First United Methodist Church, Membership Roster (Flat Rock, Wayne Co., Michigan, June **1970**), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

[3] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

evolution as a mature suburban-industrial community during the peak prosperity phase of the Late Period of Significance. The exceptional preservation of original yellow brick construction and outstanding property maintenance demonstrate the continued attractiveness and investment in the neighborhood that developed to serve the community's successful workforce, reflecting the lasting success of the suburban-industrial model that Henry Ford's Village Industries program had established over forty years earlier.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0116_000 Lot 116 & 117 Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28475 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0115_001 Lot 115 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096559		Long: -83.286642		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1972
Architectural Style	Ranch
Building Form	1 Story Rectilinear
Roof Form	Side gable with Metal Roof
Roof Materials	Standing Seam Metal
Exterior Wall Materials	Horizontal Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacement
Window Type	Single Hung/Shutters
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1972-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Historic Name	Unknown					
Current/Common Name	28475 Wesley Ave. N					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28475 Wesley Avenue N is a single-story Ranch style residence constructed in 1972. This property represents the final phase of residential development within the Late Period of Significance (1920-1975) of the proposed Flat Rock Historical District and exemplifies the continued popularity of Ranch architecture that remained the dominant suburban residential style through the early 1970s.

Overall Form and Massing:

The house exhibits the classic Ranch configuration with a low, horizontal single-story form that emphasizes integration with the landscape and modern suburban living principles. The building features a rectangular plan with side-gable roof orientation that creates a traditional gable-end presentation to the street. The overall massing maintains the horizontal emphasis characteristic of Ranch design while the gable orientation provides architectural variety within the Ranch typology.

Foundation:

The building rests on a concrete foundation that is largely concealed by grade and landscaping, consistent with Ranch design philosophy that emphasizes the building's integration with the natural landscape rather than prominent foundation expression.

Exterior Wall Materials:

The exterior walls are clad in beige or tan-colored horizontal siding, which appears to be vinyl siding that may represent either original construction material or later replacement. The consistent siding treatment emphasizes the building's horizontal lines and creates visual unity across the facade. The neutral color choice reflects both 1970s design preferences and practical considerations for maintenance and weather resistance.

Roofing:

The roof features a side-gable configuration covered in standing seam metal roofing, representing a higher-quality material choice that demonstrates both durability considerations and regional building traditions. The metal roofing provides weather protection while creating distinctive shadow lines and reflective surfaces that enhance the building's architectural character. The standing seam metal represents a premium roofing material that indicates quality construction standards during the early 1970s.

Windows and Doors:

The fenestration pattern includes large window openings characteristic of Ranch design, with what appears to be a prominent picture window or sliding window arrangement on the front facade. The windows are complemented by decorative shutters that provide traditional residential character and color contrast against the neutral siding. The main entrance appears to be simply treated, maintaining the clean, horizontal lines typical of Ranch residential design.

Site and Setting:

The property occupies a typical suburban residential lot with mature trees providing natural framing and shade. The maintained lawn areas and foundation plantings reflect the suburban residential character that continued through the early 1970s. The property's setting demonstrates the continued development of attractive residential neighborhoods that supported family life and community stability during the final phase of the Late Period of Significance.

Accessory Resources:

A rear garage is hidden by a privacy fence.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

There is evidence to suggest that Thomas and Barbara Babic, Mark and Kirsten Frankhouse, and Michael Page and family lived at 28475 N. Wesley Ave from 1972-1996.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. <u>This is required for all properties</u>.

The property at 28475 Wesley Avenue N contributes to the significance of the proposed Flat Rock Historical District as a representative example of the final phase of residential development within the Late Period of Significance (1920-1975). Constructed in 1972, this Ranch style residence demonstrates the continued suburban growth and architectural preferences

[1] Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 1* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.

that characterized the community during the final years of Ford Motor Company's active industrial presence in the area, which continued through 1983.

Criterion A (Events):

This property is significant under Criterion A as part of the final phase of residential development that occurred during the Late Period of Significance, representing the continued suburban growth and community prosperity that characterized Flat Rock during the early 1970s. The construction date of 1972 places it within the final years of the extended Late Period of Significance, demonstrating the ongoing residential development that served the community's continued industrial workforce.

The Ranch architectural style represents the continued popularity of this distinctly American residential form that remained dominant through the early 1970s, showing the architectural continuity and suburban development patterns that characterized the community during the final phase of its industrial transformation period. This property demonstrates how the community continued to grow and accommodate new residents through quality residential construction during the concluding years of the Late Period of Significance.

The location on Wesley Avenue N represents the continued geographic expansion of residential development, demonstrating the sustained growth and prosperity that characterized the community during the final phase of the Late Period of Significance.

The property retains good integrity in most aspects to convey its historical and architectural significance:

Location: EXCELLENT - The property remains in its original location on Wesley Avenue N within the historic residential neighborhood context.

Design: GOOD - The essential Ranch form, side-gable roof configuration, and horizontal massing remain intact, preserving the architectural character that defines the style.

Setting: GOOD - The suburban residential setting continues to reflect the Ranch style's integration with suburban development patterns and the community context of the early 1970s.

Materials: GOOD - The standing seam metal roofing appears to be original and represents a character-defining feature, though some siding and windows may have been replaced with compatible materials.

Workmanship: GOOD - The construction quality typical of early 1970s residential development remains evident in the building's overall form and metal roofing installation.

Feeling: GOOD - The property continues to convey the sense of early 1970s suburban residential development and the architectural preferences that characterized the final phase of the Late Period of Significance.

Association: GOOD - The connection to the final phase of residential development during the Late Period of Significance remains clear, providing association with the community's continued growth during the concluding years of Ford's active industrial presence.

Historic District Contribution

This property makes an important contribution to the proposed Flat Rock Historical District by representing the final phase of residential development that occurred within the Late Period of Significance. The Ranch architectural style with quality materials (standing seam metal roofing) demonstrates the continued prosperity and construction standards that characterized the community through the early 1970s.

The property's 1972 construction date makes it significant as one of the latest contributing resources within the district, demonstrating the continued vitality and growth of the community during the final years of the Late Period of Significance. It shows how residential development patterns and architectural preferences established in earlier decades continued through the early 1970s.

CONTRIBUTING STATUS RECOMMENDED

This property should be designated as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District based on the following factors:

Within Extended Period of Significance: Constructed in 1972, within the final years of the Late Period of Significance (1920-1975), representing the continued residential development during Ford's ongoing industrial presence.

Architectural Continuity: Demonstrates the continued popularity of Ranch residential architecture through the early 1970s, showing architectural continuity within the Late Period of Significance.

Quality Construction: The standing seam metal roofing represents premium material choices that indicate continued investment in quality residential construction during the early 1970s.

Final Phase Representation: As one of the latest contributing resources, it demonstrates the continued vitality and growth of the community through the concluding years of the Late Period of Significance.

50-Year Rule Compliance: Meets the minimum 50-year age requirement as of 2022.

Justification for Contributing Status: The property's 1972 construction date places it within the extended Late Period of Significance that accounts for Ford Motor Company's continued industrial activity through 1983. This property represents the final phase of community development during the historic period, demonstrating the continued suburban growth and architectural preferences that characterized Flat Rock through the early 1970s.

Future preservation efforts should focus on maintaining the standing seam metal roofing, horizontal Ranch form, and overall design characteristics that distinguish this property as a representative example of early 1970s suburban residential architecture and the final phase of development within the Late Period of Significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29020 Wesley South				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0075_001 Lot 175 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094094		Long: -83.287092		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1969
Architectural Style	Split-Level Ranch
Building Form	1.5-Story rectilinear building
Roof Form	Complex Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Red-Brown Brick, Vinyl Siding
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung, Picture
Outbuildings	Yes ☐ No ☒
Number/Type:	Integrated Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1969-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☐	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29020 Wesley South						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1969 Split-Level Ranch house represents the late 1960s suburban residential development that characterized Flat Rock's continued prosperity during the mature phase of the Late Period of Significance. The multi-level building exhibits the characteristic complex massing and modern design features that defined contemporary suburban housing for middle-class families during the late 1960s, when Flat Rock's established industrial economy continued to support sophisticated residential development that provided spacious, functionally-organized living arrangements for employees in the mature manufacturing and expanding service sectors.

The residence presents as a substantial Split-Level Ranch with complex massing that demonstrates the sophisticated architectural planning valued in late 1960s suburban design. The building exhibits multiple roof levels and varied exterior materials that create the characteristic multi-level profile and visual interest valued in Split-Level architecture. The asymmetrical facade organization reflects the functional interior planning principles that characterized contemporary residential design during the late 1960s, when Split-Level homes provided attractive, modern living arrangements for Flat Rock's successful workforce seeking contemporary residential accommodations that reflected suburban sophistication and modern lifestyle preferences.

The building features a complex gabled roof system with multiple intersecting roof planes constructed with dark gray asphalt shingles that provide practical weather protection while maintaining the contemporary appearance valued in 1960s suburban architecture. The varied rooflines created by the multi-level Split-Level configuration demonstrate the functional design approaches that characterized late 1960s residential construction, providing practical interior arrangements while maintaining the modern residential character that appealed to successful families during the mature prosperity phase of suburban-industrial community development.

The exterior walls demonstrate a sophisticated combination of materials that reflects the quality construction standards and design preferences characteristic of well-built Split-Level Ranch homes during the late 1960s. The lower level and portions of the main level feature red-brown brick veneer construction that provides both structural durability and visual richness, while upper sections are clad in white vinyl siding (likely replacement of original wood or aluminum siding, installed c.1990s-2000s). This distinctive material combination reflects the construction approaches that characterized quality Split-Level Ranch homes, which sought to provide visual interest and architectural distinction through varied materials while maintaining the modern aesthetic and construction efficiency valued in late 1960s suburban development.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality suburban development during the late 1960s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Split-Level Ranch homes built for long-term residential use by successful suburban families during the mature phase of post-war prosperity.

The window arrangement demonstrates the systematic approach to fenestration that characterized Split-Level Ranch design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and modern aesthetic valued in late 1960s suburban architecture. The facade features replacement vinyl windows including what appears to be picture windows and smaller double-hung windows arranged to provide balanced illumination while reflecting the functional interior planning that distinguished Split-Level homes. The windows maintain proportions and configurations that support the Split-Level Ranch character while providing modern energy efficiency. Dark shutters enhance the contemporary residential character and provide visual contrast with the light-colored siding.

The primary entrance is located at the intermediate level, accessed by concrete steps that lead to the main living level typical of Split-Level design. The entrance configuration demonstrates the modern approach to residential entry that characterized Split-Level architecture, emphasizing the functional interior organization and multi-level living arrangement that distinguished this contemporary house type during the late 1960s.

The property exhibits well-maintained suburban residential landscape characteristics with established lawn areas, extensive foundation plantings including mature ornamental shrubs, and decorative landscaping that integrate the building with its neighborhood setting while demonstrating ongoing investment in property enhancement. The landscape design complements the Split-Level Ranch architecture while reflecting the suburban residential patterns that characterized successful middle-class neighborhoods during the late 1960s prosperity period. The residential context preserves the community character that characterized Flat Rock's continued suburban development during the mature phase of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1970, Willis G. Hughes resided at 29020 South Wesley.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1969 Split-Level Ranch house represents the late 1960s suburban residential development that demonstrated the continued prosperity and maturation of Flat Rock's industrial economy during the final years of the Late Period of Significance (1920-1975). The property embodies the sophisticated suburban residential construction that served the established middle-class workforce sustained by Ford Motor Company's continued operations and broader manufacturing activities that supported community growth during the economic expansion of the late 1960s prosperity period.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the late 1960s, when the community's industrial success supported residential development that provided modern, spacious living arrangements with contemporary architectural character and suburban conveniences valued by established middle-class families. The Split-Level Ranch design provided the functionally-organized, family-oriented living spaces that appealed to skilled workers, supervisory personnel, and white-collar employees while offering the modern residential character that reflected continued suburban prosperity and contemporary lifestyle preferences during the mature phase of post-war suburban development.

The 1969 construction date places this property near the conclusion of the Late Period of Significance, representing the culmination of nearly fifty years of suburban-industrial development that had transformed Flat Rock from a rural mill community to a mature suburban-industrial center. The substantial Split-Level Ranch design reflects the community's continued economic success and the availability of quality residential sites that supported premium suburban development during the final years of the period that had begun with Henry Ford's Village Industries program in 1922, demonstrating the lasting success and continued attractiveness of the suburban-industrial model.

INTEGRITY EVALUATION:

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area
- **Design:** RETAINS - Split-Level Ranch characteristics including complex massing, multi-level organization, varied rooflines, and material combination remain intact
- **Materials:** RETAINS - Original red-brown brick construction on lower level preserved; vinyl siding replacement on upper level does not compromise overall material character
- **Workmanship:** RETAINS - Late 1960s Split-Level Ranch construction techniques and quality craftsmanship remain evident in building form and brick construction
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved with mature landscaping
- **Feeling:** RETAINS - Strongly conveys late 1960s suburban residential character and mature suburban-industrial community development
- **Association:** RETAINS - Clear and strong historical connections to late 1960s suburban development and continued community prosperity

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: This property exhibits excellent integrity with original brick construction preserved and essential Split-Level Ranch design characteristics intact, clearly conveying its historical significance as representative late 1960s Split-Level Ranch suburban housing that served Flat Rock's established middle-class workforce during the mature phase of the Late Period of Significance. The building demonstrates the sophisticated residential development and continued suburban prosperity that characterized Flat Rock's evolution during the final years of the fifty-year period of suburban-industrial development.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), specifically near its conclusion, (2) represents the important historical theme of late 1960s suburban maturation and continued middle-class residential development, (3) retains excellent integrity in all seven aspects to convey its historical associations, and (4) contributes significantly to the district's ability to represent the complete chronological development and architectural evolution that characterized Flat Rock's transformation from Henry Ford's rural industrial experiment to a mature suburban-industrial community. The property demonstrates the lasting success and

[1] "Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library. Bresser's Cross-Index.

continued attractiveness of the community that Ford's Village Industries program had established nearly fifty years earlier, marking the maturation of the Late Period of Significance with continued residential investment and contemporary architectural expression.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0075_001; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29046 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0074_000 Lot 74 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093744		Long: -83.287163		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1920	
Architectural Style	Craftsman Bungalow	
Building Form	1-Story rectilinear building	
Roof Form	Cross Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding (replacement)	
Foundation Materials	Poured Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1920-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29046 Wesley Ave. (South)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1920 Craftsman bungalow represents the very early residential development that anticipated and coincided with the establishment of Henry Ford's Village Industries program during the foundational transition from the Early to Late Period of Significance. The one-story building exhibits characteristic Arts and Crafts features and horizontal emphasis that defined quality suburban housing during the crucial period when Flat Rock was transforming from a rural mill community to a suburban-industrial center, built just two years before Ford's Headlamp Plant would begin construction in 1922.

The residence presents as a substantial Craftsman bungalow with complex cross-gabled massing that demonstrates the sophisticated architectural planning valued in early 1920s Arts and Crafts design. The building exhibits a cross-gabled roof configuration with prominent front-facing gabled projection and substantial covered front porch that creates the characteristic welcoming appearance and horizontal emphasis valued in Craftsman architecture. The asymmetrical facade organization reflects the functional interior planning principles that characterized quality Craftsman design during the early 1920s, when bungalow-style homes provided attractive, practical living arrangements for skilled workers and early residents who anticipated the economic opportunities that would follow Ford's industrial development.

The building features a complex cross-gabled roof system constructed with dark gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1920s Craftsman architecture. The prominent front-facing gabled projection dominates the composition, with intersecting side-gabled sections creating the varied rooflines that enhanced architectural interest while demonstrating the sophisticated design approaches that characterized quality Craftsman construction. The roof configuration demonstrates the mature Arts and Crafts design principles that characterized early 1920s residential construction, providing functional interior arrangements while maintaining the refined bungalow character that appealed to working families during the transition period that would establish Flat Rock's suburban-industrial identity.

The exterior walls are clad entirely in narrow horizontal vinyl siding in gray (replacement of original wood clapboard siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified maintenance approaches valued in contemporary property care while preserving the horizontal emphasis that characterized Craftsman design. The uniform siding treatment maintains the essential bungalow character while providing modern durability and maintenance efficiency.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality residential development during the early 1920s. The foundation treatment reflects the solid construction approaches that characterized well-designed Craftsman bungalows built for long-term residential use by working families who were establishing themselves in the community during the transition period that would lead to Flat Rock's suburban-industrial development.

The window arrangement demonstrates the systematic approach to fenestration that characterized Craftsman bungalow design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and functional interior planning valued in Arts and Crafts residential architecture. The front facade features replacement vinyl windows in double-hung configurations arranged to provide balanced illumination while reflecting the practical design principles that distinguished quality Craftsman homes. The windows maintain the general proportions and configurations of the original fenestration pattern while providing modern energy efficiency.

The primary entrance is integrated into a substantial covered front porch that extends across a significant portion of the front facade, supported by simple posts and featuring white railings that create the signature outdoor living space essential to Craftsman bungalow design. The porch demonstrates the emphasis on outdoor living and welcoming residential character that distinguished Arts and Crafts architecture, providing covered space for recreation and social interaction while maintaining the horizontal architectural emphasis that characterized quality bungalow design during the early 1920s.

Contemporary modifications include material updates and the addition of chain-link fencing that reflect the building's continuing residential use and practical suburban living requirements over more than a century. The property exhibits suburban residential landscape characteristics with maintained lawn areas that integrate the building with its neighborhood setting while demonstrating the residential environment that characterized Flat Rock's early development during the transition period that preceded Henry Ford's Village Industries transformation. The residential context preserves the community character that would support the workforce during the foundational phase of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931, Olive Bidwell owned Lot 74 and in 1939, A.L. Waggott owned Lot 74 in the Henry H. Sheeks Sub.[1] In 1950, George and Ruth Sworden and children resided at 29046 Wesley; and George worked as a yard clerk at the rail road.[2] In 1953, Reverand Leonard Cranor resided at 29046 Wesley.[3] *In 1965, Alvin Apperson resided at 29046 Wesley.[4] In 1970, Alvin D. Apperson resided at 29046 Wesley.[5]*

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1920 Craftsman bungalow represents the crucial transitional residential development that anticipated and coincided with the establishment of Henry Ford's Village Industries program during the foundational shift from the Early to Late Period of Significance (1920-1975). The property embodies the early residential construction that served the community during the pivotal period when Flat Rock was transforming from a rural mill town to a suburban-industrial center, built just two years before Ford's Headlamp Plant construction would begin and establish the industrial foundation that would define the community's development for the next fifty years.

The dwelling reflects the quality residential construction that served early residents during the crucial early 1920s transition period, when the community's anticipated transformation created demand for substantial housing that provided Arts and Crafts architectural character and practical living arrangements for skilled workers, craftsmen, and early industrial employees who were establishing themselves in anticipation of the economic opportunities that Ford's Village Industries program would provide. The Craftsman bungalow design provided the family-oriented living spaces that appealed to working families while offering the Arts and Crafts residential character that reflected the optimism and quality construction standards that characterized communities preparing for industrial development.

The 1920 construction date places this property at the crucial transition point between the Early and Late Periods of Significance, representing the residential development that immediately preceded and anticipated Henry Ford's establishment of the Village Industries program. The substantial Craftsman design reflects the community's preparation for transformation and the confidence in future economic opportunity that characterized forward-looking residential investment during the transition period that would establish Flat Rock's suburban-industrial identity and support fifty years of continued growth and prosperity.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

Location: RETAINS - Original location on S. Wesley Ave. within established residential area that developed during the transition to Late Period

Design: RETAINS - Craftsman bungalow characteristics including cross-gabled roof configuration, front porch, horizontal emphasis, and asymmetrical facade organization remain intact

Materials: PARTIALLY COMPROMISED - Vinyl siding replacement alters original wood clapboard, though overall architectural form and character preserved

Workmanship: RETAINS - Early 1920s Craftsman construction techniques and quality craftsmanship remain evident in building form and details

Setting: RETAINS - Suburban residential context and community planning patterns from transitional period preserved

Feeling: RETAINS - Conveys early 1920s suburban residential character and transitional period construction quality

Association: RETAINS - Clear historical connections to the crucial transition period that established Flat Rock's suburban-industrial development and anticipated Henry Ford's Village Industries program

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Olive Bidwell; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 205, entries for A.L. Waggott; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 25, dwelling 259, for George & Ruth Sworden and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-J?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 26 of 58; United States. National Archives and Records Administration.

[3] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-66) p. 56, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (vinyl siding replacement), the property retains good integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1920s Craftsman bungalow housing that served the crucial transitional period when Flat Rock was preparing for its transformation into a suburban-industrial community. The building's essential architectural characteristics, including the cross-gabled roof configuration, covered front porch, horizontal emphasis, and spatial relationships remain intact and legible. The siding replacement does not compromise the property's ability to convey its early 1920s Craftsman residential character.

The property meets the registration requirements for contributing resources as it: (1) was constructed during the crucial transition period that established the Late Period of Significance (1920-1975), (2) represents the important historical theme of anticipatory residential development that prepared the community for Henry Ford's Village Industries program, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the complete chronological development that characterized Flat Rock's transformation from a rural mill community to a suburban-industrial center. The 1920 construction date makes this property particularly valuable for understanding the residential development patterns that immediately preceded and anticipated the industrial transformation that would define the community's identity for the next half-century.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0074_000 Lot 74 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29064 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne Count				
Assessor's Parcel #	58_138_03_0072_000 Lot 72 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093535	Long: -83.287205			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1928
Architectural Style	Colonial Revival
Building Form	1.5-Story rectilinear building
Roof Form	Side Gabled with Dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Red Brick, Vinyl Siding
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1928-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29064 Wesley Ave. (South)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1928 Colonial Revival house represents the late 1920s residential development that demonstrated the continued success and expansion of Henry Ford's Village Industries program during the established phase of the Late Period of Significance. The one-and-one-half story building exhibits characteristic Colonial Revival features including distinctive material combinations and traditional proportions that defined quality suburban housing for successful industrial workers during the late 1920s prosperity period, when Flat Rock's industrial success supported substantial residential development that provided spacious, family-oriented living arrangements for employees in the thriving manufacturing operations.

The residence presents as a substantial Colonial Revival house with rectangular massing enhanced by a prominent shed dormer that demonstrates the sophisticated architectural planning valued in late 1920s suburban design. The building exhibits a side-gabled roof configuration with large shed dormer that creates additional interior space while maintaining the characteristic Colonial Revival proportions and traditional residential character. The one-and-one-half story height and substantial scale reflect the prosperity and quality construction approaches that characterized residential development for successful workers during the late 1920s, when Colonial Revival homes provided attractive, traditional living arrangements for Flat Rock's established industrial workforce during the peak prosperity period of the 1920s economic boom.

The building features a side-gabled roof system with intersecting shed dormer constructed with gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1920s Colonial Revival architecture. The prominent shed dormer extends across a significant portion of the front roofline, providing functional interior space while demonstrating the practical design approaches that characterized late Colonial Revival residential construction. The roof configuration demonstrates the mature Colonial Revival design principles that characterized late 1920s residential construction, providing functional interior arrangements while maintaining the refined traditional character that appealed to successful working families during the peak prosperity period of the 1920s economic expansion.

The exterior walls demonstrate a sophisticated combination of materials that reflects the quality construction standards and design preferences characteristic of well-built Colonial Revival homes during the late 1920s. The lower portion of the building features red brick construction that extends from the foundation to approximately window sill height, while the upper portions and dormer are clad in narrow horizontal vinyl siding in white (replacement of original wood clapboard siding, likely installed c.1990s-2000s). This distinctive material combination reflects the construction approaches that characterized quality Colonial Revival homes, which sought to provide visual interest and structural distinction through the combination of masonry and frame construction techniques that enhanced both architectural character and construction quality.

The building rests on a poured concrete foundation that is largely integrated with the brick veneer construction, demonstrating the substantial construction standards that characterized quality suburban development during the late 1920s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Colonial Revival homes built for long-term residential use by successful suburban families during the peak years of the 1920s economic boom.

The window arrangement demonstrates the systematic approach to fenestration that characterized Colonial Revival design, with windows arranged to provide balanced illumination while maintaining the traditional proportions and formal composition valued in classical residential architecture. The facade features replacement vinyl windows in double-hung configurations arranged to reflect the functional interior planning that distinguished Colonial Revival homes. The dormer contains additional windows that provide natural light to the upper level while maintaining the traditional character that distinguished Colonial Revival design. The windows maintain proportions and spacing that support the Colonial Revival character while providing modern energy efficiency.

The primary entrance is accessed by substantial concrete steps that lead to the main floor level, typical of Colonial Revival design that emphasized formal residential entry and elevated living areas. The entrance configuration demonstrates the traditional approach to residential entry that characterized Colonial Revival architecture, providing formal access while maintaining the architectural dignity that distinguished quality suburban housing during the late 1920s.

The property exhibits exceptionally well-maintained suburban residential landscape characteristics with established lawn areas, mature shade trees, and decorative landscaping including ornamental plantings that integrate the building with its neighborhood setting while demonstrating ongoing investment in property enhancement over nearly a century. A detached garage structure is visible, representing the automobile-oriented infrastructure that characterized suburban development during the late 1920s. The residential context preserves the community character that characterized Flat Rock's continued suburban development during the established prosperity phase of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931 and 1939, Robert Johnson owned Lot 72 in the Henry H. Sheeks Sub.[1] In 1940, Louis and Louise Bunte and family were living at 29064 Wesley Ave., and Louis Bunte was employed as a laborer for the village.[2] In 1950, James Nash and parents resided at 29064 Wesley; and James Nash worked as a projectionist at the theatre.[3] In 1953, George P. Counter Jr. resided at 29064 Wesley.[4] In 1961, George P. Counter Jr. resided at 29064 Wesley.[5] In 1970, William E. Nieman resided at 29064 Wesley.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1928 Colonial Revival house represents the late 1920s residential development that demonstrated the continued success and maturation of Henry Ford's Village Industries program during the established phase of the Late Period of Significance (1920-1975). The property embodies the substantial suburban residential expansion that served the successful workforce sustained by Ford Motor Company's Headlamp Plant operations and the broader industrial development that had established Flat Rock as a prosperous suburban-industrial community by the late 1920s.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the peak prosperity period of the late 1920s, when the community's industrial success supported substantial residential development that provided spacious, traditional living arrangements with formal architectural character and modern conveniences valued by established working families. The Colonial Revival design provided the prestigious, family-oriented living spaces that appealed to supervisory personnel, skilled craftsmen, and successful industrial workers while offering the traditional residential character that reflected their economic achievement and social status during the prosperity period of the late 1920s.

The 1928 construction date places this property within the mature prosperity phase of the early Late Period of Significance, when Flat Rock had achieved successful establishment as a suburban-industrial community and continued to attract successful families through substantial housing options that demonstrated the sustained prosperity created by Henry Ford's Village Industries model. The Colonial Revival design with distinctive brick and frame construction reflects the community's economic success and the availability of desirable residential sites that supported quality suburban development during the peak years of 1920s American prosperity, just prior to the economic challenges that would define the following decade.

INTEGRITY EVALUATION:

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility:

Location: RETAINS - Original location on S. Wesley Ave. within established residential area developed during early Late Period

Design: RETAINS - Colonial Revival characteristics including side-gabled roof with shed dormer, traditional proportions, and material combination remain intact

Materials: RETAINS - Original red brick construction on lower level preserved in excellent condition; vinyl siding replacement on upper level does not compromise overall material character

Workmanship: RETAINS - Late 1920s Colonial Revival construction techniques and quality craftsmanship remain clearly evident in brick construction and building form

Setting: RETAINS - Suburban residential context and community planning patterns from established Late Period preserved with mature landscaping and period-appropriate detached garage

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Robert Johnson; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 205, entries for Robert Johnson; held by Brownstown Township Historical Society.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6B, dwelling 13, family ,Louis & Louise Bunte and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWM2?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 16 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 25, dwelling 260, for James Nash and parents; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-J?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 26 of 58; United States. National Archives and Records Administration.

[4] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Feeling: RETAINS - Strongly conveys late 1920s suburban residential character and prosperity-era traditional architecture

Association: RETAINS - Clear and strong historical connections to late 1920s suburban development and Ford's Village Industries prosperity period

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: This property exhibits excellent integrity with original red brick construction on the lower level completely preserved and essential Colonial Revival design characteristics intact, clearly conveying its historical significance as representative 1920s Colonial Revival suburban housing that served Henry Ford's Village Industries workforce during the prosperity phase of Flat Rock's transformation into a successful suburban-industrial community. The building's essential architectural characteristics, including the distinctive brick and frame material combination, side-gabled roof with shed dormer, and traditional proportions remain intact and legible.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of late 1920s suburban prosperity and established industrial workforce housing, (3) retains excellent integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the residential development that characterized Flat Rock's evolution during the established prosperity phase of the Late Period of Significance, demonstrating the sustained success of Henry Ford's rural industrial model during the peak years of 1920s economic expansion. The exceptional preservation of original brick construction and outstanding property maintenance reflect the continued attractiveness and investment in the neighborhood that developed to serve the community's successful workforce.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0072_000 Lot 72 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29098 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0071_000 Lot 71 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093343		Long: -83.287208		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1934	
Architectural Style	Tudor Revival	
Building Form	1.5-Story rectilinear building	
Roof Form	Cross Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Red Brick	
Foundation Materials	Poured Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1934-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☐	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	29098 Wesley Ave. (South)					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1934 Tudor Revival house represents the mid-Depression era residential development that demonstrated the continued stability and recovery of Henry Ford's Village Industries program during the challenging transitional phase of the Late Period of Significance. The one-and-one-half story building exhibits characteristic Tudor Revival features including prominent gabled forms and high-quality brick construction that defined substantial housing for successful industrial workers during the mid-1930s, when Flat Rock's established manufacturing sector provided crucial economic stability that enabled continued quality residential construction despite ongoing national economic hardship.

The residence presents as a substantial Tudor Revival house with cross-gabled massing that demonstrates the sophisticated architectural planning valued in mid-1930s suburban design. The building exhibits prominent front-facing and side-gabled roof configurations that create the characteristic varied rooflines and medieval-inspired character valued in Tudor Revival architecture. The one-and-one-half story height and substantial scale reflect the quality construction approaches that characterized residential development for successful workers during the Depression era, when Tudor Revival homes provided attractive, distinctive living arrangements for Flat Rock's established industrial workforce during the challenging mid-1930s economic recovery period.

The building features a complex cross-gabled roof system constructed with dark gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1930s Tudor Revival architecture. The prominent front-facing gabled projection dominates the composition, with intersecting side-gabled sections creating the varied rooflines that enhanced architectural interest while demonstrating the sophisticated design approaches that characterized quality Tudor Revival construction. The roof configuration demonstrates the substantial design investment that characterized mid-1930s residential construction for successful workers, providing functional interior arrangements while maintaining the distinctive medieval-inspired character that distinguished Tudor Revival architecture during the Depression era.

The exterior walls demonstrate exceptional material integrity through the preservation of original red brick construction that provides both structural durability and visual richness characteristic of quality Tudor Revival architecture during the mid-1930s. The consistent red brick construction across all wall surfaces reflects the substantial material investment that characterized well-built Tudor Revival homes, emphasizing quality construction and architectural distinction valued in Depression-era suburban development for successful workers. The brick construction demonstrates the economic stability and construction quality that characterized Flat Rock's residential development during the mid-1930s, when substantial material investment reflected the community's continued industrial success despite national economic challenges.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality suburban development during the mid-1930s. The foundation treatment reflects the solid construction approaches that characterized well-designed Tudor Revival homes built for long-term residential use by successful suburban families who maintained economic stability during the Depression period through employment in Flat Rock's stable industrial sector.

The window arrangement demonstrates the systematic approach to fenestration that characterized Tudor Revival design, with windows arranged to provide balanced illumination while maintaining the medieval-inspired character and substantial architectural quality valued in 1930s Tudor Revival architecture. The facade features replacement vinyl windows in double-hung configurations arranged asymmetrically to reflect the functional interior planning that distinguished Tudor Revival homes. The windows maintain proportions and spacing that support the Tudor Revival character while providing modern energy efficiency. The asymmetrical window arrangement creates the informal, medieval-inspired composition that characterized authentic Tudor Revival design.

The primary entrance is accessed by substantial concrete steps with decorative metal railings that lead to a modest covered entry area that provides functional weather protection while maintaining the Tudor Revival architectural character. The entrance configuration demonstrates the substantial approach to residential entry that characterized Tudor Revival architecture, emphasizing quality construction and architectural distinction while maintaining the medieval-inspired character that distinguished this architectural style during the mid-1930s.

The property exhibits well-maintained suburban residential landscape characteristics with established lawn areas, mature shade trees, and decorative white fencing that integrate the building with its neighborhood setting while demonstrating the residential environment that characterized Flat Rock's continued development during the mid-1930s economic recovery period. A detached garage structure is visible, representing the automobile-oriented infrastructure that characterized suburban development during the mid-1930s. The residential context preserves the community character that supported the community's successful workforce during the challenging transitional phase of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, Valentine and Sarah Schoedler were living at 29098 Wesley Ave., and Valentine was employed as a manager for auto sales.[1] In 1950, Jay and Mabel Fackler resided at 29098 Wesley; and Jay worked as Brakeman at Railroad.[2] In 1961, P.L. Strite resided at 29098 Wesley.[3] In 1970, P.L. Strite resided at 29098 Wesley.[4] In 1974, Paul and Gertrude Strite resided at 29098 Wesley.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1934 Tudor Revival house represents the mid-Depression era residential development that demonstrated the continued stability and recovery of Henry Ford's Village Industries program during the challenging transitional phase of the Late Period of Significance (1920-1975). The property embodies the substantial residential construction that served the established industrial workforce during the crucial mid-Depression period, when Flat Rock's industrial infrastructure provided essential economic stability that enabled continued quality housing development with architectural distinction for successful workers despite persistent national economic challenges.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the mid-1930s economic recovery, when the community's industrial foundation supported residential development that provided substantial, architecturally distinctive living arrangements with Tudor Revival character valued by skilled workers, supervisory personnel, and established employees who maintained economic stability despite ongoing national economic uncertainties. The Tudor Revival design provided the substantial, family-oriented living spaces that appealed to Ford's successful workforce while offering the medieval-inspired residential character that reflected both the architectural sophistication possible through continued economic stability and the community's ability to support quality construction during challenging economic times.

The 1934 construction date places this property within the crucial mid-Depression recovery phase of the Late Period of Significance, when Flat Rock was demonstrating economic resilience and continued residential investment in quality housing that positioned the community for the sustained growth that would characterize the later 1930s and wartime expansion. The substantial Tudor Revival design with high-quality brick construction reflects the community's economic stability and the confidence in continued prosperity that enabled investment in distinctive residential architecture during the national economic recovery period, demonstrating the effectiveness of Henry Ford's Village Industries model in providing sustained employment and community prosperity that enabled ongoing quality residential development.

INTEGRITY EVALUATION:

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility:

Location: RETAINS - Original location on S. Wesley Ave. within established residential area developed during early Late Period

Design: RETAINS - Tudor Revival characteristics including cross-gabled roof configuration, medieval-inspired massing, and asymmetrical composition remain intact

Materials: RETAINS - Original red brick construction preserved in excellent condition, representing exceptional material integrity

Workmanship: RETAINS - Mid-1930s Tudor Revival construction techniques and quality craftsmanship remain clearly evident in brick construction and architectural details

[1] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6B, dwelling 14, family ,Valentine & Sarah Schoedler ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWM2?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 16 of 1034; United States. National Archives and Records Administration.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 73, dwelling 261, for Jay & Mabel Fackler ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-C?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 51 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

Setting: RETAINS - Suburban residential context and community planning patterns from mid-Depression period preserved with mature landscaping and period-appropriate detached garage

Feeling: RETAINS - Strongly conveys mid-1930s suburban residential character and Depression-era quality construction

Association: RETAINS - Clear and strong historical connections to Henry Ford's Village Industries program and mid-Depression economic resilience

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: This property exhibits excellent integrity with original red brick construction completely preserved and essential Tudor Revival design characteristics intact, clearly conveying its historical significance as representative 1930s Tudor Revival suburban housing that served Henry Ford's Village Industries workforce during the crucial mid-Depression recovery period. The building demonstrates the quality residential development and architectural distinction that characterized Flat Rock's continued prosperity during the challenging economic transition of the mid-1930s.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of mid-Depression economic resilience and quality industrial workforce housing, (3) retains excellent integrity in all seven aspects to convey its historical associations, and (4) contributes significantly to the district's ability to represent the substantial residential development that demonstrated the effectiveness of Henry Ford's Village Industries model in maintaining community prosperity and enabling continued quality construction during national economic hardship. The exceptional preservation of original brick construction and Tudor Revival architectural features reflects the lasting quality and continued investment that characterized successful industrial communities during the mid-1930s economic recovery period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0071_000 Lot 71 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29130 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0069_000 Lot 69 & 70 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093109		Long: -83.287306		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1934	
Architectural Style	Minimal Traditional	
Building Form	1-Story rectilinear building	
Roof Form	Front Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding (replacement)	
Foundation Materials	Poured Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1934-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29130 Wesley Ave. (South)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1934 Minimal Traditional cottage represents the mid-Depression era residential development that demonstrated the continued stability and recovery of Henry Ford's Village Industries program during the challenging transitional phase of the Late Period of Significance. The one-story building exhibits characteristic simplified Colonial Revival features and compact massing that defined affordable, practical housing for industrial workers during the mid-1930s, when Flat Rock's established manufacturing sector provided crucial economic stability that enabled continued residential construction despite ongoing national economic hardship.

The residence presents as a compact Minimal Traditional cottage with front-gabled orientation that demonstrates the efficient architectural planning valued in mid-1930s suburban design. The building exhibits a prominent front-facing gabled roof configuration with symmetrical facade organization that creates the characteristic balanced composition valued in simplified Colonial Revival architecture. The one-story height and modest scale reflect the practical and economical construction approaches that characterized residential development during the Depression era, when Minimal Traditional homes provided attractive, affordable living arrangements for Flat Rock's industrial workforce during the challenging mid-1930s economic recovery period.

The building features a front-gabled roof system constructed with gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1930s residential architecture. The prominent front gable creates the characteristic focal point that distinguished Minimal Traditional design, providing architectural interest while maintaining the construction economy necessitated by Depression-era economic constraints. The roof configuration demonstrates the simplified design approaches that characterized mid-1930s residential construction, providing functional interior arrangements while maintaining the modest residential character that appealed to working families during the economic recovery period.

The exterior walls are clad entirely in narrow horizontal vinyl siding in white (replacement of original wood clapboard siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified material approaches that characterized Minimal Traditional construction, emphasizing clean lines and economical construction methods valued in Depression-era suburban design. The uniform siding treatment maintains the essential cottage character while providing modern durability and maintenance efficiency.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality residential development during the mid-1930s. The foundation treatment reflects the solid construction approaches that characterized well-designed Minimal Traditional cottages built for long-term residential use, showing that quality construction standards were maintained even during the challenging economic period of the mid-Depression years.

The window arrangement demonstrates the systematic approach to fenestration that characterized Minimal Traditional cottage design, with windows arranged to maximize natural light while maintaining the balanced composition and economic efficiency valued in Depression-era residential architecture. The front facade features replacement vinyl windows in double-hung configurations arranged symmetrically to provide balanced illumination while reflecting the practical design principles that distinguished economical cottage construction. The windows maintain the general proportions and spacing of the original fenestration pattern while providing modern energy efficiency. Red shutters enhance the cottage character and provide visual contrast with the white siding.

The primary entrance is accessed by a substantial contemporary wood deck and stair system that provides elevated access to the main entry door, replacing the original entrance configuration while maintaining functional access to the cottage interior. The deck demonstrates contemporary residential improvement that enhances outdoor living capabilities while maintaining compatibility with the building's cottage character. The elevated entrance reflects the practical residential adaptations that have enabled continued use and investment in this Depression-era property.

Contemporary modifications include the wood deck system and lattice screening that reflect the building's continuing residential use and ongoing maintenance over nearly ninety years. The property exhibits suburban residential landscape characteristics with maintained lawn areas and mature shade trees that integrate the building with its neighborhood setting while demonstrating the residential environment that characterized Flat Rock's continued development during the mid-1930s economic recovery period. White fencing provides property definition while maintaining the suburban residential character. The residential context preserves the community character that supported the community's workforce during the challenging transitional phase of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, John McTaggert owned Lots 69 and 70 in the Henry H. Sheeks Sub.[1] In 1940, John and Mary McTaggart and son were living at 29130 Wesley Ave., and John was employed as a polisher for an auto factory.[2] In 1950, Joseph and Dorothy VanAmburg and son resided at 29130 Wesley; and Joseph worked as a pastor in ministry.[3] In 1960, William N. Anderson resided at 29130 Wesley.[4] In 1970, Glenn Buck resided at 29130 Wesley.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1934 Minimal Traditional cottage represents the mid-Depression era residential development that demonstrated the continued stability and gradual recovery of Henry Ford's Village Industries program during the challenging transitional phase of the Late Period of Significance (1920-1975). The property embodies the continued residential construction that served the industrial workforce during the crucial mid-Depression period, when Flat Rock's established industrial infrastructure provided essential economic stability that enabled continued community growth and affordable housing development despite persistent national economic challenges.

The dwelling reflects the practical suburban housing solutions that served Flat Rock's working families during the mid-1930s economic recovery, when the community's industrial foundation supported residential development that provided solid, affordable living arrangements with modest architectural character valued by skilled workers, supervisory personnel, and industrial employees who maintained stable employment despite ongoing economic uncertainties. The Minimal Traditional cottage design provided the efficient, family-oriented living spaces that appealed to Ford's workforce while offering the economical residential character that reflected both the practical necessities of Depression-era construction and the community's continued economic resilience.

The 1934 construction date places this property within the crucial mid-Depression recovery phase of the Late Period of Significance, when Flat Rock was demonstrating gradual economic recovery and renewed residential investment that positioned the community for the continued growth that would characterize the later 1930s and wartime expansion. The modest but well-built cottage design reflects the community's practical approach to continued residential development during challenging economic times, demonstrating the effectiveness of Henry Ford's Village Industries model in providing sustained employment and community stability that enabled ongoing residential investment during the national economic recovery period.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

Location: RETAINS - Original location on S. Wesley Ave. within established residential area developed during early Late Period

Design: RETAINS - Minimal Traditional cottage characteristics including front-gabled roof, symmetrical facade, and compact massing remain intact

Materials: PARTIALLY COMPROMISED - Vinyl siding replacement alters original wood clapboard, though overall architectural character preserved

Workmanship: RETAINS - Mid-1930s cottage construction techniques and quality remain evident in building form and foundation work

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 204, entries for John McTaggert; held by Brownstown Township Historical Society.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6B, dwelling 15, family ,John & Mary McTaggart and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWM2?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 16 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 25, dwelling 262, for Joseph & Dorothy VanAmburg and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-J?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 26 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Setting: RETAINS - Suburban residential context and community planning patterns from mid-Depression period preserved with mature landscaping

Feeling: RETAINS - Conveys mid-1930s suburban residential character and Depression-era construction approaches

Association: RETAINS - Clear historical connections to Henry Ford's Village Industries program and mid-Depression economic recovery

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (vinyl siding replacement and contemporary deck addition), the property retains good integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1930s Minimal Traditional cottage housing that served Henry Ford's Village Industries workforce during the crucial mid-Depression recovery period. The building's essential architectural characteristics, including the front-gabled roof, symmetrical facade organization, compact cottage form, and substantial foundation work remain intact and legible. The alterations are consistent with normal residential maintenance and adaptation patterns that enable continued residential use.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of mid-Depression economic recovery and continued industrial workforce housing, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the residential development that demonstrated the effectiveness of Henry Ford's Village Industries model in maintaining community stability and enabling continued growth during the challenging mid-Depression recovery period. The modest scale and practical design reflect the economic constraints and recovery patterns that characterized successful industrial communities during the mid-1930s economic transition, while the contemporary deck addition demonstrates the continued residential investment that characterizes successful historic neighborhoods.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0069_000 Lot 69 & 70 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29136 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0068_000 Lot 68 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092942		Long: -83.287260		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1956	
Architectural Style	Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Red Brick Veneer	
Foundation Materials	Poured Concrete	
Window Materials	Aluminum (replacement)	
Window Type	Double-hung, Picture	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1956-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29136 Wesley Ave. (South)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1956 Ranch house represents the mid-1950s suburban residential development that characterized Flat Rock's continued prosperity during the established phase of the Late Period of Significance. The one-story building exhibits the characteristic horizontal emphasis and modern design features that defined quality suburban housing for middle-class families during the mid-1950s prosperity period, when Flat Rock's manufacturing sector supported suburban residential development that provided contemporary, family-oriented living arrangements for employees in the expanding post-war industrial operations and growing service economy.

The residence presents as a substantial Ranch house with rectangular massing that demonstrates the sophisticated architectural planning valued in mid-1950s suburban design. The building exhibits a hip roof configuration with broad eaves that creates the characteristic low profile and horizontal emphasis valued in Ranch architecture. The asymmetrical facade organization reflects the functional interior planning principles that characterized quality Ranch design during the mid-1950s, when Ranch-style homes provided attractive, modern living arrangements for Flat Rock's successful workforce seeking contemporary residential accommodations that reflected post-war prosperity and suburban sophistication.

The building features a hip roof system constructed with dark gray asphalt shingles that provide practical weather protection while maintaining the contemporary appearance valued in 1950s suburban architecture. The broad hip roof with substantial eaves creates the characteristic sheltered profile that distinguished Ranch design, emphasizing horizontal lines and integration with the landscape. The roof configuration demonstrates the modern design approaches that characterized mid-1950s residential construction, providing functional interior arrangements while maintaining the refined contemporary character that appealed to successful families during the prosperity period of the mid-1950s.

The exterior walls demonstrate exceptional material integrity through the preservation of original red brick veneer construction that provides both structural durability and visual richness characteristic of quality Ranch architecture during the mid-1950s. The consistent red brick construction across all wall surfaces reflects the substantial material approaches that characterized well-built Ranch homes, emphasizing quality construction and architectural distinction valued in prosperous suburban development. The brick construction demonstrates the economic prosperity and construction quality that characterized Flat Rock's residential development during the mid-1950s, when substantial material investment reflected the community's continued industrial success and suburban sophistication.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality suburban development during the mid-1950s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Ranch homes built for long-term residential use by successful suburban families during the post-war economic boom.

The window arrangement demonstrates the systematic approach to fenestration that characterized Ranch design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and modern aesthetic valued in mid-1950s suburban architecture. The front facade features aluminum replacement windows including what appears to be a large picture window flanked by smaller double-hung windows, arranged to provide balanced illumination while reflecting the functional interior planning that distinguished Ranch homes. The windows maintain proportions and configurations that support the Ranch character while the picture window emphasizes the indoor-outdoor visual connection that characterized mid-century residential design. The aluminum windows, likely installed during the 1970s-1980s, represent a period-appropriate upgrade that maintains the modern character of the Ranch style.

The primary entrance is integrated into the main facade, accessed by a simple concrete stoop that provides practical entry while maintaining the horizontal architectural emphasis. The entrance configuration demonstrates the informal residential character that distinguished Ranch design, emphasizing the integration of indoor and outdoor living spaces while maintaining the contemporary aesthetic valued in mid-1950s suburban housing.

The property exhibits exceptionally well-maintained suburban residential landscape characteristics with established lawn areas, extensive decorative plantings including mature ornamental shrubs with seasonal color, and sophisticated foundation landscaping that integrate the building with its neighborhood setting while demonstrating ongoing investment in property enhancement. The landscape design complements the Ranch architecture while reflecting the suburban residential patterns that characterized successful middle-class neighborhoods during the mid-1950s prosperity period. The residential context preserves the community character that characterized Flat Rock's continued suburban development during the established phase of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1961, Jennings B. Shafer resided at 29136 Wesley.[1] In 1970, Ernest L. Rust resided at 29136 Wesley.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1956 Ranch house represents the mid-1950s suburban residential development that demonstrated the continued prosperity and expansion of Flat Rock's industrial economy during the established phase of the Late Period of Significance (1920-1975). The property embodies the suburban residential construction that served the post-war middle-class workforce sustained by Ford Motor Company's continued operations and broader manufacturing activities that supported community growth during the economic expansion of the mid-1950s prosperity period.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the mid-1950s prosperity period, when the community's industrial success supported residential development that provided modern, spacious living arrangements with the contemporary architectural character and suburban conveniences valued by successful middle-class families. The Ranch design provided the family-oriented living spaces that appealed to skilled workers, supervisory personnel, and white-collar employees while offering the modern residential character that reflected post-war optimism, suburban prosperity, and contemporary lifestyle preferences during the peak prosperity period of the mid-1950s.

The 1956 construction date places this property within the established suburban prosperity phase of the Late Period of Significance, when Flat Rock had achieved full maturation as a successful suburban-industrial community and continued to attract successful families through substantial housing options that demonstrated the sustained prosperity created by Henry Ford's Village Industries model and subsequent industrial expansion. The substantial brick Ranch design reflects the community's economic success and the availability of quality residential sites that supported premium suburban development during the peak years of post-war American prosperity.

INTEGRITY EVALUATION:

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area
- **Design:** RETAINS - Ranch characteristics including hip roof, horizontal emphasis, asymmetrical facade, and modern massing remain intact
- **Materials:** RETAINS - Original red brick veneer construction preserved in excellent condition, representing exceptional material integrity
- **Workmanship:** RETAINS - Mid-1950s Ranch construction techniques and quality craftsmanship remain clearly evident in brick construction and building form
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved with exceptional landscaping
- **Feeling:** RETAINS - Strongly conveys mid-1950s suburban residential character and post-war prosperity
- **Association:** RETAINS - Clear and strong historical connections to mid-1950s suburban development and middle-class residential patterns

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: This property exhibits exceptional integrity with original red brick construction completely preserved and essential Ranch design characteristics intact, clearly conveying its historical significance as representative 1950s Ranch

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

suburban housing that served Flat Rock's prosperous middle-class workforce during the peak prosperity period. The building demonstrates the quality residential development and suburban sophistication that characterized Flat Rock's continued success during the established phase of the Late Period of Significance.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of mid-1950s suburban prosperity and middle-class residential development, (3) retains excellent integrity in all seven aspects to convey its historical associations, and (4) contributes significantly to the district's ability to represent the residential development that characterized Flat Rock's evolution as a mature suburban-industrial community during the peak prosperity phase of the Late Period of Significance. The exceptional preservation of original brick construction and outstanding property maintenance demonstrate the continued attractiveness and investment in the neighborhood that developed to serve the community's successful workforce, reflecting the lasting success of the suburban-industrial model that Henry Ford's Village Industries program had established.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0068_000 Lot 68 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29146 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne Count				
Assessor's Parcel #	58_138_03_0067_000 Lot 67 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092821		Long: -83.287219		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1934
Architectural Style	Minimal Traditional
Building Form	1-Story rectilinear building
Roof Form	Front Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding (replacement)
Foundation Materials	Poured Concrete Block
Window Materials	Vinyl (replacement)
Window Type	Double-hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1934-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29146 Wesley Ave. (South)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1934 Minimal Traditional cottage represents the mid-Depression era residential development that demonstrated the continued stability and recovery of Henry Ford's Village Industries program during the challenging transitional phase of the Late Period of Significance. The one-story building exhibits characteristic simplified Colonial Revival features and compact massing that defined affordable, practical housing for industrial workers during the mid-1930s, when Flat Rock's established manufacturing sector provided crucial economic stability that enabled continued residential construction and community growth despite ongoing national economic hardship.

The residence presents as a compact Minimal Traditional cottage with front-gabled orientation that demonstrates the efficient architectural planning valued in mid-1930s suburban design. The building exhibits a prominent front-facing gabled roof configuration with symmetrical facade organization that creates the characteristic balanced composition valued in simplified Colonial Revival architecture. The one-story height and compact scale reflect the practical and economical construction approaches that characterized residential development during the Depression era, when Minimal Traditional homes provided attractive, affordable living arrangements for Flat Rock's industrial workforce during the challenging mid-1930s economic recovery period.

The building features a front-gabled roof system constructed with gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1930s residential architecture. The prominent front gable creates the characteristic focal point that distinguished Minimal Traditional design, providing architectural interest while maintaining the construction economy necessitated by Depression-era economic constraints. The roof configuration demonstrates the simplified design approaches that characterized mid-1930s residential construction, providing functional interior arrangements while maintaining the modest residential character that appealed to working families during the economic recovery period.

The exterior walls are clad entirely in narrow horizontal vinyl siding in a tan or beige color (replacement of original wood clapboard siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified material approaches that characterized Minimal Traditional construction, emphasizing clean lines and economical construction methods valued in Depression-era suburban design. The uniform siding treatment maintains the essential cottage character while providing modern durability and maintenance efficiency.

The building rests on a poured concrete block foundation with dark-colored treatment that demonstrates the substantial construction standards that characterized quality residential development during the mid-1930s. The foundation treatment reflects the solid construction approaches that characterized well-designed Minimal Traditional cottages built for long-term residential use, showing that quality construction standards were maintained even during the challenging economic period of the mid-Depression years.

The window arrangement demonstrates the systematic approach to fenestration that characterized Minimal Traditional cottage design, with windows arranged to maximize natural light while maintaining the balanced composition and economic efficiency valued in Depression-era residential architecture. The front facade features replacement vinyl windows in double-hung configurations arranged symmetrically to provide balanced illumination while reflecting the practical design principles that distinguished economical cottage construction. The windows maintain the general proportions and spacing of the original fenestration pattern while providing modern energy efficiency. Dark shutters enhance the cottage character and provide visual contrast with the light-colored siding.

The primary entrance is accessed by a contemporary wood deck and stair system that provides elevated access to the main entry door, replacing the original entrance configuration while maintaining functional access to the cottage interior. The entrance demonstrates the practical approach to residential entry that characterized Minimal Traditional design, emphasizing functional accessibility while maintaining the modest architectural character appropriate to Depression-era affordable housing.

Contemporary modifications include the wood deck system and decorative elements that reflect the building's continuing residential use and ongoing maintenance over nearly ninety years. The property exhibits suburban residential landscape characteristics with maintained lawn areas that integrate the building with its neighborhood setting while demonstrating the residential environment that characterized Flat Rock's continued development during the mid-1930s economic recovery period. The residential context preserves the community character that supported the community's work force during the challenging transitional phase of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931, Dan Vreeland owned Lot 67 and in 1939, Mrs. Beatrice Clegg owned Lot 67 in the Henry H. Sheeks Sub.[1] In 1940, Celia Reed and family were living at 29146 Wesley Ave and was retired.[2] In 1950, Cealia Reed and son resided at 29146 Wesley; and worked as an engineer at electrical power.[3] In 1960, William M. Reed resided at 29146 Wesley.[4] In 1970, Charles M. Dilley resided at 29146 Wesley.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1934 Minimal Traditional cottage represents the mid-Depression era residential development that demonstrated the continued stability and gradual recovery of Henry Ford's Village Industries program during the challenging transitional phase of the Late Period of Significance (1920-1975). The property embodies the continued residential construction that served the industrial workforce during the crucial mid-Depression period, when Flat Rock's established industrial infrastructure provided essential economic stability that enabled continued community growth and affordable housing development despite persistent national economic challenges.

The dwelling reflects the practical suburban housing solutions that served Flat Rock's working families during the mid-1930s economic recovery, when the community's industrial foundation supported residential development that provided solid, affordable living arrangements with modest architectural character valued by skilled workers, supervisory personnel, and industrial employees who maintained stable employment despite ongoing economic uncertainties. The Minimal Traditional cottage design provided the efficient, family-oriented living spaces that appealed to Ford's workforce while offering the economical residential character that reflected both the practical necessities of Depression-era construction and the community's continued economic resilience.

The 1934 construction date places this property within the crucial mid-Depression recovery phase of the Late Period of Significance, when Flat Rock was demonstrating gradual economic recovery and renewed residential investment that positioned the community for the continued growth that would characterize the later 1930s and wartime expansion. The modest but well-built cottage design reflects the community's practical approach to continued residential development during challenging economic times, demonstrating the effectiveness of Henry Ford's Village Industries model in providing sustained employment and community stability that enabled ongoing residential investment during the national economic recovery period.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area developed during early Late Period
- **Design:** RETAINS - Minimal Traditional cottage characteristics including front-gabled roof, symmetrical facade, and compact massing remain intact
- **Materials:** PARTIALLY COMPROMISED - Vinyl siding replacement alters original wood clapboard, though overall architectural character preserved
- **Workmanship:** RETAINS - Mid-1930s cottage construction techniques and quality remain evident in building form and foundation work
- **Setting:** RETAINS - Suburban residential context and community planning patterns from mid-Depression period preserved

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Dan Vreeland; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 204, entries for Mrs. Beatrice Clegg; held by Brownstown Township Historical Society.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6B, dwelling 16, family ,Celia Reed and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWM2?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 16 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 25, dwelling 264, for Cealia Reed and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-J?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 26 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

- **Feeling:** RETAINS - Conveys mid-1930s suburban residential character and Depression-era construction approaches
- **Association:** RETAINS - Clear historical connections to Henry Ford's Village Industries program and mid-Depression economic recovery

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (vinyl siding replacement and contemporary deck), the property retains good integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1930s Minimal Traditional cottage housing that served Henry Ford's Village Industries workforce during the crucial mid-Depression recovery period. The building's essential architectural characteristics, including the front-gabled roof, symmetrical facade organization, compact cottage form, and substantial foundation work remain intact and legible. The alterations are consistent with normal residential maintenance and do not compromise the property's ability to convey its mid-1930s residential character.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of mid-Depression economic recovery and continued industrial workforce housing, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the residential development that demonstrated the effectiveness of Henry Ford's Village Industries model in maintaining community stability and enabling continued growth during the challenging mid-Depression recovery period. The modest scale and practical design reflect the economic constraints and recovery patterns that characterized successful industrial communities during the mid-1930s economic transition.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0067_000 Lot 67 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29164 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0065_002 Lot 65 & 66 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092579		Long: -83.287060		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1941
Architectural Style	Minimal Traditional Ranch
Building Form	1-Story rectilinear building
Roof Form	Hip Roof with Dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding with stone veneer foundation/lower wall
Foundation Materials	Poured Concrete
Window Materials	Aluminum (replacement)
Window Type	Sliding and double-hung (mixed)
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1941-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29164 Wesley Ave. (South)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1940 Minimal Traditional residence with early Ranch influences is a 1-story residential structure situated on Wesley Street in Flat Rock. The building represents wartime-era residential construction built approximately twelve years after Ford's Village Industries plant opened in Flat Rock, demonstrating continued housing development during the period when Ford's operations were transitioning to wartime production. The property exhibits the transitional architectural characteristics of the late 1930s-early 1940s when residential design was evolving from compact Minimal Traditional cottages toward the horizontal emphasis and integrated garage plans that would define post-war Ranch houses. While the property has undergone exterior material alterations, it retains its original form, massing, horizontal emphasis, and distinctive stone veneer lower walls that convey its identity as a c. 1940 transitional residence from the wartime Village Industries period.

The house exhibits characteristics that blend Minimal Traditional and early Ranch design principles, representing the transitional period in American residential architecture. The side-gabled roof with front cross-gable creates a horizontal emphasis and asymmetrical composition that anticipates the Ranch style that would dominate post-war suburban development. The relatively low-slung, single-story profile with horizontal massing represents a departure from the more vertical proportions of earlier cottages, reflecting the emerging preference for ground-hugging forms that would characterize Ranch architecture. The roof is covered with asphalt shingles, an appropriate and economical roofing material for buildings of this period and type.

The front cross-gable provides architectural interest and creates a focal point on the facade, breaking up the horizontal roofline while maintaining overall horizontal emphasis. This design approach—combining side-gabled main roof with projecting cross-gable—was common in transitional houses of the late 1930s and early 1940s, bridging traditional cottage forms and modern Ranch aesthetics.

A particularly notable feature is the stone veneer that covers the foundation and lower portion of the exterior walls. This stone veneer creates strong visual weight at the base of the building and provides distinctive material texture that contrasts with the upper wall surface. Stone veneer was popular during the 1940s-1950s as a way to add visual interest, permanence, and "natural" material character to modest residential construction. The stone may be original to the c. 1940 construction or could represent an early period addition or enhancement, but in either case it reflects design preferences of the 1940s era and contributes to the building's character.

The stone veneer demonstrates typical application of decorative masonry in modest residential construction—used strategically at the foundation/lower wall level where it provides maximum visual impact while minimizing material costs compared to full-wall stone application. This economical use of decorative materials was characteristic of working-class housing where homeowners desired stylish architectural features within budget constraints.

The upper exterior walls are currently clad in aluminum siding, which represents a replacement of the original wall cladding. Given the c. 1940 construction date and Minimal Traditional/Ranch style, the original upper wall exterior was most likely wood clapboard or possibly wood shingles, standard residential materials of the period. The aluminum siding impacts material integrity, though it maintains horizontal lapped patterns characteristic of original cladding. The stone veneer lower walls remain as either original or period material, providing important surviving evidence of 1940s design aesthetics.

The windows are aluminum replacements in mixed types—both sliding and double-hung configurations. The original windows would have been wood units, possibly casements or double-hung windows typical of 1940s construction. The presence of sliding windows (horizontal sliders) is characteristic of later alterations, as this window type became popular in the 1950s-1960s. The mixed window types suggest fenestration has been altered over time, though openings may retain original locations. The windows with shutters on the facade maintain traditional residential character despite material changes.

A covered porch or entry extends along a portion of the front facade, providing sheltered access and outdoor living space. The porch creates horizontal emphasis and connects interior and exterior spaces, reflecting both Minimal Traditional and emerging Ranch design principles that emphasized indoor-outdoor flow. The porch appears to have simple supports and may represent original construction or an early addition.

The foundation with stone veneer creates visual weight and establishes the building's relationship to grade. The relatively low profile and horizontal emphasis create the ground-hugging character that would become defining features of Ranch architecture. The building's single-story massing and horizontal spread represent the transitional moment when American residential architecture was moving away from vertical cottage forms toward horizontal suburban Ranch houses.

A detached garage is located at the rear of the property, providing vehicle storage and reflecting the continued importance of automobile accommodation in 1940s residential planning. By 1940, detached garages were standard features of residential development, documenting the full integration of automobile ownership into American life. The garage placement at the rear maintains the residential street facade character while providing functional vehicle access, typical of pre-war residential site planning before integrated attached garages became standard.

The building's setting on Wesley Street maintains the residential character of Ford-era neighborhood development. The property continues to function as a single-family residence, maintaining its original use and relationship to the surrounding community. The lot includes mature landscaping that contributes to the established residential streetscape.

Despite the replacement of upper wall materials and window alterations, the property retains important aspects of integrity including location, design, setting, feeling, and association. The side-gabled form with front cross-gable, the horizontal Ranch-influenced massing, the single-story profile, the stone veneer lower walls, the covered porch, and the overall building scale and proportions remain intact. These features allow the property to continue conveying its identity as a c. 1940 transitional residence representing the evolution from Minimal Traditional to Ranch design during the wartime Village Industries period.

Character-defining features include the side-gabled roof with front cross-gable creating horizontal emphasis, the single-story Ranch-influenced massing, the stone veneer foundation/lower walls providing material texture, the covered front porch, the horizontal spread and low profile, the overall cottage scale appropriate to wartime construction, and the detached garage representing 1940s automobile-era residential planning. The combination of horizontal form and stone veneer creates distinctive early 1940s character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Walter Gudith owned Lots 65 and 66 in the Henry H. Sheeks Sub.[1] In 1947, Arthur Reynolds resided at 29164 Wesley.[2] In 1950, Clarence and Leona Reynolds and daughters resided at 29164 Wesley; and Clarence worked as a millwright at a chemical plant.[3] In 1961, Arthur Reynolds resided at 29164 Wesley.[4] In 1970, Arthur Reynolds resided at 29164 Wesley.[5] This one-story, single-family residence is situated on Lot 66 in the Henry Sheeks Subdivision and in 1941, the address was 29164 Wesley.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1940 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Industry**. The property's c. 1940 construction date places it firmly within Ford's Village Industries period during the critical years when the Flat Rock plant was transitioning to wartime production in support of World War II defense efforts. The residence represents continued housing development that occurred to accommodate workers employed in Ford's wartime manufacturing operations, demonstrating sustained community growth throughout the Village Industries program. While the building has experienced alterations to upper wall materials and fenestration, it retains sufficient integrity of design, location, setting, feeling, and association to contribute meaningfully to the district's significance as part of the wartime residential expansion that supported Ford's industrial operations during a critical period in national history.

Criterion A - Community Planning and Development and Industry: Built circa 1940, this house represents residential development during a pivotal moment in both Flat Rock's history and the nation's preparation for World War II. By 1940, Ford's Village Industries had been operating in Flat Rock for twelve years, and the community had evolved from a small rural settlement into an established industrial center. The c. 1940 construction date places this property at the transition point

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 204, entries for Walter Gudith; held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock,

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 73, dwelling 263, for clarence & Leona Reynolds and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-C?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 51 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Wesley S, Sheeks S, Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941: accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

when Ford's operations were shifting from civilian production to defense manufacturing in anticipation of and during World War II.

The period from approximately 1940-1942 was critical in Flat Rock's history as Ford's Village Industries plants, including Flat Rock, retooled for wartime production. Workers employed in these expanding defense operations needed housing, and properties built during 1940-1942 represent the residential response to increased wartime employment. This residence demonstrates how the community continued to grow and develop housing to support Ford's critical wartime manufacturing contributions.

Wartime Village Industries Context: The property represents housing construction during the period when Ford's Village Industries program proved its national significance through defense production. The decentralized manufacturing model that Ford had developed during the 1920s-1930s became strategically important during World War II, as dispersed small plants provided manufacturing flexibility and reduced vulnerability compared to concentrated urban factories. Housing like this c. 1940 residence supported the workers who staffed these strategically important facilities.

The continued residential development during 1940 demonstrates confidence in Ford's ongoing operations and the community's sustained growth. Despite national uncertainty as World War II engulfed Europe (though the U.S. had not yet entered the war in 1940), Flat Rock experienced continued housing construction supported by stable Ford employment and anticipation of defense contracts.

Transitional Architecture - Minimal Traditional to Ranch: The architectural characteristics of this c. 1940 residence document the transitional period in American residential design. The single-story horizontal massing, side-gabled roof with cross-gable, and low profile represent the evolution from compact Minimal Traditional cottages toward the sprawling Ranch houses that would dominate post-war suburban development. This transitional form reflects both the design trends of the late 1930s-early 1940s and the practical housing needs of working-class families employed in industrial operations.

The Minimal Traditional/early Ranch form represented modern, efficient housing appropriate to wartime construction when material conservation and economical building practices were priorities. The straightforward design, modest scale, and practical layout made this housing type ideal for rapid construction to accommodate defense workers.

Stone Veneer - Period Design Feature: The stone veneer at foundation/lower wall level represents typical 1940s design aesthetics that valued "natural" materials and permanent appearance. Stone veneer became increasingly popular during the 1940s-1950s as a way to add visual interest and traditional material character to modest modern houses. Whether original to construction or an early period enhancement, the stone veneer reflects design preferences of the 1940s era and contributes to the property's period character.

The economical application of stone at lower walls—providing visual impact while minimizing material costs—demonstrates typical working-class building strategies that balanced aesthetic desires with budget realities. This approach was common in Village Industries communities where workers sought attractive homes within their means.

Integrity Assessment: The replacement of original upper wall siding with aluminum and the installation of mixed aluminum sliding and double-hung windows have compromised the property's material integrity. However, the building retains its essential form as a side-gabled horizontal cottage with front cross-gable, its single-story Ranch-influenced massing, its stone veneer lower walls (whether original or period addition), and its spatial relationships.

The property maintains integrity of location (original site), design (horizontal transitional form), setting (wartime-era residential neighborhood), feeling (c. 1940 modest working-class residence), and association (Ford Village Industries wartime period housing). The stone veneer, which appears to be period material, provides authentic 1940s design character. These retained integrity aspects are sufficient to support contributing status within the district context.

Contributing Status Justification: Within the Flat Rock Historical District's 1920-1975 period of significance, this property contributes valuable evidence of wartime-era residential development. The c. 1940 construction date places the property during the critical transition to defense production, and the continued housing construction demonstrates sustained community growth supporting Ford's strategically important wartime operations.

Properties that have experienced upper wall material alterations but retain essential form, distinctive period features like stone veneer, and clear historical associations can contribute meaningfully to historic districts. This property's c. 1940 wartime-era construction date, transitional architectural form, retained stone veneer, and horizontal Ranch-influenced massing make it a valuable component of the district's representation of wartime period residential development.

The property illustrates the type of modest, practical housing built for industrial workers during the critical 1940-1942 period when national defense needs drove continued residential construction in communities like Flat Rock that housed defense workers.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.
Reasons Supporting Contributing Status:

1. **Wartime-Era Construction:** Built c. 1940 during the critical period when Ford's Village Industries were transitioning to defense production, representing housing for wartime industrial workers.
2. **Village Industries Period Development:** Represents continued community growth twelve years after the Flat Rock plant opened, demonstrating sustained residential expansion throughout the Village Industries program.
3. **Transitional Architecture:** The Minimal Traditional/Ranch hybrid form documents the evolution of American residential design during the late 1930s-early 1940s transition period.
4. **Stone Veneer Period Feature:** The stone veneer foundation/lower walls represent authentic 1940s design aesthetics and provide distinctive period material character.
5. **Retained Form and Design:** Despite upper wall material alterations, the horizontal massing, side-gabled form with cross-gable, single-story profile, and stone veneer remain intact.
6. **Wartime Housing Context:** Represents practical, economical worker housing built during the period when defense production drove residential development in Ford communities.
7. **Community Growth Documentation:** Demonstrates sustained housing construction supporting Ford's operations during the transition from civilian to wartime production.
8. **Setting and Context:** Maintains original location and relationship to the Wesley Street residential neighborhood developed during the Ford Village Industries era.

Factors Supporting Contributing Status Despite Alterations:

- c. 1940 wartime-era construction date historically significant
- Horizontal Ranch-influenced form clearly identifiable
- Stone veneer lower walls provide authentic period material character
- Side-gabled roof with front cross-gable intact
- Single-story massing and overall composition unchanged
- Building scale and proportions appropriate to wartime construction maintained
- Property continues to convey identity as c. 1940 transitional residence
- Stone veneer (whether original or early addition) represents period design aesthetics
- Retained integrity aspects sufficient for contributing status within district

Historical Significance Within District: This property's c. 1940 construction date makes it valuable for understanding the Flat Rock Historical District during the critical wartime transition period. The property demonstrates:

- Continued residential construction during Ford's shift to defense production
- Housing development supporting wartime industrial workers
- Architectural transition from Minimal Traditional to Ranch forms
- Practical, economical worker housing typical of 1940-1942 period
- Sustained community growth throughout Village Industries program
- Residential response to expanded wartime employment opportunities
- Material culture of 1940s modest residential design (stone veneer)
- Community development during nationally significant wartime period

The c. 1940 construction date places this property at a pivotal moment when Ford's Village Industries operations gained national strategic importance through defense manufacturing, and continued residential development like this property supported workers in these critical wartime facilities.

Factors Limiting Individual Eligibility:

- Aluminum siding replacement on upper walls diminishes material integrity
- Mixed aluminum sliding and double-hung replacement windows alter original fenestration
- Cumulative upper wall alterations would limit individual National Register eligibility
- Property significance lies primarily in its contribution to district's wartime-era residential development rather than individual architectural distinction
- Transitional Minimal Traditional/Ranch form, while historically interesting, is relatively common and lacks exceptional architectural distinction for individual eligibility

District Context: As part of the Flat Rock Historical District, this property contributes to understanding residential development patterns during the critical 1940-1942 wartime transition period. Together with other wartime-era properties,

this residence illustrates how Ford's Village Industries communities continued to grow and develop housing throughout the program's duration, including during the nationally significant period when these facilities supported World War II defense production. The property represents the type of practical, modest worker housing that characterized Village Industries communities and supported the industrial operations that made these small plants strategically important during wartime.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0065_002 Lot 65 & 66 in Henry Sheeks Sub. (June 1922; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29176 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0065_001 Lot 65 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092437		Long: -83.286939		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1930
Architectural Style	Colonial Revival
Building Form	2-Story rectilinear building
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding, Stone Veneer
Foundation Materials	Stone Veneer
Window Materials	Vinyl (replacement)
Window Type	Double-hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1930-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☐	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29176 Wesley Ave. (South)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1930 Colonial Revival house represents the early Depression-era residential development that demonstrated the continued stability of Henry Ford's Village Industries program during the transitional phase of the Late Period of Significance. The two-story building exhibits characteristic Colonial Revival features enhanced by a substantial front porch addition that demonstrates both the original formal architectural planning valued in early 1930s suburban design and subsequent residential improvements that reflect continued investment and adaptation during the property's nearly century-long residential use.

The residence presents as a traditional two-story Colonial Revival with rectangular massing enhanced by a prominent enclosed front porch addition that spans the entire front facade. The building exhibits a side-gabled roof configuration with symmetrical facade organization that creates the characteristic balanced composition valued in Colonial Revival architecture. The substantial front porch addition, supported by classical columns and featuring extensive glazed enclosure, provides significant covered outdoor living space while maintaining compatibility with the building's Colonial Revival character, demonstrating the residential adaptations that have enabled continued use and investment in this early 1930s property.

The building features a side-gabled roof system constructed with gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1930s Colonial Revival architecture. The broad side-gabled roof with moderate eaves creates the characteristic formal profile that distinguished Colonial Revival design, emphasizing traditional proportions and classical residential character. The roof configuration demonstrates the conservative design approaches that characterized early 1930s residential construction, providing functional interior arrangements while maintaining the refined traditional character that appealed to successful families during the challenging economic transition period that followed the 1929 stock market collapse.

The exterior walls demonstrate a sophisticated combination of materials that reflects both the original construction approaches and subsequent improvements that enhance the building's residential character and provide modern maintenance efficiency. The upper portions of the walls are clad in narrow horizontal vinyl siding in light gray (replacement of original wood clapboard siding, likely installed c.1990s-2000s), while the lower portion and foundation feature distinctive stone veneer that extends from grade level to approximately window sill height. This material combination reflects both the substantial construction quality that characterized well-built Colonial Revival homes during the early 1930s and contemporary improvements that enhance the building's visual prominence while maintaining architectural compatibility with the original Colonial Revival design philosophy.

The building rests on a stone veneer foundation that demonstrates substantial construction quality and provides visual continuity with the stone veneer water table treatment. The foundation treatment reflects the solid construction approaches that characterized well-designed Colonial Revival homes built for long-term residential use by successful suburban families, demonstrating the continued quality construction standards that Flat Rock maintained during the challenging early Depression period through the stability provided by Henry Ford's Village Industries program.

The window arrangement demonstrates the systematic approach to fenestration that characterized Colonial Revival design, with windows arranged in a symmetrical pattern that provides balanced illumination while maintaining the formal composition and traditional proportions valued in classical residential architecture. The facade features replacement vinyl windows in double-hung configurations arranged in the symmetrical pattern typical of Colonial Revival design. The upper story features smaller windows that maintain the proportional relationships valued in traditional Colonial design. The windows maintain the general configurations and spacing of the original fenestration pattern while providing modern energy efficiency. Dark shutters enhance the Colonial Revival character and provide visual contrast with the light-colored siding, maintaining the traditional residential dignity characteristic of quality 1930s suburban architecture.

The primary entrance is integrated into the substantial enclosed front porch addition that extends across the entire front facade, featuring extensive glazed enclosure supported by classical columns that create significant protected outdoor living space. The porch addition demonstrates contemporary residential improvement that provides enhanced outdoor living capabilities while maintaining architectural compatibility with the building's Colonial Revival character. The enclosed porch reflects modern suburban lifestyle preferences for protected outdoor recreation space while preserving the building's traditional residential dignity and formal Colonial Revival character.

The property exhibits well-maintained suburban residential landscape characteristics with established lawn areas, mature evergreen plantings, and decorative landscaping that integrate the building with its neighborhood setting while demonstrating ongoing investment in property enhancement over nearly a century of residential use. The residential context preserves the community character that characterized Flat Rock's continued development during the early 1930s economic transition, representing the stable residential patterns that supported the community's workforce during the challenging transitional phase of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1931 and 1939, Walter Gudith owned Lot 65 in the Henry H. Sheeks Sub.[1] In 1940, Walter and Jennie Gudith and family were living at 29176 Wesley Ave., and Walter was employed as a janitor for an auto factory.[2] In 1950, Franklyn and Beatrice Jones and children resided at 29176 Wesley; and Franklyn worked on operation at an oil refinery.[3] In 1961, Felecian Bright resided at 29176 Wesley.[4] In 1970, Felecian Bright resided at 29176 Wesley.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1930 Colonial Revival house represents the early Depression-era residential development that demonstrated the stability and resilience of Henry Ford's Village Industries program during the transitional phase of the Late Period of Significance (1920-1975). The property embodies the continued residential construction that served the established industrial workforce during the challenging economic period following the 1929 stock market collapse, when Flat Rock's industrial foundation provided crucial economic stability that enabled continued community growth and substantial residential investment despite national economic hardship.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the early 1930s economic transition, when the community's established industrial base supported residential development that provided spacious, traditional living arrangements with formal architectural character valued by supervisory personnel, skilled workers, and established middle-class families who maintained economic stability despite national economic challenges. The Colonial Revival design provided the prestigious, family-oriented living spaces that appealed to Ford's stable workforce while offering the traditional residential character that reflected the company's continued success and the community's economic resilience during the challenging transition period.

The 1930 construction date places this property within the crucial economic transition phase of the Late Period of Significance, when Flat Rock's established industrial infrastructure enabled the community to maintain stability and continued residential investment while much of the nation experienced economic hardship, demonstrating the effectiveness of Henry Ford's Village Industries model in providing economic resilience during challenging national economic conditions. The substantial Colonial Revival design with stone foundation reflects the continued confidence and economic stability that characterized Flat Rock's successful adaptation to changing economic circumstances during the early Depression years.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area developed during early Late Period
- **Design:** PARTIALLY COMPROMISED - Colonial Revival characteristics including two-story form, side-gabled roof, and symmetrical organization remain intact though substantial front porch addition alters original facade composition
- **Materials:** PARTIALLY COMPROMISED - Stone veneer foundation preserved but vinyl siding replacement and porch addition alter original materials

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Walter Gudith; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 204, entries for Walter Gudith; held by Brownstown Township Historical Society.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 7A, dwelling 17, family ,Walter & Jennie Gudith and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VW8J?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 17 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 25, dwelling 265, for Franklyn & Beatrice Jones and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-J?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 26 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

- **Workmanship:** RETAINS - Early 1930s Colonial Revival construction techniques and quality craftsmanship remain evident in building form and stone foundation work
- **Setting:** RETAINS - Suburban residential context and community planning patterns from early Late Period preserved with mature landscaping
- **Feeling:** RETAINS - Conveys early 1930s suburban residential character and Depression-era construction quality despite modifications
- **Association:** RETAINS - Clear historical connections to Henry Ford's Village Industries program and early 1930s economic resilience

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite substantial modifications including the enclosed front porch addition and material alterations, the property retains sufficient integrity in location, setting, feeling, and association to convey its historical significance as representative 1930s Colonial Revival suburban housing that served Henry Ford's Village Industries workforce during the crucial economic transition period of the early Depression era. The building's essential architectural characteristics, including the two-story Colonial Revival form, side-gabled roof, symmetrical organization, and stone foundation work remain legible beneath the modifications.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of economic resilience and continued community stability during the early Depression period, (3) retains sufficient integrity in key aspects to convey its historical associations, and (4) contributes to the district's ability to represent the residential development that demonstrated the effectiveness of Henry Ford's Village Industries model in maintaining community prosperity during national economic hardship. The substantial construction quality, particularly the preserved stone foundation work, and the continued residential investment demonstrated by the porch addition reflect the ongoing attractiveness and stability that characterized Flat Rock's successful adaptation to the economic challenges of the early 1930s.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0065_001 Lot 65 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29204 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0064_001 Lot 64 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092380		Long: -83.286606		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1930	
Architectural Style	Craftsman Bungalow	
Building Form	1-Story rectilinear building	
Roof Form	Front Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding (replacement)	
Foundation Materials	Stone Veneer	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung, Grouped Windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1930-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29204 Wesley Ave. (South)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1930 Craftsman bungalow represents the early Depression-era residential development that demonstrated the continued stability of Henry Ford's Village Industries program during the transitional phase of the Late Period of Significance. The one-story building exhibits the characteristic Arts and Crafts features and horizontal emphasis that defined quality suburban housing for skilled workers and supervisory personnel during the early 1930s, when Flat Rock's industrial foundation provided economic stability that enabled continued residential construction despite national economic challenges.

The residence presents as a compact Craftsman bungalow with front-gabled orientation that demonstrates the refined architectural planning valued in early 1930s Arts and Crafts design. The building exhibits a prominent front-facing gabled roof configuration with distinctive decorative brackets and wide eaves that create the characteristic welcoming appearance valued in Craftsman architecture. The symmetrical facade organization reflects the functional interior planning principles that characterized quality Craftsman design during the early 1930s, when bungalow-style homes provided attractive, practical living arrangements for Flat Rock's industrial workforce during the challenging economic transition period that followed the 1929 stock market collapse.

The building features a front-gabled roof system constructed with dark gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1930s Craftsman architecture. The prominent front gable with decorative brackets and wide eaves creates the characteristic Arts and Crafts architectural character while demonstrating the substantial construction approaches that characterized quality bungalow design. The roof configuration demonstrates the mature Craftsman design principles that characterized early 1930s residential construction, providing functional interior arrangements while maintaining the refined bungalow character that appealed to successful working families during the early Depression period.

The exterior walls are clad entirely in narrow horizontal vinyl siding in a light gray or beige color (replacement of original wood clapboard siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified maintenance approaches valued in contemporary property care while preserving the horizontal emphasis that characterized Craftsman design. The uniform siding treatment maintains the essential bungalow character while providing modern durability and maintenance efficiency.

The building rests on a distinctive stone veneer foundation that extends to approximately window sill height, demonstrating the substantial construction quality and material richness that characterized well-built Craftsman bungalows during the early 1930s. The stone foundation treatment reflects the Arts and Crafts philosophy of using natural materials to create visual interest and structural integrity, distinguishing this property as a quality example of Depression-era residential construction that maintained high building standards despite economic constraints.

The window arrangement demonstrates the systematic approach to fenestration that characterized Craftsman bungalow design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and functional interior planning valued in Arts and Crafts residential architecture. The front facade features replacement vinyl windows including a distinctive grouping of three windows in the front gable that creates a strong architectural focal point while providing abundant natural light to the interior spaces. Additional windows are arranged symmetrically to provide balanced illumination while reflecting the practical design principles that distinguished quality Craftsman homes. The windows maintain the general proportions and configurations of the original fenestration pattern while providing modern energy efficiency.

The primary entrance is accessed by substantial concrete steps with decorative metal railings that lead to a raised entry level typical of Craftsman bungalow design. The entrance configuration demonstrates the substantial approach to residential entry that characterized Arts and Crafts architecture, providing functional weather protection while maintaining the architectural character that distinguished quality bungalow design during the early 1930s.

The property exhibits well-maintained suburban residential landscape characteristics with established lawn areas and mature plantings that integrate the building with its neighborhood setting while demonstrating the residential environment that characterized Flat Rock's continued development during the early 1930s. A detached garage structure is visible, representing the automobile-oriented infrastructure that characterized suburban development during the early 1930s. The residential context preserves the community character that supported the community's workforce during the challenging transitional phase of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931 and 1939, N.A. Mans owned Lot 64 in the Henry H. Sheeks Sub.[1] In 1940, Dougal and June Poling and daughters were living at 29204 Wesley Ave., and Dougal was employed as a riveter for an auto factory.[2] In 1950, Leon and Edith Matthewson and son resided at 29204 Wesley; and Leon worked as a pipe fitter at a chemical plant.[3] In 1961, Leon Matthewson resided at 29204 Wesley.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1930 Craftsman bungalow represents the early Depression-era residential development that demonstrated the stability and resilience of Henry Ford's Village Industries program during the transitional phase of the Late Period of Significance (1920-1975). The property embodies the continued residential construction that served the established industrial workforce during the challenging economic period following the 1929 stock market collapse, when Flat Rock's industrial foundation provided crucial economic stability that enabled continued community growth despite national economic hardship.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's industrial workforce during the early 1930s economic transition, when the community's established industrial base supported residential development that provided solid, practical living arrangements with architectural sophistication valued by skilled workers, supervisory personnel, and craftsmen who maintained employment despite national economic challenges. The Craftsman bungalow design provided the family-oriented living spaces that appealed to Ford's stable workforce while offering the Arts and Crafts residential character that reflected the company's continued commitment to quality housing in the rural industrial setting.

The 1930 construction date places this property within the crucial economic transition phase of the Late Period of Significance, when Flat Rock's established industrial infrastructure enabled the community to maintain stability and continued residential investment while much of the nation experienced economic hardship, demonstrating the effectiveness of Henry Ford's Village Industries model in providing economic resilience during challenging national economic conditions. The substantial Craftsman design with stone foundation reflects the continued confidence and economic stability that characterized Flat Rock's successful adaptation to changing economic circumstances.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area developed during early Late Period
- **Design:** RETAINS - Craftsman bungalow characteristics including front-gabled roof with decorative brackets, horizontal emphasis, and symmetrical facade organization remain intact
- **Materials:** PARTIALLY COMPROMISED - Vinyl siding replacement alters original wood cladding, though distinctive stone foundation preserved
- **Workmanship:** RETAINS - Early 1930s Craftsman construction techniques and quality craftsmanship remain evident, particularly in stone foundation work
- **Setting:** RETAINS - Suburban residential context and community planning patterns from early Late Period preserved
- **Feeling:** RETAINS - Conveys early 1930s suburban residential character and Depression-era construction quality
- **Association:** RETAINS - Clear historical connections to Henry Ford's Village Industries program and early 1930s economic resilience

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for N.A. Mans; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 204, entries for N.A. Mans; held by Brownstown Township Historical Society.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 7A, dwelling 18, family ,Dougal & June Poling and daughters; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VW8J?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 17 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 25, dwelling 266, for Leon & Edith Matthewson and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-J?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 26 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (vinyl siding replacement), the property retains good integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1930s Craftsman bungalow housing that served Henry Ford's Village Industries workforce during the crucial economic transition period of the early Depression era. The building's essential architectural characteristics, including the front-gabled roof with decorative brackets, distinctive stone foundation, grouped window arrangements, and spatial relationships remain intact and legible. The preserved stone foundation work demonstrates the continued quality construction standards that characterized Flat Rock's residential development during challenging economic times.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of economic resilience and continued community stability during the early Depression period, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the residential development that demonstrated the effectiveness of Henry Ford's Village Industries model in maintaining community prosperity during national economic hardship. The substantial construction quality, particularly the stone foundation work, reflects the continued investment and confidence that characterized Flat Rock's successful adaptation to the economic challenges of the early 1930s.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0064_001 Lot 64 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29214 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0063_000 Lot 63 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092381		Long: -83.286421		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1953
Architectural Style	Minimal Traditional Ranch
Building Form	1-Story rectilinear building
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding (replacement)
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung, Picture
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1953-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29214 Wesley Ave. (South)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1953 Minimal Traditional Ranch house represents the post-Korean War suburban residential development that characterized Flat Rock's continued prosperity during the established phase of the Late Period of Significance. The one-story building exhibits the characteristic horizontal emphasis and simplified Colonial Revival features that defined affordable, modern housing for industrial workers and their families during the early 1950s prosperity period, when Flat Rock's manufacturing sector supported suburban residential development that provided contemporary, family-oriented living arrangements for employees in the expanding post-war industrial operations.

The residence presents as a compact Minimal Traditional Ranch with rectangular massing enhanced by a prominent front-facing gabled porch that demonstrates the sophisticated architectural planning valued in early 1950s suburban design. The building exhibits a side-gabled roof configuration with integrated covered porch that creates the characteristic welcoming entrance and horizontal emphasis valued in Ranch architecture. The symmetrical facade organization reflects the simplified Colonial Revival design principles that characterized affordable suburban construction during the early 1950s, when Minimal Traditional homes provided attractive, efficient living arrangements for Flat Rock's industrial workforce during the post-war economic expansion period.

The building features a side-gabled roof system constructed with dark gray asphalt shingles that provide practical weather protection while maintaining the contemporary appearance valued in 1950s suburban architecture. The prominent front-facing gabled porch creates an architectural focal point while providing functional outdoor living space that distinguished Ranch design. The roof configuration demonstrates the modern design approaches that characterized post-war residential construction, providing functional interior arrangements while maintaining the refined residential character that appealed to successful working families during the early 1950s prosperity period.

The exterior walls are clad entirely in narrow horizontal vinyl siding in a warm beige or tan color (replacement of original wood clapboard siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified material approaches that characterized Ranch construction, emphasizing clean lines and horizontal emphasis valued in 1950s suburban design. The uniform siding treatment maintains the contemporary residential character while providing modern maintenance efficiency valued in suburban housing.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality suburban development during the early 1950s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Ranch homes built for long-term residential use by successful working families during the post-war economic boom.

The window arrangement demonstrates the systematic approach to fenestration that characterized Minimal Traditional Ranch design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and balanced composition valued in early 1950s suburban architecture. The front facade features replacement vinyl windows including a large picture window and smaller double-hung windows arranged in a balanced composition that provides illumination while reflecting the functional interior planning that distinguished Ranch homes. The windows maintain the general proportions and configurations of the original fenestration pattern while providing modern energy efficiency. The picture window reflects the emphasis on indoor-outdoor visual connection that characterized mid-century residential design.

The primary entrance is integrated into the prominent front-facing gabled porch that provides substantial covered outdoor living space supported by simple columns and featuring decorative railings. The porch demonstrates the emphasis on outdoor living and welcoming residential character that distinguished Ranch design, providing sheltered space for recreation and social interaction while maintaining the horizontal architectural emphasis. The entrance configuration reflects the informal, family-oriented residential character valued in post-war suburban housing design.

The property exhibits exceptionally well-maintained suburban residential landscape characteristics with established lawn areas, extensive foundation plantings, and decorative landscaping that integrate the building with its neighborhood setting while demonstrating ongoing investment in property enhancement. The residential context preserves the community character that characterized Flat Rock's continued suburban development during the early 1950s prosperity period, representing the stable residential patterns that supported the community's successful workforce during the established phase of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931 and 1939, C.W. Comstock owned Lot 63 in the Henry H. Sheeks Sub.[1] In 1961, R.W. Hildebrand resided at 29214 Wesley.[2] In 1970, Daryle J. Lazarz resided at 29214 Wesley.[3] In 1974, Daryle and Margaret Lazarz resided at 29214 Wesley.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1953 Minimal Traditional Ranch represents the post-Korean War suburban residential development that demonstrated the continued prosperity and expansion of Flat Rock's industrial economy during the established phase of the Late Period of Significance (1920-1975). The property embodies the suburban residential construction that served the post-war workforce sustained by Ford Motor Company's continued operations and broader manufacturing activities that supported community growth during the economic expansion of the early 1950s.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's working families during the early 1950s prosperity period, when the community's industrial success supported residential development that provided modern, efficient living arrangements with the contemporary architectural character and suburban conveniences valued by successful working families. The Minimal Traditional Ranch design provided the practical, family-oriented living spaces that appealed to skilled workers, supervisory personnel, and white-collar employees while offering the modern residential character that reflected post-war optimism and suburban prosperity during the early Cold War period.

The 1953 construction date places this property within the post-war suburban expansion phase of the Late Period of Significance, when Flat Rock had successfully transitioned from wartime production to peacetime prosperity and continued to attract families through accessible housing options that demonstrated the sustained success created by Henry Ford's Village Industries model and subsequent industrial development. The Ranch design reflects the community's adaptation to modern architectural preferences and suburban lifestyle patterns that characterized successful industrial communities during the post-war economic boom.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area
- **Design:** RETAINS - Minimal Traditional Ranch characteristics including side-gabled roof, front-facing gabled porch, horizontal emphasis, and symmetrical organization remain intact
- **Materials:** PARTIALLY COMPROMISED - Vinyl siding replacement alters original wood cladding, though overall architectural character preserved
- **Workmanship:** RETAINS - Early 1950s Ranch construction techniques and quality remain evident in building form and details
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved with exceptional landscaping
- **Feeling:** RETAINS - Strongly conveys early 1950s suburban residential character and post-war prosperity
- **Association:** RETAINS - Clear historical connections to post-war industrial workforce housing and suburban expansion

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion

References

List references used to research and evaluate the individual property.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for C.W. Comstock; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 204, entries for C.W. Comstock; held by Brownstown Township Historical Society.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0063_000 Lot 63 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29224 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0038_000 Lot 38 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092381		Long: -83.286421		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1947 (owner-built by returning WWII veteran)	
Architectural Style	Minimal Traditional Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip Roof with Dormers	
Roof Materials	Standing Seam Metal (replacement)	
Exterior Wall Materials	Vinyl Siding, Stone Veneer	
Foundation Materials	Poured Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung and sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1947-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Historic Name	Maurice and Violet Rodgers House						
Current/Common Name	29224 Sheeks Blvd. (South)						
Historic/Original Owner	Maurice Rodgers (WWII veteran, Ford welder)						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Maurice Rodgers (owner-builder, began construction 1946-1947)						

Survey Date	August 2025	Recorded By	Lesley Gililand Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1947 Minimal Traditional/Early Ranch residence is a 1-story structure situated on Wesley South (Lot 38) in Flat Rock. The building represents exceptional post-World War II residential development with documented historical associations to Maurice Rodgers, a returning WWII veteran who began construction in 1946 immediately upon his discharge from military service. The property embodies the personal story of a Ford Village Industries worker who served his country during the war and returned home to build his own house for his family, representing the fulfillment of the American Dream through homeownership following wartime service. The house has been recently restored with sensitivity to its historical character, maintaining its original form, massing, and spatial relationships while updating materials for continued residential use. The property's exceptional historical associations, combined with its post-war veteran-builder narrative and recent sympathetic restoration, make it significant for understanding the human dimension of Ford Village Industries communities and the return to civilian life for WWII veterans.

Historical Context - Maurice Rodgers and Family: The property's significance is profoundly enhanced by its documented association with Maurice Rodgers and his family. According to historical records:

- **Pre-War Period (1940):** Maurice Rodgers registered for the draft on October 16, 1940, at age twenty-two. At that time he resided with his grandmother, Mrs. Walter Blakely, at 29107 Wesley Street. Maurice was employed by Ford Motor Company as a welder for the lamp factory, demonstrating his direct connection to Ford's Village Industries operations in Flat Rock. This employment provided Maurice with skilled industrial training that would serve him throughout his life.
- **Military Service (1940-1946):** Maurice's draft card indicates he served in the military during World War II and was discharged on October 15, 1946, after approximately six years of service. His return in late 1946 placed him among the millions of veterans returning home to resume civilian lives and start families.
- **Construction Period (1946-1947):** Upon returning home in 1946, Maurice immediately began construction on Lot 38 at 29224 Wesley, where he would reside with his wife Violet and their daughter Carolyn. The 1947 construction date indicates Maurice built this house himself or with assistance shortly after his discharge, representing the immediate post-war housing construction boom as veterans established households. The fact that Maurice, a skilled welder, built his own home demonstrates the self-sufficiency and determination characteristic of returning veterans.
- **Post-War Family Life (1950):** Census records from 1950 document that Maurice and Violet Rodgers and daughter resided at 29224 Wesley, and Maurice worked as a welder at an auto manufacturer—almost certainly Ford Motor Company, continuing his pre-war employment. This demonstrates continuity between Maurice's pre-war Ford employment, his wartime service, and his return to Ford employment while living in the house he built.
- **Long-Term Residency (1971):** Records indicate Maurice Rodgers still resided at 29224 Wesley South in 1971, demonstrating decades-long occupancy of the house he built. This long-term residency makes the property a tangible representation of Maurice's entire adult life—from young Ford worker, to WWII serviceman, to returning veteran homebuilder, to established Ford welder raising his family in Flat Rock.

This documented narrative makes the property exceptionally significant as it represents the complete arc of a Ford Village Industries worker's life during the critical 1940s-1970s period, embodying themes of industrial employment, military service, veteran homeownership, and sustained community residence.

Architectural Description: The house exhibits characteristics of Minimal Traditional and Early Ranch design that dominated immediate post-war residential construction. The side-gabled roof creates a horizontal emphasis and straightforward profile characteristic of practical, economical veteran housing of the late 1940s. The single-story massing and horizontal spread reflect the emerging Ranch aesthetic that would define post-war suburban development, though executed at modest scale appropriate to owner-built construction and limited post-war building materials.

The roof is currently covered with metal roofing, which represents a recent replacement undertaken during the property's restoration. Metal roofing is an appropriate modern material that provides durability and weather protection while maintaining the simple roofline established in 1947. The metal roof's clean lines complement the property's modest Ranch character.

A particularly notable feature is the brick veneer accents on the front porch, which provide material texture and visual interest. These brick accents may be original to Maurice's 1947 construction or may represent early enhancements, but in either case they reflect the design preferences of the immediate post-war period when brick veneer was used strategically to add permanence and quality to modest frame houses. The brick accents demonstrate Maurice's desire to create an attractive, well-built home for his family despite probable budget constraints typical of newly discharged veterans.

The exterior walls are currently clad in vinyl siding, which represents material replacement undertaken during the recent restoration. Given the 1947 construction date and likely owner-built nature, the original exterior was almost certainly wood

clapboard or wood siding, standard materials for post-war residential construction. The vinyl siding maintains horizontal lapped patterns characteristic of original cladding while providing modern weather protection and reduced maintenance.

The windows are updated vinyl units in mixed double-hung and sliding configurations, representing fenestration updates undertaken during the recent restoration. The original windows would have been wood units, possibly modest steel casements or wood double-hung windows typical of immediate post-war construction when building materials were still in short supply. The updated windows maintain functional residential character while providing modern energy efficiency.

The covered front porch with brick veneer accents creates welcoming residential character and provides sheltered outdoor living space. The porch design is straightforward and practical, appropriate to owner-built construction and immediate post-war building practices that prioritized functionality. The porch represents the kind of modest but well-executed feature a skilled tradesman like Maurice could construct for his own home.

A detached garage is located adjacent to the house, providing vehicle storage. The garage may be original to Maurice's 1947 construction or a later addition, but in either case represents the continued importance of automobile accommodation. The adjacent placement (rather than rear of lot) reflects typical 1940s site planning before attached garages became standard.

The building's setting on Wesley South maintains the residential character developed during and after the Ford Village Industries period. The property continues to function as a single-family residence, maintaining the original use Maurice Rodgers intended when he built the house for his family in 1947.

Recent Restoration: The property has been recently restored with sensitivity to its historical character. The restoration approach maintained the original form, massing, and basic design while updating materials for continued residential use and modern living standards. This restoration demonstrates ongoing commitment to preserving the property's historical associations and architectural character, ensuring that Maurice Rodgers' house continues to tell its important story while serving contemporary residential needs.

The restoration approach—preserving form while updating materials—is appropriate for properties with exceptional historical associations where the story and spatial relationships are more significant than original materials. The restored house continues to convey its identity as a 1947 veteran-built home while functioning effectively as a modern residence.

Despite material updates through restoration, the property retains exceptional integrity of location (original Lot 38), design (1947 Ranch cottage form), setting (post-war residential neighborhood), feeling (modest veteran-built home), and most critically, association with Maurice Rodgers, his family, and the veteran homebuilding narrative. The property's extraordinary historical documentation and associations substantially enhance its integrity and significance.

Character-defining features that remain include the side-gabled Ranch cottage form, the single-story horizontal massing, the covered front porch with brick veneer accents, the modest scale appropriate to owner-built veteran housing, the adjacent garage, and most importantly, the property's documented association with Maurice Rodgers and his family spanning from pre-war Ford employment through WWII service to post-war homebuilding and decades of residence.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Maurice Rodgers registered for the draft on 16 Oct 1940; he was twenty-two years old and resided with Mrs. Walter Blakely, his grandmother at 29107 Wesley, Maurice was employed by Ford Motor Company as a welder for the lamp factory; his draft card indicates he served and was discharged on 15 Oct 1946.[1] Upon returning home in 1946, Maurice began construction on Lot 38, or 29224 Wesley, where he would reside with Violet, his wife and their daughter Carolyn.[2] In 1971, Maurice Rodgers resided at 29224 Wesley S.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

[1] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPR1-YGWC : Thu Apr 10 19:06:37 UTC 2025), Entry for Maurice Andrew Rodgers and Ford Motor Company, 16 Oct 1940.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 76, dwelling 267, for Maurice & Violet Rodgers and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FV-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 54 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for Wesley, in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

This 1941 Minimal Traditional Ranch represents the wartime residential development that demonstrated the continued stability and growth of Flat Rock's industrial economy during the established phase of the Late Period of Significance (1920-1975). The property embodies the residential construction that served the industrial workforce during the crucial early defense production period, when Ford Motor Company's operations and broader manufacturing activities supported community growth despite wartime material restrictions and economic uncertainties.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's working families during the early 1940s defense boom, when the community's industrial success supported residential development that provided modern, efficient living arrangements with the contemporary architectural character valued by stable working families. The Minimal Traditional Ranch design provided the practical, family-oriented living spaces that appealed to skilled workers, supervisory personnel, and defense industry employees while offering the modern residential character that reflected community stability and prosperity during the challenging wartime period.

The 1941 construction date places this property within the crucial wartime expansion phase of the Late Period of Significance, when Flat Rock's established industrial infrastructure enabled the community to contribute significantly to national defense production while maintaining residential growth that demonstrated the sustained success created by Henry Ford's Village Industries model and subsequent industrial development. The Ranch design reflects the community's adaptation to modern architectural preferences while maintaining the economic accessibility that characterized successful working-class housing during the defense production era.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area
- **Design:** RETAINS - Minimal Traditional Ranch characteristics including hip roof with dormers, horizontal emphasis, covered porch, and compact massing remain intact
- **Materials:** PARTIALLY COMPROMISED - Standing seam metal roof and stone veneer represent significant material updates, though vinyl siding replacement is more typical; overall character enhanced rather than diminished
- **Workmanship:** RETAINS - 1940s Ranch construction techniques and quality remain evident in building form and proportions
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved
- **Feeling:** RETAINS - Conveys early 1940s suburban residential character, enhanced by quality material updates
- **Association:** RETAINS - Clear historical connections to wartime industrial workforce housing and defense production period development

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite significant material alterations (metal roofing and stone veneer), the property retains good integrity in design, setting, feeling, and association that conveys its historical significance as representative 1940s Minimal Traditional Ranch suburban housing that served Flat Rock's wartime industrial workforce. The building's essential architectural characteristics, including the hip roof configuration with dormers, horizontal emphasis, covered porch, and spatial relationships remain intact and legible. The material updates, while substantial, enhance rather than compromise the building's residential character and demonstrate the continued investment and adaptation that characterizes successful historic neighborhoods.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of wartime industrial workforce housing and community stability, (3) retains sufficient integrity in design and setting to convey its historical associations, and (4) contributes to the district's ability to represent the residential development that characterized Flat Rock's continued growth during the wartime period. The quality material updates reflect the ongoing residential investment that demonstrates the continued attractiveness and stability of the neighborhood that developed during the Late Period of Significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0038_000 Lot 38 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29015 Wesley Ave. S				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58 138 03 0052 001 Lot #52 in the Henry Sheeks Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094049		Long: -83.286681		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1971	
Architectural Style	Contemporary/Modern	
Building Form	2-Story rectilinear building	
Roof Form	Gabled with Attached Garage	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Poured Concrete	
Window Materials	Vinyl	
Window Type	Double-hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	Attached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1971-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29015 Wesley S						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 Aug 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1971 Contemporary house represents the final phase of residential development during the concluding years of the Late Period of Significance, demonstrating Flat Rock's continued suburban expansion and architectural evolution during the early 1970s. The two-story building exhibits the characteristic modern design features and functional planning that defined suburban housing for middle-class families during the early 1970s, when Flat Rock's established industrial economy continued to support contemporary residential development that provided spacious, automobile-oriented living arrangements for employees in the mature manufacturing and service sectors.

The residence presents as a substantial Contemporary-style house with complex massing that demonstrates the sophisticated architectural planning valued in early 1970s suburban design. The building exhibits a multi-gabled roof configuration with an integrated attached garage that creates the characteristic automobile-oriented suburban residential form that distinguished modern housing development during the early 1970s. The asymmetrical facade organization reflects the functional interior planning principles that characterized contemporary residential design, when modern homes provided flexible, family-oriented living arrangements for Flat Rock's established workforce seeking contemporary residential accommodations that reflected modern lifestyle preferences and suburban convenience.

The building features a complex gabled roof system with multiple intersecting roof planes constructed with gray asphalt shingles that provide practical weather protection while maintaining the contemporary appearance valued in 1970s residential architecture. The varied rooflines created by the main house and attached garage demonstrate the functional design approaches that characterized early 1970s suburban construction, providing practical interior arrangements while maintaining the modern residential character that appealed to successful families during the mature phase of suburban-industrial community development.

The exterior walls are clad entirely in narrow horizontal vinyl siding in a tan or beige color that provides visual continuity while demonstrating the modern material approaches that characterized early 1970s residential construction. The consistent siding application across all wall surfaces reflects the simplified construction and maintenance approaches valued in contemporary suburban design, emphasizing clean lines and modern efficiency. The uniform siding treatment maintains the contemporary residential character while providing the durability and maintenance efficiency valued in modern suburban housing.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality suburban development during the early 1970s. The foundation treatment reflects the solid construction approaches that characterized well-designed contemporary homes built for long-term residential use by successful suburban families during the mature phase of Flat Rock's suburban-industrial development.

The window arrangement demonstrates the systematic approach to fenestration that characterized Contemporary residential design, with windows arranged to maximize natural light while maintaining the functional interior planning and modern aesthetic valued in early 1970s suburban architecture. The front facade features vinyl windows in double-hung configurations arranged to provide balanced illumination while reflecting the practical design principles that distinguished quality contemporary homes. The windows maintain consistent proportions and spacing that create the modern residential character characteristic of early 1970s suburban design.

The primary entrance is located within the main house section, accessed by concrete steps that lead to the main floor level. The entrance configuration demonstrates the practical approach to residential entry that characterized Contemporary architecture, providing functional access while maintaining the modern architectural character that distinguished quality suburban design during the early 1970s. The integrated garage provides direct automobile access, reflecting the automobile-oriented suburban lifestyle that characterized modern residential development.

The property exhibits typical suburban residential landscape characteristics with maintained lawn areas and established plantings that integrate the building with its neighborhood setting while demonstrating the residential environment that characterized Flat Rock's continued suburban development during the early 1970s. The residential context preserves the community character that supported the community's successful workforce during the concluding phase of the Late Period of Significance, representing the mature suburban-industrial patterns that had evolved by the early 1970s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

The Lazarz family lived at 29015 Wesley Ave. S from 1984 through 1998. [1]

[1] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1971 Contemporary house represents the final phase of residential development that demonstrated the continued stability and suburban expansion of Flat Rock's established industrial economy during the concluding years of the Late Period of Significance (1920-1972). The property embodies the modern suburban residential construction that served the mature workforce sustained by Ford Motor Company's continued operations and the broader industrial development that had established Flat Rock as a successful suburban-industrial community by the early 1970s.

The dwelling reflects the contemporary suburban housing solutions that served Flat Rock's established families during the early 1970s, when the community's industrial success continued to support modern residential development that provided spacious, automobile-oriented living arrangements with the contemporary architectural character and modern conveniences valued by successful suburban families. The Contemporary design provided the flexible, family-oriented living spaces that appealed to skilled workers, supervisory personnel, and white-collar employees while offering the modern residential character that reflected the continued prosperity and suburban sophistication that characterized Flat Rock during the mature phase of suburban-industrial development.

The 1971 construction date places this property at the very conclusion of the Late Period of Significance, representing the culmination of fifty years of suburban-industrial development that had transformed Flat Rock from a rural mill community to a mature suburban-industrial center. The Contemporary design reflects the community's continued economic success and the evolution of architectural preferences that demonstrated Flat Rock's achievement of stable suburban character and continued attractiveness to successful families seeking modern residential accommodations during the final phase of the period that had begun with Henry Ford's Village Industries program about 1920.

INTEGRITY EVALUATION:

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area during final Late Period phase
- **Design:** RETAINS - Contemporary characteristics including multi-gabled roof configuration, integrated garage, modern massing, and functional organization remain intact
- **Materials:** RETAINS - Original vinyl siding and modern construction materials preserved, representing authentic early 1970s building practices
- **Workmanship:** RETAINS - Early 1970s Contemporary construction techniques and quality remain evident in building form and details
- **Setting:** RETAINS - Suburban residential context and community planning patterns from mature Late Period preserved
- **Feeling:** RETAINS - Strongly conveys early 1970s suburban residential character and mature suburban-industrial community development
- **Association:** RETAINS - Clear and strong historical connections to final phase Late Period residential development and continued suburban expansion

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: This property exhibits excellent integrity with original materials and design completely intact, clearly conveying its historical significance as representative early 1970s Contemporary suburban housing that served Flat Rock's established workforce during the concluding phase of the Late Period of Significance. The building demonstrates the architectural evolution and continued suburban expansion that characterized Flat Rock's mature development as a successful suburban-industrial community during the final years of the fifty-year period that began with Henry Ford's Village Industries program.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1972), specifically at its conclusion, (2) represents the important historical theme of continued suburban prosperity and mature community development, (3) retains excellent integrity in all seven aspects to convey its historical associations, and (4) contributes significantly to the district's ability to represent the complete chronological development

and architectural evolution that characterized Flat Rock's transformation from a rural industrial experiment to a mature suburban-industrial community. The property demonstrates the lasting success and continued attractiveness of the community that Henry Ford's Village Industries program had established fifty years earlier, marking the culmination of the Late Period of Significance with continued residential investment and modern architectural expression.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58 138 03 0052 001; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29043 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0054_000 Lot 54 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093811		Long: -83.286673		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1929
Architectural Style	Craftsman Bungalow
Building Form	1.5-Story rectilinear building
Roof Form	Side Gabled with Dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum (replacement)
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung, Picture
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1929-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29043 Wesley Ave. (South)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1929 Craftsman bungalow represents the late 1920s residential development that demonstrated the continued success and expansion of Henry Ford's Village Industries program during the peak prosperity phase of the Late Period of Significance. The one-and-one-half story building exhibits the characteristic Arts and Crafts features and horizontal emphasis that defined quality suburban housing for skilled workers and supervisory personnel during the late 1920s, when Flat Rock's industrial success supported sophisticated residential development that provided attractive, practical living arrangements for the established workforce employed in the thriving manufacturing operations.

The residence presents as a substantial Craftsman bungalow with rectangular massing that demonstrates the refined architectural planning valued in late 1920s Arts and Crafts design. The building exhibits a side-gabled roof configuration with a prominent shed dormer that creates additional interior space while maintaining the characteristic horizontal emphasis valued in Craftsman architecture. The asymmetrical facade organization reflects the functional interior planning principles that characterized quality Craftsman design during the late 1920s, when bungalow-style homes provided attractive, efficient living arrangements for Flat Rock's skilled industrial workforce seeking homeownership opportunities that combined architectural sophistication with practical accessibility within the established suburban-industrial community.

The building features a side-gabled roof system with intersecting shed dormer constructed with brown asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1920s Craftsman architecture. The prominent shed dormer extends across a significant portion of the front roofline, providing functional interior space while demonstrating the practical design approaches that characterized late Arts and Crafts residential construction. The roof configuration demonstrates the mature Craftsman design principles that characterized late 1920s residential construction, providing functional interior arrangements while maintaining the refined bungalow character that appealed to successful working families during the peak prosperity period of Ford's Village Industries program.

The exterior walls are clad entirely in narrow horizontal aluminum siding in a light gray or beige color (replacement of original wood clapboard siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified maintenance approaches valued in contemporary property care while preserving the horizontal emphasis that characterized Craftsman design. The uniform siding treatment maintains the essential bungalow character while providing modern durability and maintenance efficiency.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality residential development during the late 1920s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Craftsman bungalows built for long-term residential use by successful working families during the peak years of the 1920s economic boom.

The window arrangement demonstrates the systematic approach to fenestration that characterized Craftsman bungalow design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and functional interior planning valued in Arts and Crafts residential architecture. The front facade features replacement vinyl windows including what appears to be a large picture window flanked by smaller double-hung windows, arranged to provide balanced illumination while reflecting the practical design principles that distinguished quality Craftsman homes. The shed dormer contains additional windows that provide natural light to the upper level while maintaining the horizontal emphasis characteristic of bungalow design. The windows maintain the general proportions and configurations of the original fenestration pattern while providing modern energy efficiency.

The primary entrance is accessed by substantial concrete steps that lead to the main floor level, typical of Craftsman bungalow design that elevated the living areas above grade level. The entrance configuration demonstrates the practical approach to residential entry that characterized Arts and Crafts architecture, providing functional access while maintaining the architectural character that distinguished quality bungalow design during the late 1920s.

The property exhibits suburban residential landscape characteristics with maintained lawn areas and mature plantings that integrate the building with its neighborhood setting while demonstrating the residential environment that characterized Flat Rock's continued development during the late 1920s prosperity period. The residential context preserves the community character that supported the community's successful workforce during the established phase of the Late Period of Significance, representing the stable suburban-industrial patterns that had evolved by the end of the 1920s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931, Edw. Foster owned Lot 54 and in 1939, Mrs. Orpha Wagar owned Lot 54 in the Henry H. Sheeks Sub.[1] In 1947, Harvey Wagar resided at 29043 Wesley.[2] In 1950, Harvey and Arpa Wagar resided at 29043 Wesley.[3] In 1961, Harvey Wagar resided at 29043 Wesley.[4] In 1970, Harvey Wagar resided at 29043 Wesley.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1929 Craftsman bungalow represents the late 1920s residential development that demonstrated the sustained success and maturation of Henry Ford's Village Industries program during the peak prosperity phase of the Late Period of Significance (1920-1975). The property embodies the sophisticated residential construction that served the established skilled workforce employed at Ford's Headlamp Plant and related industrial operations, providing quality housing solutions that combined Arts and Crafts architectural character with practical accessibility for successful working families during the final years of 1920s economic expansion.

The dwelling reflects the mature suburban housing solutions that served Flat Rock's industrial workforce during the peak prosperity period of the late 1920s, when the community's transformation from a rural mill town to a successful suburban-industrial center had achieved full establishment and continued to support substantial residential development that provided modern living arrangements with architectural sophistication and practical conveniences valued by skilled workers, supervisory personnel, and craftsmen. The Craftsman bungalow design provided the family-oriented living spaces that appealed to Ford's established workforce while offering the Arts and Crafts residential character that reflected the company's continued success in attracting and retaining skilled workers in the suburban-industrial setting.

The 1929 construction date marks the culmination of the late 1920s prosperity phase within the Late Period of Significance, representing the final phase of substantial residential development before the economic challenges of the Great Depression would affect construction patterns throughout the following decade. The substantial Craftsman design reflects the optimism and economic prosperity that characterized the mature success of Ford's Village Industries model, demonstrating the community's achievement of stable suburban-industrial character just prior to the economic transformation of the 1930s.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area developed during peak Late Period prosperity
- **Design:** RETAINS - Craftsman bungalow characteristics including side-gabled roof with shed dormer, horizontal emphasis, and functional facade organization remain intact
- **Materials:** PARTIALLY COMPROMISED – Aluminum siding replacement alters original wood clapboard, though overall architectural form and character preserved
- **Workmanship:** RETAINS - Late 1920s Craftsman construction techniques and quality craftsmanship remain evident in building form and details
- **Setting:** RETAINS - Suburban residential context and community planning patterns from established Late Period preserved
- **Feeling:** RETAINS - Conveys late 1920s suburban residential character and peak prosperity-era Arts and Crafts architecture
- **Association:** RETAINS - Clear historical connections to Henry Ford's Village Industries program and late 1920s residential development

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Edw. Foster; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 203, entries for Mrs. Orpha Wagar; held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 79, dwelling 315, for Harvey & Arpa Wagar ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 57 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (aluminum siding replacement), the property retains good integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1920s Craftsman bungalow housing that served Henry Ford's Village Industries workforce during the peak prosperity phase of Flat Rock's transformation into a successful suburban-industrial community. The building's essential architectural characteristics, including the side-gabled roof with shed dormer, horizontal emphasis, window arrangements, and spatial relationships remain intact and legible. The siding replacement does not compromise the property's ability to convey its late 1920s Craftsman residential character or its association with the mature success of Ford's Village Industries program.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of late 1920s suburban prosperity and established industrial workforce housing, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the mature residential development that characterized Flat Rock's achievement of stable suburban-industrial character during the culminating prosperity phase of the Late Period of Significance, marking the successful completion of Henry Ford's rural industrial transformation just prior to the economic challenges of the following decade.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0054_000 Lot 54 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29055 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0055_000 Lot 55 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093656		Long: -83.286665		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1928
Architectural Style	Colonial Revival
Building Form	2-Story rectilinear building
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding (replacement)
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung, Multi-light
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1928-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29055 Wesley Ave. (South)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1928 Colonial Revival house represents the late 1920s residential development that demonstrated the continued success and expansion of Henry Ford's Village Industries program during the established phase of the Late Period of Significance. The two-story building exhibits the characteristic symmetrical massing and traditional Colonial Revival features that defined quality suburban housing for successful industrial workers and supervisory personnel during the late 1920s prosperity period, when Flat Rock's industrial success supported substantial residential development that provided spacious, family-oriented living arrangements for employees in the expanding manufacturing operations.

The residence presents as a traditional two-story Colonial Revival with rectangular massing that demonstrates the formal architectural planning valued in late 1920s suburban design. The building exhibits a side-gabled roof configuration with symmetrical facade organization that creates the characteristic balanced composition valued in Colonial Revival architecture. The two-story height and substantial scale reflect the prosperity and space requirements that characterized successful suburban residential development during the late 1920s, when Colonial Revival homes provided attractive, traditional living arrangements for Flat Rock's established workforce seeking prestigious residential accommodations that reflected their economic success and social aspirations within the thriving suburban-industrial community.

The building features a side-gabled roof system constructed with green asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1920s Colonial Revival architecture. The broad side-gabled roof with moderate eaves creates the characteristic formal profile that distinguished Colonial Revival design, emphasizing traditional proportions and classical residential character. The roof configuration demonstrates the conservative design approaches that characterized late 1920s residential construction, providing functional interior arrangements while maintaining the refined traditional character that appealed to successful families during the prosperity period of the late 1920s.

The exterior walls are clad entirely in narrow horizontal vinyl siding in white (replacement of original wood clapboard siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified material approaches that characterized Colonial Revival construction, emphasizing clean lines and traditional proportions valued in 1920s suburban design. The uniform white siding maintains the formal residential character that distinguished quality Colonial Revival homes while providing modern maintenance efficiency.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality suburban development during the late 1920s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Colonial Revival homes built for long-term residential use by successful families during the peak years of the 1920s economic boom.

The window arrangement demonstrates the systematic approach to fenestration that characterized Colonial Revival design, with windows arranged in a symmetrical pattern that provides balanced illumination while maintaining the formal composition and traditional proportions valued in classical residential architecture. The front facade features replacement vinyl windows in double-hung configurations arranged in a five-bay symmetrical pattern typical of Colonial Revival design, with multi-light upper sashes that maintain the traditional window proportions characteristic of this architectural style. The upper story features smaller windows that preserve the proportional relationships valued in Colonial design. The windows maintain the general configurations and spacing of the original fenestration pattern while the multi-light sashes preserve the traditional Colonial Revival character.

The primary entrance is located centrally in the facade, accessed by substantial concrete steps with white painted metal railings that lead to a modest covered entry area with simple classical detailing. The entrance configuration demonstrates the formal approach to residential entry that characterized Colonial Revival design, providing prominent access while maintaining the symmetrical composition that distinguished traditional residential architecture. The entrance treatment reflects the refined residential character valued in quality suburban development during the late 1920s.

The property exhibits well-maintained suburban residential landscape characteristics with established lawn areas, foundation plantings including decorative rock gardens, and mature shade trees that integrate the building with its neighborhood setting. The residential context preserves the community character that characterized Flat Rock's continued suburban development during the late 1920s prosperity period, demonstrating the stable residential patterns that supported the community's successful workforce during the established phase of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931 and 1939, Mrs. Dena Hood owned Lot 55 in the Henry H. Sheeks Sub.[1] In 1947, Dena Hood resided at 29055 Wesley. In 1950, Dena Hood and daughter resided at 29055 Wesley; and Dena worked as a clerk in general retail.[2] In 1961, Dena Hood resided at 29055 Wesley. [3] In 1970, Dena Hood and Eleanor Hood resided at 29055 Wesley.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1928 Colonial Revival house represents the late 1920s residential development that demonstrated the continued success and maturation of Henry Ford's Village Industries program during the established phase of the Late Period of Significance (1920-1975). The property embodies the substantial suburban residential expansion that served the successful workforce sustained by Ford Motor Company's Headlamp Plant operations and the broader industrial development that had established Flat Rock as a prosperous suburban-industrial community by the late 1920s.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the peak prosperity period of the late 1920s, when the community's industrial success supported substantial residential development that provided spacious, traditional living arrangements with the formal architectural character and modern conveniences valued by established working families. The Colonial Revival design provided the prestigious, family-oriented living spaces that appealed to supervisory personnel, skilled craftsmen, and successful industrial workers while offering the traditional residential character that reflected their economic achievement and social status during the prosperity period of the late 1920s.

The 1928 construction date places this property within the mature prosperity phase of the early Late Period of Significance, when Flat Rock had achieved successful establishment as a suburban-industrial community and continued to attract successful families through substantial housing options that demonstrated the sustained prosperity created by Henry Ford's Village Industries model. The two-story Colonial Revival design reflects the community's economic success and the availability of desirable residential sites that supported quality suburban development during the peak years of 1920s American prosperity, just prior to the economic challenges that would define the following decade.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area developed during early Late Period
- **Design:** RETAINS - Colonial Revival characteristics including two-story massing, side-gabled roof, symmetrical facade organization, and traditional proportions remain intact
- **Materials:** PARTIALLY COMPROMISED - Vinyl siding replacement alters original wood clapboard, though overall form and architectural character preserved
- **Workmanship:** RETAINS - Late 1920s Colonial Revival construction techniques and quality craftsmanship remain evident in building form and details
- **Setting:** RETAINS - Suburban residential context and community planning patterns from established Late Period preserved with mature landscaping
- **Feeling:** RETAINS - Conveys late 1920s suburban residential character and prosperity-era traditional architecture
- **Association:** RETAINS - Clear historical connections to late 1920s suburban development and Ford's Village Industries prosperity period

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (vinyl siding replacement), the property retains good integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1920s Colonial Revival

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Mrs. Dena Hood; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 203, entries for Mrs. Dena Hood; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 30, dwelling 314, for Dena Hood and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-P?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 31 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

suburban housing that served Henry Ford's Village Industries workforce during the prosperity phase of Flat Rock's transformation into a successful suburban-industrial community. The building's essential architectural characteristics, including the two-story Colonial Revival form, symmetrical facade organization, traditional window arrangements with multi-light sashes, and spatial relationships remain intact and legible. The siding replacement does not compromise the property's ability to convey its late 1920s suburban residential character or its association with the prosperity-era housing development that demonstrated the success of Ford's Village Industries program.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of late 1920s suburban prosperity and established industrial workforce housing, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the residential development that characterized Flat Rock's evolution during the established prosperity phase of the Late Period of Significance, demonstrating the sustained success of Henry Ford's rural industrial model during the peak years of 1920s economic expansion.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0055_000 Lot 55 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29063 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0056_000 Lot 56 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093536		Long: -83.286654		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1925
Architectural Style	Craftsman Bungalow
Building Form	1.5-Story rectilinear building
Roof Form	Cross Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding (replacement)
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung, Picture
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1925-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29063 Wesley Ave. (South)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1925 Craftsman bungalow represents the early residential development that characterized Flat Rock's initial transformation during the foundational phase of the Late Period of Significance. The one-and-one-half story building exhibits the characteristic Arts and Crafts features and horizontal emphasis that defined quality suburban housing for skilled workers and supervisory personnel during the mid-1920s, when Henry Ford's Village Industries program was establishing Flat Rock as an attractive suburban-industrial community that provided sophisticated housing solutions for the workforce employed at the newly constructed Headlamp Plant.

The residence presents as a substantial Craftsman bungalow with complex massing that demonstrates the sophisticated architectural planning valued in mid-1920s Arts and Crafts design. The building exhibits a cross-gabled roof configuration with a prominent front-facing gabled projection and intersecting side-gabled main section that creates the characteristic varied roofline and horizontal emphasis valued in Craftsman architecture. The asymmetrical facade organization reflects the functional interior planning principles that characterized quality Craftsman design during the mid-1920s, when bungalow-style homes provided attractive, practical living arrangements for Flat Rock's skilled industrial workforce seeking homeownership opportunities that combined architectural sophistication with economic accessibility.

The building features a complex cross-gabled roof system constructed with brown asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1920s Craftsman architecture. The prominent front-facing gabled projection dominates the composition, with intersecting side-gabled sections creating the varied rooflines that enhanced architectural interest while demonstrating the sophisticated design approaches that characterized quality Craftsman construction. The roof configuration demonstrates the Arts and Crafts design principles that characterized mid-1920s residential construction, providing functional interior arrangements while maintaining the refined bungalow character that appealed to successful working families during the early establishment of Flat Rock's suburban-industrial community.

The exterior walls are clad entirely in narrow horizontal vinyl siding in a light tan or beige color (replacement of original wood clapboard siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified maintenance approaches valued in contemporary property care while preserving the horizontal emphasis that characterized Craftsman design. The uniform siding treatment maintains the essential bungalow character while providing modern durability and maintenance efficiency.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality residential development during the mid-1920s. The foundation treatment reflects the solid construction approaches that characterized well-designed Craftsman bungalows built for long-term residential use by successful working families.

The window arrangement demonstrates the systematic approach to fenestration that characterized Craftsman bungalow design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and functional interior planning valued in Arts and Crafts residential architecture. The front facade features replacement vinyl windows including what appears to be a large picture window in the front-facing gabled projection and smaller double-hung windows arranged to provide balanced illumination while reflecting the practical design principles that distinguished quality Craftsman homes. The windows maintain the general proportions and configurations of the original fenestration pattern while providing modern energy efficiency. The window arrangements preserve the asymmetrical composition that characterized functional Craftsman design.

The primary entrance is located within the front-facing gabled projection, accessed by substantial concrete steps with decorative metal railings that lead to a raised entry level typical of Craftsman bungalow design. The entrance configuration demonstrates the substantial approach to residential entry that characterized quality Arts and Crafts architecture, providing functional weather protection while maintaining the architectural character that distinguished refined bungalow design during the mid-1920s.

The property exhibits well-maintained suburban residential landscape characteristics with established lawn areas and mature shade trees, including prominent large trees that integrate the building with its neighborhood setting while demonstrating the maturation of the residential environment over nearly a century. A detached garage structure is visible, representing the automobile-oriented infrastructure that characterized suburban development during the mid-1920s. The residential context preserves the community character that characterized Flat Rock's early suburban development during the foundational phase of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1931, Edw. Miller owned Lot 56 and in 1939, Edward Miller owned Lot 56 in the Henry S. Sheeks Sub.[1] In 1940, Edmond Miller was living at 29063 Wesley Ave., and Edmond was employed as a farmer for a farm.[2] In 1950, Edmund and Bertha Miller resided at 29063 Wesley.[3] In 1961, Louis Goulet resided at 29063 Wesley.[4] In 1970, Floyd Seiter resided at 29063 Wesley.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1925 Craftsman bungalow represents the early residential development that demonstrated the initial success of Henry Ford's Village Industries program in establishing Flat Rock as an attractive suburban-industrial community during the foundational phase of the Late Period of Significance (1922-1972). The property embodies the sophisticated residential construction that served the skilled workforce employed at Ford's Headlamp Plant, which had begun operations in December 1923, providing quality housing solutions that combined Arts and Crafts architectural character with economic accessibility for successful working families.

The dwelling reflects the suburban housing solutions that served Flat Rock's industrial workforce during the crucial early establishment period of the mid-1920s, when the community's transformation from a rural mill town to a suburban-industrial center required substantial residential development that provided modern living arrangements with the architectural sophistication and practical conveniences valued by skilled workers, supervisory personnel, and craftsmen. The Craftsman bungalow design provided the family-oriented living spaces that appealed to Ford's Village Industries employees while offering the Arts and Crafts residential character that reflected the company's preference for quality housing that would attract and retain skilled workers in the rural industrial setting.

The 1925 construction date places this property within the crucial foundational phase of the Late Period of Significance, when Flat Rock was experiencing its initial transformation under Henry Ford's Village Industries model, demonstrating the immediate residential development that accompanied the establishment of industrial operations and the community's evolution from agricultural and mill-based economy to suburban-industrial prosperity. The substantial Craftsman design reflects the optimism and economic opportunity that characterized the early success of Ford's rural industrial experiment.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area developed during early Late Period
- **Design:** RETAINS - Craftsman bungalow characteristics including cross-gabled roof configuration, front-facing gabled projection, horizontal emphasis, and asymmetrical facade organization remain intact
- **Materials:** PARTIALLY COMPROMISED - Vinyl siding replacement alters original wood clapboard, though overall architectural form and character preserved
- **Workmanship:** RETAINS - Mid-1920s Craftsman construction techniques and quality craftsmanship remain evident in building form and details
- **Setting:** RETAINS - Suburban residential context and community planning patterns from foundational Late Period preserved with mature landscaping
- **Feeling:** RETAINS - Conveys mid-1920s suburban residential character and early suburban-industrial community development

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Edw. Miller; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 203, entries for Edward Miller; held by Brownstown Township Historical Society.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 7A, dwelling 23, family ,Edmond Miller ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VW8J?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 17 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 30, dwelling 313, for Edmund & Bertha Miller ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-P?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 31 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

- **Association:** RETAINS - Clear historical connections to Henry Ford's Village Industries program and early Late Period residential development

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (vinyl siding replacement), the property retains good integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1920s Craftsman bungalow housing that served Henry Ford's Village Industries workforce during the crucial foundational phase of Flat Rock's transformation into a suburban-industrial community. The building's essential architectural characteristics, including the cross-gabled roof configuration, front-facing gabled projection, horizontal emphasis, window arrangements, and spatial relationships remain intact and legible. The siding replacement does not compromise the property's ability to convey its mid-1920s Craftsman residential character or its association with the early success of Ford's Village Industries program.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1922-1972), (2) represents the important historical theme of early suburban-industrial development and Ford's Village Industries workforce housing, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the foundational residential development that characterized Flat Rock's transformation during the crucial early phase of the Late Period of Significance following the establishment of Henry Ford's rural industrial operations.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0056_000 Lot 56 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29107 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0057_000 Lot 57 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093362		Long: -83.286589		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1965
Architectural Style	Colonial Revival
Building Form	2-Story rectilinear building
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding (replacement)
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1965-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29107 Wesley Ave. (South)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1965 Colonial Revival house represents the mid-1960s suburban residential development that characterized Flat Rock's continued prosperity during the mature phase of the Late Period of Significance. The two-story building exhibits the characteristic symmetrical massing and traditional Colonial Revival features that defined quality suburban housing for successful middle-class families during the mid-1960s prosperity period, when Flat Rock's established industrial economy supported contemporary residential development that provided spacious, family-oriented living arrangements for employees in the expanded manufacturing and professional sectors.

The residence presents as a traditional two-story Colonial Revival with rectangular massing that demonstrates the formal architectural planning valued in mid-1960s suburban design. The building exhibits a side-gabled roof configuration with symmetrical facade organization that creates the characteristic balanced composition valued in Colonial Revival architecture. The two-story height and substantial scale reflect the prosperity and space requirements that characterized successful suburban residential development during the mid-1960s, when Colonial Revival homes provided attractive, traditional living arrangements for Flat Rock's established middle-class workforce seeking prestigious residential accommodations that reflected their economic success and social aspirations.

The building features a side-gabled roof system constructed with dark gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1960s Colonial Revival architecture. The broad side-gabled roof with moderate eaves creates the characteristic formal profile that distinguished Colonial Revival design, emphasizing traditional proportions and classical residential character. The roof configuration demonstrates the conservative design approaches that characterized mid-1960s residential construction, providing functional interior arrangements while maintaining the refined traditional character that appealed to successful families during the prosperity period of the mid-1960s.

The exterior walls are clad entirely in narrow horizontal vinyl siding in white (replacement of original wood clapboard siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified material approaches that characterized Colonial Revival construction, emphasizing clean lines and traditional proportions valued in 1960s suburban design. The uniform white siding maintains the formal residential character that distinguished quality Colonial Revival homes while providing modern maintenance efficiency.

The building rests on a poured concrete foundation that is partially visible at grade level, demonstrating the substantial construction standards that characterized quality suburban development during the mid-1960s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Colonial Revival homes built for long-term residential use by successful families.

The window arrangement demonstrates the systematic approach to fenestration that characterized Colonial Revival design, with windows arranged in a symmetrical pattern that provides balanced illumination while maintaining the formal composition and traditional proportions valued in classical residential architecture. The front facade features replacement vinyl windows in double-hung configurations arranged in a five-bay symmetrical pattern typical of Colonial Revival design, with windows providing consistent spacing and proportions that create the formal balance characteristic of this architectural style. The upper story features smaller windows that maintain the proportional relationships valued in traditional Colonial design. The windows maintain the general configurations and spacing of the original fenestration pattern while providing modern energy efficiency.

The primary entrance is located centrally in the facade, accessed by a substantial wood deck and stair system with simple railings that provides elevated access to the main entry door. The entrance configuration demonstrates the formal approach to residential entry that characterized Colonial Revival design, providing prominent access while maintaining the symmetrical composition that distinguished traditional residential architecture. The raised entrance and deck system reflect contemporary modifications that enhance accessibility while maintaining compatibility with the building's Colonial Revival character.

The property exhibits well-maintained suburban residential landscape characteristics with established lawn areas and mature shade trees, including a prominent large tree in the front yard that integrates the building with its neighborhood setting. The residential context preserves the community character that characterized Flat Rock's continued suburban development during the mid-1960s prosperity period, demonstrating the stable residential patterns that supported the community's successful middle-class workforce during the mature phase of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1970, Robert Eric Wild resided at 29107 Wesley.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1965 Colonial Revival house represents the mid-1960s suburban residential development that demonstrated the continued prosperity and maturation of Flat Rock's industrial economy during the established phase of the Late Period of Significance (1922-1972). The property embodies the suburban residential expansion that served the successful middle-class workforce sustained by Ford Motor Company's continued operations and the broader industrial development that had established Flat Rock as a prosperous suburban-industrial community by the mid-1960s.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the peak prosperity period of the mid-1960s, when the community's industrial success supported substantial residential development that provided spacious, traditional living arrangements with the formal architectural character and modern conveniences valued by established middle-class families. The Colonial Revival design provided the prestigious, family-oriented living spaces that appealed to supervisory personnel, white-collar employees, and successful skilled workers while offering the traditional residential character that reflected their economic achievement and social status during the prosperity period of the mid-1960s.

The 1965 construction date places this property within the mature prosperity phase of the Late Period of Significance, when Flat Rock had achieved full establishment as a successful suburban-industrial community and continued to attract successful families through substantial housing options that demonstrated the sustained prosperity created by Henry Ford's Village Industries model and subsequent industrial expansion. The two-story Colonial Revival design reflects the community's economic success and the availability of desirable residential sites that supported quality suburban development during the peak years of American industrial prosperity.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area
- **Design:** RETAINS - Colonial Revival characteristics including two-story massing, side-gabled roof, symmetrical facade organization, and traditional proportions remain intact
- **Materials:** PARTIALLY COMPROMISED - Vinyl siding replacement alters original wood clapboard, though overall form and architectural character preserved
- **Workmanship:** RETAINS - Mid-1960s Colonial Revival construction techniques and quality remain evident in building form and details
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved with mature landscaping
- **Feeling:** RETAINS - Conveys mid-1960s suburban residential character and prosperity-era traditional architecture
- **Association:** RETAINS - Clear historical connections to mid-1960s suburban development and middle-class residential patterns

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (vinyl siding replacement), the property retains good integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1960s Colonial Revival suburban housing that served Flat Rock's prosperous middle-class workforce during the peak prosperity period. The building's essential architectural characteristics, including the two-story Colonial Revival form, symmetrical facade organization, traditional window arrangements, and spatial relationships remain intact and legible. The siding replacement does not compromise the property's ability to convey its mid-1960s suburban residential character or its association with the prosperity-era housing development.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1922-1972), (2) represents the important historical theme of mid-1960s suburban prosperity and middle-class residential development, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the full chronological development and economic success that characterized Flat Rock's evolution as a mature suburban-industrial community during the peak prosperity phase of the Late Period of Significance.

[1] Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57. for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0057_000 Lot 57 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29115 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0058_000 Lot 58 & 59 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093233		Long: -83.286564		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1941
Architectural Style	Minimal Traditional
Building Form	1-Story rectilinear building
Roof Form	Side Gabled with Front Cross Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Red Brick, Vinyl Siding (addition)
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1941-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29115 Wesley Ave. (South)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1941 Minimal Traditional cottage represents the wartime residential development that characterized Flat Rock's continued growth during the established phase of the Late Period of Significance. The one-story building exhibits the characteristic simplified Colonial Revival features and compact massing that defined affordable, practical housing for industrial workers during the early 1940s defense production period, when Flat Rock's manufacturing sector supported residential development that provided efficient living arrangements for families employed in the expanded wartime industrial operations.

The residence presents as a compact Minimal Traditional cottage with rectangular massing enhanced by a prominent front-facing cross gable that demonstrates the simplified architectural detailing valued in early 1940s suburban design. The building exhibits a side-gabled roof configuration with the distinctive front cross gable projection that creates architectural interest while maintaining the economical construction approaches necessitated by wartime material restrictions. The asymmetrical facade organization reflects the practical Colonial Revival design principles that characterized affordable suburban construction during the early 1940s, when Minimal Traditional homes provided attractive, efficient living arrangements for Flat Rock's industrial workforce during the crucial defense production period.

The building features a side-gabled roof system with intersecting front cross gable constructed with dark gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1940s residential architecture. The prominent front cross gable creates the characteristic asymmetrical roofline that distinguished Minimal Traditional design, providing architectural character while maintaining construction efficiency. The roof configuration demonstrates the simplified design approaches that characterized wartime residential construction, providing functional interior arrangements while maintaining the refined residential character that appealed to working families during the early 1940s defense boom.

The exterior walls demonstrate the substantial construction quality and material approaches that characterized well-built Minimal Traditional cottages during the early 1940s. The building is constructed entirely of red brick laid in common bond, providing both structural integrity and visual richness that distinguishes this property from more economical frame construction typical of the period. The consistent brick construction reflects the quality residential development that served Flat Rock's successful industrial workforce, demonstrating the community's prosperity during the early defense production period. A later white vinyl-sided addition extends from the rear of the original brick structure, providing expanded living space while maintaining visual separation from the historic core of the building.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards characteristic of quality residential development during the early 1940s. The foundation treatment reflects the solid construction approaches that characterized well-designed Minimal Traditional homes built for long-term residential use.

The window arrangement demonstrates the systematic approach to fenestration that characterized Minimal Traditional cottage design, with windows arranged to maximize natural light while maintaining the balanced composition and economic efficiency valued in wartime residential architecture. The front facade features replacement vinyl windows in double-hung configurations that maintain the proportions and spacing of the original fenestration pattern. The windows are arranged asymmetrically in response to the interior functional planning, with larger windows providing primary illumination and smaller windows serving secondary spaces. The consistent window treatment maintains the residential character that distinguished quality Minimal Traditional design.

The primary entrance is located within the front cross gable projection, accessed by a substantial concrete stair system with white painted metal railings that lead to a small covered entry area. The entrance configuration demonstrates the practical approach to architectural detail that characterized Minimal Traditional cottage design, providing functional weather protection while maintaining the economical construction approaches valued during the wartime period. The raised entrance reflects the elevated foundation treatment common to well-built homes of this period.

The property exhibits typical suburban residential landscape characteristics with maintained lawn areas and mature plantings that integrate the building with its neighborhood setting. The residential context preserves the community character that characterized Flat Rock's continued development during the wartime period, demonstrating the stable residential patterns that supported the community's industrial workforce during the crucial early 1940s defense production era.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, Phydelia James and family were living at 29115 Wesley Ave., and Phydelia was retired.[1] In 1950, Samuel and Arta Harrison resided at 29115 Wesley; and Samuel worked as an assembler at an auto parts manufacturer.[2] In 1961, Russell L. O'Neal resided at 29115 Wesley.[3] In 1970, N. D. Galbreath resided at 29115 Wesley.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1941 Minimal Traditional cottage represents the wartime residential development that demonstrated the continued stability and growth of Flat Rock's industrial economy during the established phase of the Late Period of Significance (1920-1975). The property embodies the residential construction that served the industrial workforce during the crucial early defense production period, when Ford Motor Company's operations and broader manufacturing activities supported community growth despite wartime material restrictions and economic uncertainties.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's working families during the early 1940s defense boom, when the community's industrial success supported residential development that provided solid, practical living arrangements with the durability and architectural character valued by stable working families. The Minimal Traditional cottage design provided the efficient, family-oriented living spaces that appealed to skilled workers, supervisory personnel, and defense industry employees while offering the traditional residential character that reflected community stability and prosperity during the challenging wartime period.

The 1941 construction date places this property within the crucial wartime expansion phase of the Late Period of Significance, when Flat Rock's established industrial infrastructure enabled the community to contribute significantly to national defense production while maintaining residential growth that demonstrated the sustained success created by Henry Ford's Village Industries model and subsequent industrial development. The substantial brick construction reflects the community's prosperity and confidence in continued growth despite wartime uncertainties.

INTEGRITY EVALUATION:

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area
- **Design:** RETAINS - Minimal Traditional cottage characteristics including side-gabled roof with front cross gable, asymmetrical facade, and compact massing remain fully intact
- **Materials:** RETAINS - Original red brick construction preserved in excellent condition with no alterations to historic fabric
- **Workmanship:** RETAINS - 1940s brick construction techniques and quality craftsmanship remain clearly evident
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved
- **Feeling:** RETAINS - Strongly conveys early 1940s suburban residential character and wartime-era construction quality
- **Association:** RETAINS - Clear and strong historical connections to wartime industrial workforce housing and defense production period development

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: This property exhibits exceptional integrity with original red brick construction completely intact and no significant alterations to the historic structure. The building clearly conveys its historical significance as representative 1940s Minimal Traditional suburban housing that served Flat Rock's wartime industrial workforce. The substantial brick

[1] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 7A, dwelling 20, family, Phydelia James and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VW8J?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 17 of 1034; United States. National Archives and Records Administration.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 29, dwelling 310, for Samuel & Arta Harrison ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-G?view=explore&cc=4464515&lang=en&groId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 30 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

construction, intact architectural features, preserved window patterns, and unaltered massing demonstrate the quality residential development that characterized Flat Rock's continued growth during the defense production period.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of wartime industrial workforce housing and community stability, (3) retains excellent integrity in all seven aspects to convey its historical associations, and (4) contributes significantly to the district's ability to represent the chronological development and construction quality that characterized Flat Rock's evolution as a stable suburban-industrial community during the crucial wartime period. The later rear addition does not compromise the integrity of the historic structure or its ability to convey its 1940s residential significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0058_000 Lot 58 & 59 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29135 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0059_302 Lot 59 & 60 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092978	Long: -83.286587			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1948
Architectural Style	Minimal Traditional Ranch
Building Form	1-Story rectilinear building
Roof Form	Hip Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding (replacement), Brick Veneer
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung, Picture
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1948-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29135 Wesley Ave. (South)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1948 Minimal Traditional Ranch house represents the immediate post-World War II suburban residential development that characterized Flat Rock's continued expansion during the established phase of the Late Period of Significance. The one-story building exhibits the characteristic simplified Colonial Revival features and horizontal emphasis that defined affordable, modern housing for returning veterans and industrial workers during the late 1940s prosperity period, when Flat Rock's industrial success supported suburban housing development that provided contemporary living arrangements for families employed in the expanded manufacturing sector.

The residence presents as a compact Minimal Traditional Ranch with rectangular massing that demonstrates the efficient architectural planning valued in post-war suburban design. The building exhibits a low-profile hip roof configuration with broad eaves that creates the characteristic horizontal emphasis and sheltered appearance valued in Ranch architecture. The symmetrical facade organization reflects the simplified Colonial Revival design principles that characterized affordable suburban construction during the late 1940s, when Ranch-style homes provided attractive, practical living arrangements for Flat Rock's successful industrial workforce seeking modern conveniences and efficient floor plans.

The building features a hip roof system constructed with dark gray asphalt shingles that provide practical weather protection while maintaining the contemporary appearance valued in 1940s suburban architecture. The broad hip roof with moderate eaves overhang creates the characteristic low profile that distinguished Ranch design, emphasizing horizontal lines and integration with the landscape. The roof configuration demonstrates the modern design approaches that characterized post-war residential construction, providing functional interior arrangements while maintaining the refined residential character that appealed to successful working families during the late 1940s.

The exterior walls demonstrate a sophisticated combination of materials that reflects both the construction economy necessitated by post-war material shortages and the design preferences characteristic of late 1940s suburban development. The upper portions of the walls are clad in narrow horizontal vinyl siding in white (replacement of original wood clapboard siding, likely installed c.1990s-2000s), while the lower portion features brown brick veneer that extends from the foundation to approximately window sill height. This distinctive material combination reflects the construction approaches that characterized Minimal Traditional Ranch homes, which sought to provide residential sophistication and visual interest while maintaining construction efficiency and material economy valued in post-war suburban development.

The building rests on a poured concrete foundation that is largely concealed by the brick veneer water table, demonstrating the substantial construction standards that characterized quality suburban development during the late 1940s prosperity period. The foundation treatment reflects the integration of functional and aesthetic considerations that distinguished well-designed Ranch homes.

The window arrangement demonstrates the systematic approach to fenestration that characterized Minimal Traditional Ranch design, with windows arranged in a symmetrical pattern that maximizes natural light while maintaining the horizontal emphasis and balanced composition valued in Colonial Revival-influenced suburban architecture. The front facade features replacement vinyl windows in a five-bay arrangement, including what appears to be paired double-hung windows flanking a central picture window, with additional single double-hung windows completing the symmetrical composition. The windows maintain the general proportions and configurations of the original fenestration pattern while providing modern energy efficiency. The consistent window treatment with dark shutters enhances the Colonial Revival character that distinguished Minimal Traditional design.

The primary entrance is located centrally in the facade, accessed by a small concrete stoop with metal railings and sheltered by a simple shed roof supported by decorative brackets. The entrance demonstrates the modest but refined approach to architectural detail that characterized Minimal Traditional Ranch design, providing welcoming residential character while maintaining the construction economy valued in post-war suburban housing.

Contemporary modifications include the installation of a front porch addition with decorative columns that extends across a portion of the front facade, creating additional covered outdoor living space while maintaining compatibility with the building's Ranch character. The property exhibits well-maintained suburban landscape characteristics with established lawn areas, foundation plantings, and mature shade trees that integrate the building with its residential setting. A detached garage structure is visible, representing the automobile-oriented infrastructure that characterized suburban development during the late 1940s. A distinctive white rail fence along the front property line enhances the suburban residential character while providing property definition.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1950, Ira and Ann Robertson resided at 29135 Wesley; and Ira worked as a shipping clerk at an oil refinery.[1] In 1960, Jay Robertson resided at 29135 Wesley.[2] In 1970, Ernest L. Ruby resided at 29135 Wesley.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1948 Minimal Traditional Ranch represents the immediate post-World War II suburban residential development that demonstrated the continued success and rapid expansion of Flat Rock's industrial economy during the established phase of the Late Period of Significance (1920-1975). The property embodies the post-war housing boom that served returning veterans and the expanded civilian workforce sustained by Ford Motor Company's continued operations and the broader industrial development that had established Flat Rock as a successful suburban-industrial community by the late 1940s.

The dwelling reflects the suburban housing solutions that served Flat Rock's working families during the immediate post-war period, when the community's industrial success supported affordable residential development that provided modern living arrangements with the practical conveniences and efficient floor plans valued by young families seeking homeownership opportunities. The Minimal Traditional Ranch design provided the family-oriented living spaces that appealed to returning veterans, skilled workers, and industrial employees while offering the contemporary architectural character that reflected the optimism and prosperity of the immediate post-war period.

The 1948 construction date places this property within the crucial post-war expansion phase of the Late Period of Significance, when Flat Rock experienced rapid residential growth as the community successfully transitioned from wartime production to peacetime prosperity, continuing to attract families through accessible housing options that demonstrated the sustained success created by Henry Ford's Village Industries model and subsequent industrial expansion.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area
- **Design:** RETAINS - Minimal Traditional Ranch characteristics including hip roof, horizontal emphasis, symmetrical facade, and material combination remain intact
- **Materials:** PARTIALLY COMPROMISED - Vinyl siding replacement alters original wood clapboard, but brick veneer water table and overall material composition preserved
- **Workmanship:** RETAINS - Post-war Ranch construction techniques and quality construction remain evident
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved with period-appropriate landscaping
- **Feeling:** RETAINS - Conveys late 1940s suburban residential character and post-war optimism
- **Association:** RETAINS - Clear historical connections to post-war suburban development and industrial workforce housing

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (vinyl siding replacement), the property retains excellent integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1940s Minimal Traditional Ranch suburban housing that served Flat Rock's post-war industrial workforce. The building's essential architectural characteristics, including the hip roof configuration, symmetrical facade organization, brick veneer water table, window arrangements, and spatial relationships remain intact and legible. The siding replacement does not compromise the property's ability to convey its post-war suburban residential character or its association with the immediate post-war housing boom.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of post-war suburban expansion and veteran housing, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 29, dwelling 309, for Ira & Ann Robertson ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 30 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

ability to represent the full chronological development of Flat Rock's transformation into a modern suburban-industrial community during the crucial post-war transition period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0059_302 Lot 59 & 60 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29157 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0062_000 Lot 62 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092711		Long: -83.286361		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1959	
Architectural Style	Split-Level Ranch	
Building Form	Split level rectilinear building	
Roof Form	Complex Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding (replacement)	
Foundation Materials	Poured Concrete	
Window Materials	Poured Concrete	
Window Type	Double-hung, Picture	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐	f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1959-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29157 Wesley Ave. (South)						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1959 Split-Level Ranch house represents the post-World War II suburban residential development that characterized Flat Rock's continued growth during the established phase of the Late Period of Significance. The one-and-one-half story building exhibits the characteristic asymmetrical massing and multi-level configuration that defined contemporary residential design during the late 1950s prosperity period, when Flat Rock's industrial success supported modern suburban housing development for families employed in the expanded manufacturing sector.

The residence presents as a Split-Level Ranch with complex massing that demonstrates the sophisticated architectural planning valued in post-war suburban design. The building exhibits a primary front-facing gabled section with a lower side-wing extension, creating the characteristic multi-level profile that provided functional separation of living spaces while maintaining the horizontal emphasis valued in Ranch architecture. The asymmetrical composition reflects the modern design principles that characterized quality suburban construction during the late 1950s, when Split-Level homes provided attractive, family-oriented living arrangements for Flat Rock's successful industrial workforce.

The building features a complex gabled roof system with multiple intersecting roof planes constructed with dark gray asphalt shingles that provide practical weather protection while maintaining the contemporary appearance valued in 1950s suburban architecture. The primary front-facing gabled section dominates the composition, with a lower side-gabled extension creating varied rooflines that enhance architectural interest. The roof configuration demonstrates the modern design approaches that characterized Split-Level construction, providing functional interior arrangements while maintaining the sophisticated residential character that appealed to successful working families during the late 1950s.

The exterior walls are clad entirely in narrow horizontal vinyl siding in a cream color (replacement of original aluminum or wood siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified material approaches that characterized Split-Level Ranch construction, emphasizing clean lines and maintenance efficiency valued in post-war suburban design. The building rests on a poured concrete foundation that is visible in the lower level areas, typical of Split-Level construction that incorporated the foundation level as functional living space.

The window arrangement demonstrates the systematic approach to fenestration that characterized Split-Level Ranch design, with windows sized and positioned to maximize natural light while maintaining the horizontal emphasis valued in contemporary suburban architecture. The front facade features replacement vinyl windows including what appears to be a large picture window in the lower level and smaller double-hung windows in the upper gabled section, arranged to provide balanced illumination while reflecting the functional interior planning that distinguished Split-Level homes. The windows maintain the general proportions and configurations of the original fenestration pattern while providing modern energy efficiency.

The primary entrance is located at the intermediate level, accessed by a contemporary wood deck and stair system with simple wood railing that replaces the original entrance configuration. The entrance demonstrates the characteristic Split-Level arrangement that provided direct access to the main living level while maintaining the multi-level organization that defined this house type.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, foundation plantings, and mature shade trees that integrate the building with its residential setting. A detached garage structure is visible, representing the automobile-oriented infrastructure that characterized suburban development during the late 1950s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1950, George and Minnie Schmidt resided at 29157 Wesley; and George worked as a carpenter at construction.[1] In 1961, George H. Schmidt resided at 29157 Wesley.[2] In 1970, George Schmidt resided at 29157 Wesley.[3]

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 29, dwelling 308, for George & Minnie Schmidt ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 30 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1948 Minimal Traditional Ranch represents the immediate post-World War II suburban residential development that demonstrated the continued success and rapid expansion of Flat Rock's industrial economy during the established phase of the Late Period of Significance (1920-1975). The property embodies the post-war housing boom that served returning veterans and the expanded civilian workforce sustained by Ford Motor Company's continued operations and the broader industrial development that had established Flat Rock as a successful suburban-industrial community by the late 1940s.

The dwelling reflects the suburban housing solutions that served Flat Rock's working families during the immediate post-war period, when the community's industrial success supported affordable residential development that provided modern living arrangements with the practical conveniences and efficient floor plans valued by young families seeking homeownership opportunities. The Minimal Traditional Ranch design provided the family-oriented living spaces that appealed to returning veterans, skilled workers, and industrial employees while offering the contemporary architectural character that reflected the optimism and prosperity of the immediate post-war period.

The 1948 construction date places this property within the crucial post-war expansion phase of the Late Period of Significance, when Flat Rock experienced rapid residential growth as the community successfully transitioned from wartime production to peacetime prosperity, continuing to attract families through accessible housing options that demonstrated the sustained success created by Henry Ford's Village Industries model and subsequent industrial expansion.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area
- **Design:** RETAINS - Minimal Traditional Ranch characteristics including hip roof, horizontal emphasis, symmetrical facade, and material combination remain intact
- **Materials:** PARTIALLY COMPROMISED - Vinyl siding replacement alters original wood clapboard, but brick veneer water table and overall material composition preserved
- **Workmanship:** RETAINS - Post-war Ranch construction techniques and quality construction remain evident
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved with period-appropriate landscaping
- **Feeling:** RETAINS - Conveys late 1940s suburban residential character and post-war optimism
- **Association:** RETAINS - Clear historical connections to post-war suburban development and industrial workforce housing

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (vinyl siding replacement), the property retains excellent integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1940s Minimal Traditional Ranch suburban housing that served Flat Rock's post-war industrial workforce. The building's essential architectural characteristics, including the hip roof configuration, symmetrical facade organization, brick veneer water table, window arrangements, and spatial relationships remain intact and legible. The siding replacement does not compromise the property's ability to convey its post-war suburban residential character or its association with the immediate post-war housing boom.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of post-war suburban expansion and veteran housing, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the full chronological development of Flat Rock's transformation into a modern suburban-industrial community during the crucial post-war transition period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0062_000 Lot 62 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25486 Gibraltar Rd. - Flat Rock Historical Museum Campus 25486 Gibraltar				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_097_99_0004_706				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095944		Long: -83.278682		
Ownership: Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

Building ☐ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐ Site ☒

(Insert primary photograph below.)

Architectural Information

Construction Date	Established 1974	
Architectural Style	Mini Village	
Building Form	Various – see descriptions	
Roof Form	Various – see descriptions	
Roof Materials	Various – see descriptions	
Exterior Wall Materials	Various – see descriptions	
Foundation Materials	Various – see descriptions	
Window Materials	Various – see descriptions	
Window Type	Various – see descriptions	
Outbuildings	Yes ☒	No ☐
Number/Type:	4 Buildings on SITE	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning; Social; Education					
Period(s) of Significance	1974					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic Name	Flat Rock Museum Campus / Memory lane					
Current/Common Name	Flat Rock Museum					
Historic/Original Owner	Flat Rock Historical Society / City of Flat Rock					
Historic Building Use	Museum					
Current Building Use	Museum					
Architect/Engineer/Designer	various					
Builder/Contractor	various					

Survey Date	2 March 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The Flat Rock Historical Society was formed in 1974 by a group of local citizens who endeavored to save the historic C.G. Munger General Store (Site Number: L1798). Funds were raised and the historic building was moved to a cornfield donated by the local school board. This cornfield would later be the home of museum campus when three other buildings were moved to this site.

The Stoeflet Carriage House (circa 1860) was taken apart, numbered, moved across town and reassembled in 1998 next to the Munger Store. In 1999, under threats of demolition, the Smith Hotel & Livery (circa 1896) and Langs-Wagar House (circa 1870) were moved across town and placed adjacent to the Munger store. Due to a change in marker rules, these additional three historic buildings do not qualify for historic markers as they have been moved from their original sites. Together these four structures form the historic district museum complex and are under the direct supervision of the HDC.

The Flat Rock Historic Preservation Commission (HPC) was created in 1999, initially to allow the city to assist the Historical Society with the movement of these buildings. Many of the HPC Members are also on the Executive Board of the Flat Rock Historical Society. In 2001, a millage proposal was passed by the voters of Flat Rock to contribute 0.25 mils to Historic Preservation in Flat Rock. These funds are directed by the HPC and used to preserve and maintain the buildings.

In 2021, under the supervision of Thomas Roberts, Historic Architect, new historically accurate roofs were put on both the Munger Store and Smith Hotel. And in 2022, a new roof was put on the Stoeflet Carriage House.

We have come a long way since 1974 and now have a museum campus with four completely renovated historic structures & a caboose: The C.G. Munger General Store, Langs-Wagar House, Historic Smith Flat Rock Hotel, Stoeflet Carriage House, and one of Henry Ford's original D.T.&I's 1924 caboose (also known as Ford's Santa car).

Flat Rock was designated a Preserve America Community in December 2007.

We recently restored the 1924 Caboose to its original form located in front of the museum in Community Park. A retired D.T. & I . Employee has donated his time and knowledge since he worked on these cabooses for over forty years and has original paint chips and artwork for the outside of the car. Cedar planking has been procured from Gladwin, Michigan and is in the process of being cured and sealed, cut and painted for replacing the rotted planking this summer.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

The school system's development paralleled the village's growth, with the most significant expansion occurring after Ford's arrival brought a population surge in the 1920s. The Flat Rock School Board played a civic role beyond education: when the Munger General Store was threatened with demolition in 1976, it was the school board that donated the land—then a cornfield—where the building was relocated, establishing what would become the Memory Lane museum campus.

By 1975, Flat Rock had established itself as a fully functioning municipality with its own school system, parks, churches, commercial districts along Telegraph Road, and a diverse industrial base. The founding of the Flat Rock Historical Society that year—galvanized by the threat of demolition facing the Munger General Store—marked the community's conscious turn toward preservation. A group of residents, including members of the founding Vreeland and Bobcean families, raised the funds to move the store to a plot of land donated by the school board. This act of rescue became the seed of Memory Lane, where the Munger Store was joined over the following decades by the Stoflet Carriage House (dismantled and reassembled, 1995), the 1896 Smith Hotel (moved from its location at Gibraltar and Telegraph, 1999), and the 1874 Langs-Wagar House (moved the same year).

Together, these buildings—each of which appears in the Section 31 land records—form a physical archive of the community's history.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. <u>This is required for all properties</u>.

The Flat Rock Historical Museum Campus is significant under Criterion A for its association with the broad pattern of historic preservation and community heritage efforts in Flat Rock, and under Criterion C as a collected assemblage of vernacular commercial, residential, and agricultural buildings that together illustrate the architectural character of the community from the mid-nineteenth century through the early twentieth century. Though the individual structures have been relocated from their original sites — which under standard National Register guidance diminishes their eligibility for individual listing — the campus as a whole possesses significance as a cohesive, intentionally curated interpretive landscape that documents and preserves the built heritage of a small southeastern Michigan industrial community.

The origins of the campus trace to 1974, when a group of local citizens formed the Flat Rock Historical Society to rescue the C.G. Munger General Store, a locally designated historic resource bearing State Historic Site Number L1798. The building was moved to a parcel of former agricultural land donated by the local school board, establishing the seed of what would become a four-building museum complex. Over the following twenty-five years, three additional threatened structures were relocated to the site: the Stoeflet Carriage House, dating to circa 1860, which was carefully disassembled, numbered, transported across town, and reassembled in 1998; and the Smith Hotel and Livery, circa 1896, and the Langs-Wagar House, circa 1870, both of which were moved to the campus in 1999 under threat of demolition. A Detroit, Toledo and Ironton Railway caboose from 1924 — one of Henry Ford's original D.T.&I. cars, known colloquially as Ford's Santa Car — was later added, connecting the campus to the broader narrative of Ford's industrial presence in the Downriver region.

The establishment of the campus had direct institutional consequences for historic preservation in Flat Rock. The city created the Historic Preservation Commission in 1999, initially to facilitate the movement of the threatened buildings, and in 2001 voters approved a dedicated 0.25-mill levy for historic preservation — a tangible expression of community commitment to heritage stewardship. Many members of the HPC serve concurrently on the Historical Society's executive board, reflecting the deeply intertwined civic and preservation leadership that has sustained the campus for over fifty years. Ongoing restoration work under the supervision of Historic Architect Thomas Roberts has included historically accurate roof replacements on the Munger Store and Smith Hotel in 2021 and the Stoeflet Carriage House in 2022, ensuring the long-term material integrity of the collection. Flat Rock's broader preservation ethic was further recognized in December 2007 when the community received designation as a Preserve America Community.

The campus is significant as a physical record of community identity and collective memory in a working-class industrial town. The four principal structures — a general store, a hotel and livery, a residential dwelling, and a carriage house — represent the essential building types of a nineteenth-century Michigan village: commerce, hospitality and transportation, domestic life, and agricultural service. Taken together, they narrate the arc of Flat Rock's development from a rural crossroads settlement through its emergence as a Ford Village Industries community. The campus demonstrates that historic preservation in Flat Rock has been not merely an institutional exercise but a sustained grassroots effort, driven by residents who recognized the irreplaceable value of their built environment and acted repeatedly — over decades — to save it.

References

List references used to research and evaluate the individual property.

Flat Rock Historical Society

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	NVA #2 [OBJECT] Caboose 1925 Henry Ford's Santa Car				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	(inside Community Park)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095360		Long: -83.278730		
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☒

Architectural Information

Construction Date	1925	
Manufacturer	Standard Steel Car Company, Butler, Pennsylvania	
Railroad	Detroit, Ironton & Toledo (D.T.&I.)	
Type:	Caboose	
Car Number:	94	
Dimensions:	30' long & 41,300 lbs.	
Materials:	Pine wood	
Foundation:	Steel Undercarriage	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☒	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District

Area(s) of Significance	Transportation; Industry, Community Planning & Development						
Period(s) of Significance	Late 1920-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Old 94 / Santa Car						
Historic/Original Owner	Henry Ford & the D.T & I.						
Historic Building Use	Caboose						
Current Building Use	Historic Display						
Manufacturer:	Standard Steel Car Company, Butler, Pennsylvania						
Builder/Contractor	Standard Steel Car Company, Butler, Pennsylvania						

Survey Date	15 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

DT&I Railroad Caboose #94, known locally as "Old 94," is a wooden railroad caboose constructed in 1925 by the Standard Steel Car Company of Butler, Pennsylvania, for the Detroit, Toledo & Ironton Railroad. This structure represents one of the most significant surviving artifacts of Henry Ford's railroad operations and the transportation infrastructure that supported Flat Rock's industrial transformation during the Late Period of Significance (1920-1975).

The caboose measures thirty feet in length and weighs 41,300 pounds, representing standard caboose dimensions for the mid-1920s period. Constructed primarily of pine wood with steel undercarriage and running gear, the caboose demonstrates the construction methods and materials typical of railroad rolling stock from the 1920s. The wooden construction reflects both the available materials and proven durability for railroad service during this period.

The exterior exhibits the classic caboose configuration with a distinctive cupola (elevated observation compartment) that provided train crews with enhanced visibility for monitoring freight car operations. The structure has been recently restored to original specifications using original stencils, displaying the authentic red livery with white "DT&I" lettering and the number "94" prominently displayed. The restoration work was completed by former DT&I workers, ensuring historical accuracy and authenticity.

The interior has been restored to original historical specifications and contains the authentic furnishings and equipment that characterized working cabooses of the 1920s. Original features include a stove for heating and cooking, a wash basin for crew hygiene, and a bench designed to seat six railroad workers. These elements demonstrate the living and working conditions of railroad crews during the height of freight rail operations.

This caboose was one of forty new cabooses commissioned by Henry Ford for his newly electrified Detroit, Toledo & Ironton Railroad in 1925. Of these forty cabooses, "Old 94" and one preserved at the Henry Ford Museum are believed to be the only two surviving examples, making this an exceptionally rare artifact of Ford's transportation empire.

During the 1960s, "Old 94" served a special community function when it was decorated as the "Santa Car" and used as "Santa's Caboose" to delight the families of railroad workers, demonstrating the integration of railroad infrastructure into community social life. This use reflects the close relationship between the railroad workforce and the broader Flat Rock community.

The caboose is currently displayed on a thirty-five foot stretch of authentic railroad rails, providing appropriate context and allowing visitors to understand its original function and scale. This display method preserves the caboose's relationship to railroad infrastructure while making it accessible for public education and interpretation.

Character-Defining Features:

1. Authentic 1925 wooden caboose construction by Standard Steel Car Company
2. Classic caboose configuration with elevated cupola for crew visibility
3. Original DT&IRR red livery with authentic lettering and numbering
4. Restored interior with original stove, wash basin, and crew seating
5. Steel undercarriage and running gear typical of 1920s railroad construction
6. Thirty-foot length representing standard caboose dimensions
7. Display on authentic railroad track section

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In the mid-1920s, nearly six hundred DT&I workers lived in Flat Rock, forming an integral part of the local economy. Many families relocated from other communities specifically to work for the railroad, such as the Whisler family who moved from Napoleon, Ohio to Flat Rock in 1937 when the father was transferred to work for DT&I operations.

The Detroit, Toledo & Ironton Railroad represented a crucial component of Henry Ford's integrated industrial system, connecting his manufacturing facilities with raw material sources and markets. The commissioning of forty new cabooses in 1925, including "Old 94," demonstrated Ford's commitment to modernizing and electrifying the railroad to support his expanding industrial operations.

Caboose #94 was donated to the City of Flat Rock in June 1977 at the request of Mayor Ted Anders, representing the community's recognition of the railroad's historical significance. This donation occurred during a period when the railroad industry was undergoing significant changes, making the preservation of this artifact particularly important.

In 1980, the DT&I was sold to Canada's Grand Trunk Western Railroad, marking the end of Ford's direct involvement in railroad operations. Within a few years, the famous DT&I logo that had appeared on railroad cars for seventy-eight years disappeared forever, making preserved artifacts like "Old 94" even more significant as tangible reminders of this industrial heritage.

The recent restoration by former DT&I workers using original stencils and specifications ensures that "Old 94" accurately represents its historical appearance and function. This restoration work demonstrates ongoing community commitment to preserving railroad heritage and provides authentic interpretation of 1920s railroad operations.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

DT&I Railroad Caboose #94 possesses exceptional significance as one of only two surviving cabooses from Henry Ford's fleet of forty commissioned in 1925 for the Detroit, Toledo & Ironton Railroad. This structure represents the transportation infrastructure that was fundamental to Flat Rock's industrial transformation and Ford's integrated industrial system during the Late Period of Significance (1920-1975).

Criterion A (Events):

This caboose possesses exceptional significance under Criterion A as a tangible representation of the railroad transportation system that was fundamental to Flat Rock's industrial development and Henry Ford's Village Industries program. The DT&I Railroad served as the crucial link connecting Ford's manufacturing facilities with raw materials and markets, making railroad operations essential to the community's transformation from a rural river town to an industrial center.

The caboose represents the nearly six hundred DT&I workers who lived in Flat Rock during the mid-1920s and formed an integral part of the local economy. These workers and their families contributed significantly to the community's growth and prosperity, with many relocating specifically to work for Ford's railroad operations.

Criterion B (Persons):

The caboose possesses significance under Criterion B through its direct association with Henry Ford and his comprehensive approach to industrial development. Ford's decision to commission forty new cabooses in 1925 demonstrates his commitment to creating an integrated transportation system that would support his industrial empire. The caboose represents Ford's vision of coordinated industrial development that included not only manufacturing but also the transportation infrastructure necessary for efficient operations.

Criterion C (Architecture/Design):

This structure possesses significance under Criterion C as an exceptional example of 1920s railroad rolling stock construction by the Standard Steel Car Company. The caboose demonstrates the design principles and construction methods that characterized railroad equipment during the height of freight rail operations. The wooden construction with steel undercarriage, cupola configuration, and crew accommodations represent the successful adaptation of caboose design to operational requirements during the 1920s.

The recent restoration using original specifications and stencils by former DT&I workers ensures that the caboose accurately represents the craftsmanship and design standards of its construction period.

As one of only two surviving cabooses from Henry Ford's original fleet of forty, this structure possesses extraordinary rarity that significantly enhances its historical value. The disappearance of thirty-eight of the original forty cabooses makes "Old 94" an irreplaceable artifact of Ford's transportation operations.

Integrity Assessment:

Location: GOOD - While relocated for display purposes, the caboose is preserved within the community it served, maintaining its association with Flat Rock's railroad heritage.

Design: EXCELLENT - The caboose retains its original configuration, including the distinctive cupola, overall dimensions, and structural relationships that define its function and appearance.

Setting: GOOD - Display on authentic railroad track provides appropriate context while making the caboose accessible for public interpretation and education.

Materials: EXCELLENT - Recent restoration using original specifications preserves authentic materials and construction methods, with pine wood construction and steel running gear intact.

Workmanship: EXCELLENT - The restoration by former DT&I workers using original stencils and specifications demonstrates exceptional attention to historical accuracy and craftsmanship continuity.

Feeling: EXCELLENT - The caboose strongly conveys the sense of 1920s railroad operations and the industrial transportation systems that supported community development.

Association: EXCELLENT - Direct connection to Henry Ford's railroad operations, the DT&I workforce, and Flat Rock's industrial development remains clear and well-documented.

The caboose's use as "Santa's Caboose" during the 1960s demonstrates its integration into community social life and its continuing importance to railroad families. This secondary use reflects the close relationship between railroad operations and community identity that characterized Flat Rock during the height of industrial development.

This caboose likely qualifies for individual National Register listing due to its exceptional rarity, direct association with Henry Ford's industrial empire, and outstanding preservation. The individual nomination should emphasize the caboose's role in Ford's transportation system and its significance as one of the last surviving artifacts of the DT&I Railroad.

Future preservation efforts should maintain the authentic restoration work and continue to display the caboose in a manner that provides public access while protecting its historical integrity. The caboose should be considered one of the most significant historic resources in southeastern Michigan due to its rarity and direct association with Henry Ford's industrial operations.

References

List references used to research and evaluate the individual property.

"D.T. &I." folder: Railroads; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	NVA_2C [SITE] Community Park				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #					
Latitude/Longitude (to the 6th decimal point)	Lat:		Long:		
Ownership	Private ☐	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date		
Architectural Style		
Building Form		
Roof Form		
Roof Materials		
Exterior Wall Materials		
Foundation Materials		
Window Materials		
Window Type		
Outbuildings	Yes ☐	No ☐
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance						
Period(s) of Significance						
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):
Historic Name				
Current/Common Name				
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date		Recorded By		Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

References

List references used to research and evaluate the individual property.

Flat Rock Historical District (Proposed July 2025)

City of Flat Rock
Wayne County, Michigan

Publication Date: 25 June 2025
Map prepared by the Flat Rock Historical Commission

0 170 560 feet

N

GIBRALTAR ROAD

Continued from Map #2

VAN RIPER STREET

25731 | 25705
29044
29056
29064
29074
29098
29126
29136
29144
29154
29164
29306
29314
29324
29334
29344
29374
29406
29414
29426
29434
29444
29456
25736 | 29468
29512

25683 | 25631 | 25617
29045 | 29050
29055
29063 | 29064
29086
29115 | 29116
29125 | 29122
VACANT LOT | 29136
29145 | 29146
29155
29165
29305 | 29306
29315 | 29316
29323 | 29320
29335 | 29336
29343 | 29344
29355 | 29386
29405
29415 | 29416
29425 | 29424
29435 | 29436
VACANT LOT | 29446
29455 | 29456
VACANT LOT | 29464
29505 | 29504
25678 | 29512
25660 | 29524
29536
25658 | 29546
25648 | 29654
29632

EVERGREEN STREET

25565 | 25533 | 25519 | 29036 WALNUT
29031 | 29046
29047 | 29054
29065 | 29074
29094
29115 | 29114
29123 | 29124
29133 | 29136
29143 | 29146
29155 | VACANT LOT

HILL STREET

29305 | 29304
29315 | 29314
29319 | 29326
29335 | 29346
29345
29353 | 29356
29405 | 29386
29419 | 29416
29428
29435 | 29436
29451 | 29444
29456

FIELD STREET

29505 | 29460
29474
29525 | 29484
29533 | 29494
29619 | 29526
29558
29562
29631 | 29566
29636
29645 | 29646
29656
29706
VACANT LOT
VACANT LOT
25508

E. HURON RIVER DRIVE

WALNUT STREET

25481 | 25471 | 25461
29045
29053
29097
29101
29115
29125
29137
29149
29163

29305
29315
29327
29337
29345
29357
29405
29417
VACANT LOT
29433
29445
29455

29505
29515
29525
29535
29545
29605
29615
29625
29635
29645
29705
29715
29725
25426
25410

MAP KEY

- Contributing
- Non-Contributing

Area Map #3 Resource Count

	Contributing	Non-Contributing
Buildings	169	9
Sites	0	0
Structures	0	0
Objects	0	0
TOTALS	169	9

PARTIAL HISTORIC DISTRICT BOUNDARY - AREA MAP #3

Based on Historic Plats:
Van Riper Sub. (September 1922)
Van Riper Sub. No. 1 (August 1925)
Van Riper Sub. No. 2 (August 1925)

Geographical data provides a spatial representation only. The City of Flat Rock does not assume any damages or liabilities due to the accuracy, availability, use or misuse of the information provided.

List of Area #3

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
3 1	25410		E. Huron River Drive	North	58	135	06	0209	002	1930	CONTRIBUTOR	BUILDING	
3 2	25426		E. Huron River Drive	North	58	135	06	0207	000	1950	CONTRIBUTOR	BUILDING	
3 3	25508		E. Huron River Drive	North	58	135	06	0129	002	1953	CONTRIBUTOR	BUILDING	
3 4	25648		E. Huron River Drive	North	58	135	05	0060	000	1940	CONTRIBUTOR	BUILDING	West Carpet
3 5	25658		E. Huron River Drive	North	58	135	05	0059	001	1950	CONTRIBUTOR	BUILDING	Marlos Cutting Crew
3 6	25660		E. Huron River Drive	North	58	135	04	0058	000	1949	CONTRIBUTOR	BUILDING	
3 7	25678		E. Huron River Drive	North	58	135	04	0056	000	1955	CONTRIBUTOR	BUILDING	Hooked on A Bean
3 8	25736		E. Huron River Drive	North	58	135	04	0053	000	1954	CONTRIBUTOR	BUILDING	
3 9	29031		Evergreen St.	East	58	135	05	0096	000	1940	CONTRIBUTOR	BUILDING	
3 10	29047		Evergreen St.	East	58	135	05	0097	000	1952	CONTRIBUTOR	BUILDING	
3 11	29065		Evergreen St.	East	58	135	05	0098	000	1925	CONTRIBUTOR	BUILDING	
3 12	29115		Evergreen St.	East	58	135	05	0100	002	1926	CONTRIBUTOR	BUILDING	
3 13	29123		Evergreen St.	East	58	135	05	0101	000	1941	CONTRIBUTOR	BUILDING	
3 14	29133		Evergreen St.	East	58	135	05	0102	000	1926	CONTRIBUTOR	BUILDING	
3 15	29143		Evergreen St.	East	58	135	05	0103	000	1926	CONTRIBUTOR	BUILDING	
3 16	29155		Evergreen St.	East	58	135	05	0104	000	1929	CONTRIBUTOR	BUILDING	
3 17	29305		Evergreen St.	East	58	135	05	0105	000	1927	CONTRIBUTOR	BUILDING	
3 18	29315		Evergreen St.	East	58	135	05	0106	000	1941	CONTRIBUTOR	BUILDING	
3 19	29319		Evergreen St.	East	58	135	05	0107	000	1938	CONTRIBUTOR	BUILDING	
3 20	29335		Evergreen St.	East	58	135	05	0108	000	1929	CONTRIBUTOR	BUILDING	
3 21	29345		Evergreen St.	East	58	135	05	0109	000	1939*	CONTRIBUTOR	BUILDING	
3 22	29353		Evergreen St.	East	58	135	05	0110	002	1928	CONTRIBUTOR	BUILDING	
3 23	29405		Evergreen St.	East	58	135	05	0111	000	1925	CONTRIBUTOR	BUILDING	
3 24	29419		Evergreen St.	East	58	135	05	0112	000	1982	NON-CONTRIBUTOR	BUILDING	
3 25	29435		Evergreen St.	East	58	135	05	0114	000	1925	CONTRIBUTOR	BUILDING	
3 26	29451		Evergreen St.	East	58	135	05	0115	000	1948	CONTRIBUTOR	BUILDING	
3 27	29505		Evergreen St.	East	58	135	05	0117	000	1923	CONTRIBUTOR	BUILDING	
3 28	29525		Evergreen St.	East	58	135	05	0119	000	1928	CONTRIBUTOR	BUILDING	
3 29	29533		Evergreen St.	East	58	135	05	0120	000	1928	CONTRIBUTOR	BUILDING	
3 30	29619		Evergreen St.	East	58	135	05	0121	000	1949	CONTRIBUTOR	BUILDING	
3 31	29631		Evergreen St.	East	58	135	05	0124	002	1951	CONTRIBUTOR	BUILDING	
3 32	29645		Evergreen St.	East	58	135	05	0126	301	1953	CONTRIBUTOR	BUILDING	
3 33	29050		Evergreen St.	West	58	135	05	0088	000	1952	CONTRIBUTOR	BUILDING	
3 34	29064		Evergreen St.	West	58	135	05	0087	000	1939	CONTRIBUTOR	BUILDING	
3 35	29086		Evergreen St.	West	58	135	05	0086	000	1939	CONTRIBUTOR	BUILDING	
3 36	29116		Evergreen St.	West	58	135	05	0085	000	1950	CONTRIBUTOR	BUILDING	

List of Area #3

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
3 37	29122		Evergreen St.	West	58	135	05	0084	000	1935	CONTRIBUTOR	BUILDING	
3 38	29136		Evergreen St.	West	58	135	05	0083	000	1954	CONTRIBUTOR	BUILDING	
3 39	29146		Evergreen St.	West	58	135	05	0081	002	1963	CONTRIBUTOR	BUILDING	
3 40	29306		Evergreen St.	West	58	135	05	0080	000	1956	CONTRIBUTOR	BUILDING	
3 41	29316		Evergreen St.	West	58	135	05	0079	000	1941	CONTRIBUTOR	BUILDING	
3 42	29320		Evergreen St.	West	58	135	05	0078	000	1940	CONTRIBUTOR	BUILDING	
3 43	29336		Evergreen St.	West	58	135	05	0077	000	1938	CONTRIBUTOR	BUILDING	
3 44	29344		Evergreen St.	West	58	135	05	0075	002	1927	CONTRIBUTOR	BUILDING	
3 45	29386		Evergreen St.	West	58	135	05	0074	000	1954	CONTRIBUTOR	BUILDING	
3 46	29416		Evergreen St.	West	58	135	05	0073	000	1950	NON-CONTRIBUTOR	BUILDING	
3 47	29424		Evergreen St.	West	58	135	05	0072	000	1926	CONTRIBUTOR	BUILDING	
3 48	29436		Evergreen St.	West	58	135	05	0071	000	1926	CONTRIBUTOR	BUILDING	
3 49	29446		Evergreen St.	West	58	135	05	0070	000	1939	CONTRIBUTOR	BUILDING	
3 50	29456		Evergreen St.	West	58	135	05	0069	000	1939	CONTRIBUTOR	BUILDING	
3 51	29464		Evergreen St.	West	58	135	05	0068	000	1924	CONTRIBUTOR	BUILDING	
3 52	29504		Evergreen St.	West	58	135	05	0067	000	1924	CONTRIBUTOR	BUILDING	
3 53	29512		Evergreen St.	West	58	135	05	0066	000	1938	CONTRIBUTOR	BUILDING	
3 54	29524		Evergreen St.	West	58	135	05	0065	000	1927	CONTRIBUTOR	BUILDING	
3 55	29536		Evergreen St.	West	58	135	05	0064	000	1940	CONTRIBUTOR	BUILDING	
3 56	29546		Evergreen St.	West	58	135	05	0063	000	1938	CONTRIBUTOR	BUILDING	
3 57	29554		Evergreen St.	West	58	135	05	0061	003	1927	CONTRIBUTOR	BUILDING	
3 58	29632		Evergreen St.	West	58	135	05	0061	002	1953	CONTRIBUTOR	BUILDING	
3 59	25461		Gibraltar Rd.	South	58	135	06	0171	000	1971	CONTRIBUTOR	BUILDING	
3 60	25471		Gibraltar Rd.	South	58	135	06	0170	000	1971	CONTRIBUTOR	BUILDING	
3 61	25481		Gibraltar Rd.	South	58	135	06	0169	000	1971	CONTRIBUTOR	BUILDING	
3 62	25519		Gibraltar Rd.	South	58	135	06	0167	000	1938	CONTRIBUTOR	BUILDING	
3 63	25533		Gibraltar Rd.	South	58	135	05	0094	001	1931	CONTRIBUTOR	BUILDING	
3 64	25565		Gibraltar Rd.	South	58	135	05	0093	001	1927	CONTRIBUTOR	BUILDING	
3 65	25617		Gibraltar Rd.	South	58	135	05	0092	001	1917	CONTRIBUTOR	BUILDING	
3 66	25631		Gibraltar Rd.	South	58	135	05	0090	001	1948	CONTRIBUTOR	BUILDING	
3 67	25683		Gibraltar Rd.	South	58	135	04	0004	301	1930	CONTRIBUTOR	BUILDING	
3 68	25705		Gibraltar Rd.	South	58	135	04	0002	002	1948	CONTRIBUTOR	BUILDING	
3 69	25731		Gibraltar Rd.	South	58	135	04	0001	001	1926	CONTRIBUTOR	BUILDING	
3 70	29044		Van Riper St.	West	58	135	04	0007	000	1924	CONTRIBUTOR	BUILDING	
3 71	29056		Van Riper St.	West	58	135	04	0008	000	1939	CONTRIBUTOR	BUILDING	
3 72	29064		Van Riper St.	West	58	135	04	0009	000	1926	CONTRIBUTOR	BUILDING	

List of Area #3

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
3 73	29074		Van Riper St.	West	58	135	04	0010	000	1940	CONTRIBUTOR	BUILDING	
3 74	29098		Van Riper St.	West	58	135	04	0011	000	1940	CONTRIBUTOR	BUILDING	
3 75	29126		Van Riper St.	West	58	135	04	0012	000	1940	CONTRIBUTOR	BUILDING	
3 76	29136		Van Riper St.	West	58	135	04	0013	000	1939	CONTRIBUTOR	BUILDING	
3 77	29144		Van Riper St.	West	58	135	04	0014	000	1923	CONTRIBUTOR	BUILDING	
3 78	29154		Van Riper St.	West	58	135	04	0015	000	1925	CONTRIBUTOR	BUILDING	
3 79	29164		Van Riper St.	West	58	135	04	0016	000	1942	CONTRIBUTOR	BUILDING	
3 80	29306		Van Riper St.	West	58	135	04	0017	000	1923	CONTRIBUTOR	BUILDING	
3 81	29314		Van Riper St.	West	58	135	04	0018	000	1923	CONTRIBUTOR	BUILDING	
3 82	29324		Van Riper St.	West	58	135	04	0019	000	1924	CONTRIBUTOR	BUILDING	
3 83	29334		Van Riper St.	West	58	135	04	0020	000	1939	CONTRIBUTOR	BUILDING	
3 84	29344		Van Riper St.	West	58	135	04	0021	000	1924	CONTRIBUTOR	BUILDING	
3 85	29374		Van Riper St.	West	58	135	04	0022	000	1941	CONTRIBUTOR	BUILDING	
3 86	29406		Van Riper St.	West	58	135	04	0023	000	1935	CONTRIBUTOR	BUILDING	
3 87	29414		Van Riper St.	West	58	135	04	0024	000	1923	CONTRIBUTOR	BUILDING	
3 88	29426		Van Riper St.	West	58	135	04	0025	000	1930	CONTRIBUTOR	BUILDING	
3 89	29434		Van Riper St.	West	58	135	04	0026	000	1939*	CONTRIBUTOR	BUILDING	
3 90	29444		Van Riper St.	West	58	135	04	0027	000	1924	CONTRIBUTOR	BUILDING	
3 91	29456		Van Riper St.	West	58	135	04	0028	000	1941	CONTRIBUTOR	BUILDING	
3 92	29468		Van Riper St.	West	58	135	04	0054	301	1991	NON-CONTRIBUTOR	BUILDING	
3 93	29512		Van Riper St.	West	58	135	04	0054	302	1997	NON-CONTRIBUTOR	BUILDING	
3 94	29045		Van Riper St.	East	58	135	04	0029	000	1924	CONTRIBUTOR	BUILDING	
3 95	29055		Van Riper St.	East	58	135	04	0030	000	1924	CONTRIBUTOR	BUILDING	
3 96	29063		Van Riper St.	East	58	135	04	0031	000	1924	CONTRIBUTOR	BUILDING	
3 97	29115		Van Riper St.	East	58	135	04	0032	002	1948	CONTRIBUTOR	BUILDING	
3 98	29125		Van Riper St.	East	58	135	04	0034	000	1924	CONTRIBUTOR	BUILDING	
3 99	29145		Van Riper St.	East	58	135	04	0036	000	1951	CONTRIBUTOR	BUILDING	
3 100	29155		Van Riper St.	East	58	135	04	0037	000	1951	CONTRIBUTOR	BUILDING	
3 101	29165		Van Riper St.	East	58	135	04	0038	000	1925	CONTRIBUTOR	BUILDING	
3 102	29305		Van Riper St.	East	58	135	04	0039	000	1925	CONTRIBUTOR	BUILDING	
3 103	29315		Van Riper St.	East	58	135	04	0040	000	1940	CONTRIBUTOR	BUILDING	
3 104	29323		Van Riper St.	East	58	135	04	0041	000	1930	CONTRIBUTOR	BUILDING	
3 105	29335		Van Riper St.	East	58	135	04	0042	000	1949	CONTRIBUTOR	BUILDING	
3 106	29343		Van Riper St.	East	58	135	04	0043	000	1930	CONTRIBUTOR	BUILDING	
3 107	29355		Van Riper St.	East	58	135	04	0044	000	1949	CONTRIBUTOR	BUILDING	
3 108	29405		Van Riper St.	East	58	135	04	0045	000	1990	NON-CONTRIBUTOR	BUILDING	

List of Area #3

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
3 109	29415		Van Riper St.	East	58	135	04	0046	000	1990	NON-CONTRIBUTOR	BUILDING	
3 110	29425		Van Riper St.	East	58	135	04	0047	000	29425	CONTRIBUTOR	BUILDING	
3 111	29435		Van Riper St.	East	58	135	04	0048	000	1924	CONTRIBUTOR	BUILDING	
3 112	29455		Van Riper St.	East	58	135	04	0050	000	1918	CONTRIBUTOR	BUILDING	
3 113	29505		Van Riper St.	East	58	135	04	0052	000	1928	CONTRIBUTOR	BUILDING	
3 114	29036		Walnut St.	West	58	135	06	0168	000	1952	CONTRIBUTOR	BUILDING	
3 115	29046		Walnut St.	West	58	135	06	0165	000	1948	CONTRIBUTOR	BUILDING	
3 116	29054		Walnut St.	West	58	135	06	0164	000	1939	CONTRIBUTOR	BUILDING	
3 117	29074		Walnut St.	West	58	135	06	0163	0163	1936	CONTRIBUTOR	BUILDING	
3 118	29094		Walnut St.	West	58	135	06	0162	000	1939	CONTRIBUTOR	BUILDING	
3 119	29114		Walnut St.	West	58	135	06	0161	000	1925	CONTRIBUTOR	BUILDING	
3 120	29124		Walnut St.	West	58	135	06	0160	000	1939	CONTRIBUTOR	BUILDING	
3 121	29136		Walnut St.	West	58	135	06	0159	000	1953	CONTRIBUTOR	BUILDING	
3 122	29146		Walnut St.	West	58	135	06	0158	000	1927	CONTRIBUTOR	BUILDING	
3 123	29304		Walnut St.	West	58	135	06	0156	000	1939	CONTRIBUTOR	BUILDING	
3 124	29314		Walnut St.	West	58	135	06	0155	000	1939	CONTRIBUTOR	BUILDING	
3 125	29326		Walnut St.	West	58	135	06	0154	000	1926	CONTRIBUTOR	BUILDING	
3 126	29346		Walnut St.	West	58	135	06	0152	000	1940	NON-CONTRIBUTOR	BUILDING	
3 127	29356		Walnut St.	West	58	135	06	0151	000	1926	CONTRIBUTOR	BUILDING	
3 128	29386		Walnut St.	West	58	135	06	0150	000	1939	CONTRIBUTOR	BUILDING	
3 129	29416		Walnut St.	West	58	135	06	0149	000	1930	CONTRIBUTOR	BUILDING	
3 130	29428		Walnut St.	West	58	135	06	0148	000	1939	CONTRIBUTOR	BUILDING	
3 131	29436		Walnut St.	West	58	135	06	0147	000	1936	CONTRIBUTOR	BUILDING	
3 132	29444		Walnut St.	West	58	135	06	0146	000	1940	CONTRIBUTOR	BUILDING	
3 133	29456		Walnut St.	West	58	135	06	0145	000	1951	CONTRIBUTOR	BUILDING	
3 134	29460		Walnut St.	West	58	135	06	0144	000	1939	CONTRIBUTOR	BUILDING	
3 135	29474		Walnut St.	West	58	135	06	0143	000	1940	CONTRIBUTOR	BUILDING	
3 136	29484		Walnut St.	West	58	135	06	0142	000	1939	CONTRIBUTOR	BUILDING	
3 137	29494		Walnut St.	West	58	135	06	0141	000	1941	CONTRIBUTOR	BUILDING	
3 138	29526		Walnut St.	West	58	135	06	0140	000	1941	CONTRIBUTOR	BUILDING	
3 139	29558		Walnut St.	West	58	135	06	0139	000	1941	CONTRIBUTOR	BUILDING	
3 140	29562		Walnut St.	West	58	135	06	0138	000	1952	CONTRIBUTOR	BUILDING	
3 141	29566		Walnut St.	West	58	135	06	0137	000	1941	CONTRIBUTOR	BUILDING	
3 142	29636		Walnut St.	West	58	135	06	0136	000	1942	CONTRIBUTOR	BUILDING	
3 143	29646		Walnut St.	West	58	135	06	0135	000	1951	CONTRIBUTOR	BUILDING	
3 144	29656		Walnut St.	West	58	135	06	0134	000	1942	CONTRIBUTOR	BUILDING	

List of Area #3

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
3 145	29706		Walnut St.	West	58	135	06	0133	000	1950	CONTRIBUTOR	BUILDING	
3 146	29045		Walnut St.	East	58	135	06	0172	000	1953	CONTRIBUTOR	BUILDING	
3 147	29053		Walnut St.	East	58	135	06	0173	000	2018	NON-CONTRIBUTOR	BUILDING	
3 148	29097		Walnut St.	East	58	135	06	0174	000	1938	CONTRIBUTOR	BUILDING	
3 149	29101		Walnut St.	East	58	135	06	0175	000	1938	CONTRIBUTOR	BUILDING	
3 150	29115		Walnut St.	East	58	135	06	0176	000	1941	CONTRIBUTOR	BUILDING	
3 151	29125		Walnut St.	East	58	135	06	0177	000	1927	CONTRIBUTOR	BUILDING	
3 152	29137		Walnut St.	East	58	135	06	0178	000	1938	CONTRIBUTOR	BUILDING	
3 153	29149		Walnut St.	East	58	135	06	0179	000	1938	CONTRIBUTOR	BUILDING	
3 154	29163		Walnut St.	East	58	135	06	0180	000	1941	CONTRIBUTOR	BUILDING	
3 155	29305		Walnut St.	East	58	135	06	0181	000	1940	CONTRIBUTOR	BUILDING	
3 156	29315		Walnut St.	East	58	135	06	0182	000	1938	CONTRIBUTOR	BUILDING	
3 157	29327		Walnut St.	East	58	135	06	0183	000	1939	NON-CONTRIBUTOR	BUILDING	
3 158	29337		Walnut St.	East	58	135	06	0184	000	1939	CONTRIBUTOR	BUILDING	
3 159	29345		Walnut St.	East	58	135	06	0185	000	1930	CONTRIBUTOR	BUILDING	
3 160	29357		Walnut St.	East	58	135	06	0186	000	1940	CONTRIBUTOR	BUILDING	
3 161	29405		Walnut St.	East	58	135	06	0187	000	1941	CONTRIBUTOR	BUILDING	
3 162	29417		Walnut St.	East	58	135	06	0188	000	1941	CONTRIBUTOR	BUILDING	
3 163	29433		Walnut St.	East	58	135	06	0190	000	1939	CONTRIBUTOR	BUILDING	
3 164	29445		Walnut St.	East	58	135	06	0191	000	1939	CONTRIBUTOR	BUILDING	
3 165	29455		Walnut St.	East	58	135	06	0192	000	1948	CONTRIBUTOR	BUILDING	
3 166	29505		Walnut St.	East	58	135	06	0193	000	1948	CONTRIBUTOR	BUILDING	
3 167	29515		Walnut St.	East	58	135	06	0194	000	1939	CONTRIBUTOR	BUILDING	
3 168	29525		Walnut St.	East	58	135	06	0195	000	1947	CONTRIBUTOR	BUILDING	
3 169	29535		Walnut St.	East	58	135	06	0196	000	1941	CONTRIBUTOR	BUILDING	
3 170	29545		Walnut St.	East	58	135	06	0197	000	1946	CONTRIBUTOR	BUILDING	
3 171	29605		Walnut St.	East	58	135	06	0198	000	1949	CONTRIBUTOR	BUILDING	
3 172	29615		Walnut St.	East	58	135	06	0199	000	1949	CONTRIBUTOR	BUILDING	
3 173	29625		Walnut St.	East	58	135	06	0200	000	1942	CONTRIBUTOR	BUILDING	
3 174	29635		Walnut St.	East	58	135	06	0201	000	1942	CONTRIBUTOR	BUILDING	
3 175	29645		Walnut St.	East	58	135	06	0202	000	1948	CONTRIBUTOR	BUILDING	
3 176	29705		Walnut St.	East	58	135	06	0203	300	1949	CONTRIBUTOR	BUILDING	
3 177	29715		Walnut St.	East	58	135	06	0204	000	1949	CONTRIBUTOR	BUILDING	
3 178	29725		Walnut St.	East	58	135	06	0205	000	1954	CONTRIBUTOR	BUILDING	

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25410 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0209_002 Lot 209 & 210 Van Riper Sub No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094580	Long: -83.278744			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1930
Architectural Style	Colonial Revival w/ Tudor Influence
Building Form	2-Story Rectangular
Roof Form	Side-gabled roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Wood Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacement
Window Type	Double Hung Sash
Outbuildings	Yes ☐ No ☒
Number/Type:	No Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Development					
Period(s) of Significance	Late 1920-1975					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	25410 E. Huron River Drive					
Historic/Original Owner	Lowell Harrington / William & Ruby O'Lynnger					
Historic Building Use	Duplex – Two Family Residence					
Current Building Use	Duplex – Two Family Residence					
Builder/Contractor						

Survey Date	2 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence presents as a two-story Colonial Revival with Tudor Influence house that exemplifies the popular residential architecture of the late 1920s and early 1930s, representing the early phase of residential development that responded to Henry Ford's establishment of the Village Industries program in Flat Rock. The building exhibits the characteristic rectangular massing with a side-gabled roof configuration that creates the formal, symmetrical appearance that defined Colonial Revival design during this period. The structure demonstrates the substantial, traditional residential architecture that attracted middle-class families to Flat Rock during the initial years following Ford's Headlamp Plant establishment in 1922, reflecting the housing preferences that served skilled workers, supervisory personnel, and their families drawn to the community's new industrial opportunities.

The building features a side-gabled main roof constructed with asphalt shingles in a dark color that provides visual weight and traditional character appropriate to the Colonial Revival style. Small dormers appear to project from the roof slopes, providing natural light and usable space for upper-level rooms while maintaining the building's compact footprint that characterized efficient residential construction during the 1930s. The roof exhibits moderate eaves with trim elements that reflect the construction standards of the early 1930s, when builders emphasized quality construction to serve the growing workforce attracted by Ford's Village Industries program. A brick chimney rises from the roof, serving both functional heating requirements and providing vertical accent that reinforces the traditional character.

The exterior walls are clad in horizontal wood siding painted in a light color that reflects the traditional color palettes favored for Colonial Revival residential construction during the early 1930s. The siding exhibits the narrow exposure typical of wood clapboard from this period, creating fine-scaled horizontal texture while maintaining the clean, geometric lines that characterized Colonial Revival design. The consistent material treatment across all wall surfaces demonstrates the simplified construction approaches that made quality residential construction accessible to the skilled workforce while reflecting the construction standards that had evolved to serve Flat Rock's emerging industrial community.

The window arrangement demonstrates the characteristic Colonial Revival emphasis on symmetrical compositions and traditional proportions, designed to create visual balance while serving the functional requirements of the two-story floor plan. The windows appear to be double-hung sash units arranged in a regular pattern that follows Colonial Revival tradition of formal fenestration that emphasized architectural hierarchy and traditional styling. The window placement and proportions reflect the classical design principles that were adapted for early 20th-century residential construction while maintaining the traditional character that appealed to middle-class families during the 1930s.

The main entrance appears to be positioned to maintain Colonial Revival tradition of central placement and formal composition, though specific details are partially obscured by vegetation and viewing angle. The entrance configuration reflects the formal character that distinguished Colonial Revival houses from more informal residential styles and appealed to families seeking substantial housing that reflected their professional status within the emerging suburban-industrial community.

The property exhibits mature suburban landscape characteristics with substantial trees that provide landscape framework and demonstrate the maturation that has occurred since the original 1930 construction. The front yard includes maintained lawn areas that provide appropriate setback from E. Huron River Drive while allowing the building's traditional massing and proportions to be appreciated within the residential context. The mature landscaping reflects the development of the residential neighborhood over nearly a century of continued residential investment.

The property appears to include residential infrastructure that supports suburban function, though specific accessory buildings are not clearly visible from this perspective. The overall site organization reflects the planning principles that characterized residential development serving Flat Rock's emerging industrial workforce during the early phase of the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1931, Lowell Addison Harrington owned lots 209 & 210 of the Van Riper Subdivision No. 2 in the Village of Flat Rock; and the residence thereon.[1] In 1939, William & Ruby O'Lynnger and family were living at 25410 HRD.[2] This two-story, duplex residence (no garage) is situated on Lot 209 & 210 in the Van Riper Sub. No. 2 and in 1941, the address was 25410 E. Huron River Drive.[3] In 1940, William & Ruby O'Lynnger and sons were living at 25410 E. Huron River Drive, and employed as an Engineer for the steam railroad.[4] Shirley Balowski resided at 25410 E. Huron River Drive from 1959 through 1971.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25410 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the early residential development that responded to Henry Ford's establishment of the Village Industries Headlamp Plant and demonstrated the immediate success of the Village Industries model in attracting skilled workers and their families to Flat Rock during the initial phase of the Late Period of Significance (1920-1975).

This 1930 Colonial Revival house represents the early residential development that demonstrated the immediate success of Henry Ford's Village Industries model in transforming Flat Rock from a rural agricultural community into an emerging suburban-industrial center. The property embodies the residential construction that served the skilled workforce attracted by the employment opportunities created through the Headlamp Plant establishment in December 1922, showing how the community responded to industrial development through quality housing construction that reflected middle-class aspirations and traditional architectural preferences. The dwelling reflects the housing solutions that served Flat Rock's emerging industrial workforce during 1930, eight years after Henry Ford's Village Industries program had initiated the community's transformation and when the success of the industrial model was attracting skilled workers and supervisory personnel who sought substantial residential accommodations that reflected traditional architectural values and professional status.

The adoption of Colonial Revival design demonstrates how Flat Rock's early residential development embraced established architectural forms that conveyed stability, traditional values, and middle-class respectability while serving the families attracted by the employment opportunities that Ford's Village Industries program had created. The property represents the initial residential investment that characterized Flat Rock's evolution during the early phase of the Late Period of Significance, showing how the community's industrial foundation immediately enabled residents to invest in quality housing that reflected traditional architectural preferences and social aspirations. The 1930 construction date places this property within the crucial early phase of the Late Period of Significance, when Flat Rock was demonstrating the success of Henry Ford's Village Industries model through residential development that attracted and retained the skilled workforce necessary for industrial operations.

The dwelling reflects the housing demand created by Henry Ford's Village Industries program, which had established employment opportunities that attracted workers who sought substantial residential accommodations that reflected their professional status and family aspirations within the emerging suburban-industrial community. The Colonial Revival design provided the formal, traditional character that appealed to

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 121, entry for L.A. Harrington; original records held by Brownstown Township Historical Society.

2 [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15A, dwelling 293, for William & Ruby O'Lynnger and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWC5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 33 of 1034; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-71) multi-volumes for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

skilled workers and supervisory personnel while offering the space and amenities that reflected the prosperity that industrial employment provided during the early 1930s.

Integrity:

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as part of Flat Rock's early residential development responding to Henry Ford's Village Industries program during the initial phase of the Late Period of Significance.

Location and Setting: The house retains its original location on E. Huron River Drive within the residential area that developed during the early phase of Flat Rock's transformation following the Headlamp Plant establishment. The suburban setting with mature landscaping preserves the community planning patterns that characterized the initial suburban-industrial development and maintains the residential context that served the emerging industrial workforce.

Design: The property exhibits good design integrity in its Colonial Revival characteristics, including the two-story massing, side-gabled roof, symmetrical facade composition, and traditional proportions that distinguished quality residential construction during the early 1930s. The building maintains the essential Colonial Revival design characteristics that made it representative of the substantial residential architecture that served Flat Rock's skilled workforce during the early phase of the Late Period of Significance.

Materials: The building appears to maintain its wood siding and traditional construction elements that demonstrate the building approaches that characterized quality residential development during the early 1930s. The materials preserve the traditional character and construction quality that reflected the standards appropriate to housing that served Flat Rock's emerging industrial workforce.

Workmanship: The Colonial Revival construction and architectural details demonstrate the building techniques that had evolved to serve middle-class families attracted by Ford's Village Industries program, reflecting construction standards that represented the quality residential development that the industrial foundation enabled during the early 1930s.

Setting: The suburban residential context with mature landscaping maintains the community character that emerged during the early phase of Flat Rock's transformation from rural agricultural settlement to suburban-industrial center. The setting demonstrates the early suburban character that represented the initial success of Henry Ford's Village Industries model in attracting skilled workers and their families to the community.

Feeling and Association: The property conveys the early suburban-industrial character that characterized Flat Rock's residential development during the early 1930s, maintaining associative connections to the community's initial transformation through Henry Ford's Village Industries program while preserving its connection to the substantial middle-class residential architecture that served the emerging workforce.

Colonial Revival Development and Early Industrial Success

The property's role in representing the early residential response to Henry Ford's Village Industries program makes it a valuable contributor to the district's ability to convey the immediate success of the industrial transformation that initiated the Late Period of Significance. The building demonstrates how Flat Rock attracted skilled workers and their families through quality residential development that reflected traditional architectural values and middle-class aspirations while supporting the industrial operations that defined the community's new character. The 1930 construction represents the early residential investment that demonstrated the immediate effectiveness of Ford's Village Industries model in creating sustainable community development.

The Colonial Revival design reflects the architectural preferences of skilled workers and supervisory personnel who were attracted by the employment opportunities that Ford's Village Industries program provided, showing how the community's early residential development served families who sought substantial housing that reflected their professional status and preference for traditional architectural character within the emerging suburban-industrial community.

The property at 25410 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the early residential development that demonstrated the immediate success of Henry Ford's Village Industries model in attracting skilled workers and transforming Flat Rock from rural agricultural community to emerging suburban-industrial center during the initial phase of the Late Period of Significance (1920-1975). The building maintains good integrity to convey its historical significance and contributes to the district's representation of the community's early transformation through industrial development.

For SHPO compliance, this property should be documented as a contributing resource that represents the early residential response to Henry Ford's Village Industries program, demonstrating the immediate success of the industrial model in attracting skilled workforce and enabling quality residential development during the crucial initial phase of the Late Period of Significance. The property exemplifies the substantial housing solutions that served Flat Rock's emerging industrial workforce during the early 1930s, showing how the community's industrial foundation immediately enabled residential investment that reflected traditional architectural preferences and supported the skilled workers necessary for successful industrial operations during the early phase of the transformation that defined the Late Period of Significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0209_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25426 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0207_000 Lot 207 & 208 Van Riper Sub No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0884327	Long: -83.280711			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type.

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1950
Architectural Style	Ranch
Building Form	2 Story-Multi-level Rectilinear
Roof Form	Hipped
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer w/ stone accents
Foundation Materials	Brick/Concrete
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	Garage (integrated)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Community Planning and Development; Social History					
Period(s) of Significance	1953-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	25426 E. Huron River Drive					
Historic/Original Owner	Eldon & Eileen Bradley					
Historic Building Use	Single family residence					
Current Building Use	Single family residence					

Survey Date	26 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence presents as a single-story ranch house that exemplifies the post-war suburban residential architecture that emerged during the late 1940s and early 1950s, representing the continued residential growth that demonstrated the sustained success of Henry Ford's Village Industries model in Flat Rock. The building exhibits a rectangular primary mass with a side-gabled roof configuration that emphasizes the characteristic horizontal profile that had become synonymous with modern suburban living during the post-war period. The structure demonstrates the streamlined, ground-hugging appearance that characterized ranch houses during their period of greatest popularity, reflecting the residential preferences that continued to attract families to Flat Rock as the community established its role as a stable suburban-industrial center. The building is distinguished by high-quality construction materials including natural stone veneer that demonstrates the prosperity and architectural sophistication that characterized residential development serving Flat Rock's workforce during the early post-war period.

The building features a side-gabled main roof constructed with asphalt shingles in a medium color that provides visual weight while maintaining the low profile characteristic of ranch house construction during the early 1950s. The roof exhibits moderate eaves with trim elements that reflect the construction standards that had evolved to serve Flat Rock's growing suburban workforce during the post-war period. A substantial stone accented chimney rises from the roof, serving both functional heating requirements and providing vertical accent that balances the horizontal emphasis of the ranch design. The roofline demonstrates the simplicity and functionality that made ranch houses economical to construct while appealing to suburban families throughout the Late Period of Significance.

The exterior walls demonstrate a sophisticated combination of materials that reflects the quality construction standards and architectural preferences that characterized residential development serving Flat Rock's post-war workforce. The primary wall surfaces feature natural stone veneer that provides substantial appearance, durability, and the honest expression of materials that was valued in quality residential construction during the early 1950s. The stone construction creates visual interest and texture while demonstrating the construction approaches that characterized premium residential development during this period, when builders sought to attract skilled workers and their families through housing that reflected middle-class aspirations and contemporary suburban preferences. The consistent use of stone materials across the primary facade creates architectural unity while providing the substantial appearance that distinguished quality housing from more modest construction.

The window arrangement demonstrates the characteristic ranch house emphasis on horizontal compositions and abundant natural light, designed to create functional interior spaces while maintaining strong visual connections to the surrounding suburban landscape. The windows appear to be horizontal configurations or grouped units arranged to maximize natural illumination while following ranch house conventions for creating open, flowing interior spaces. The window placement and proportions reflect the open planning concepts that had evolved by the early 1950s to serve suburban families seeking modern living arrangements that emphasized indoor-outdoor integration and contemporary lifestyle preferences.

The main entrance appears to be positioned to maintain the informal accessibility that characterized ranch house design while providing appropriate shelter and architectural definition. The entrance configuration reflects the practical solutions that characterized residential construction during the early 1950s while maintaining the welcoming character that made ranch houses appealing to suburban families. The entrance treatment demonstrates the balance between functional requirements and architectural character that distinguished well-designed ranch houses during the mature development of the style.

The property exhibits exceptional suburban landscape characteristics with an expansive, well-maintained front lawn that provides generous setback from E. Huron River Drive, allowing the building's horizontal massing and quality materials to be fully appreciated within the mature residential context. Substantial mature trees, including a prominent specimen tree with distinctive seasonal foliage, provide landscape framework and demonstrate the development of the residential neighborhood over decades of continued investment. The landscape design reflects the integration of house and natural setting that was valued in post-war residential design, creating the suburban character that attracted families to Flat Rock throughout the Late Period of Significance. A concrete sidewalk system provides pedestrian access while reflecting the mature urban infrastructure that accompanied residential development serving Ford's Village Industries workforce.

The property appears to include residential infrastructure that supports suburban living, with what appears to be vehicular access areas that demonstrate the automobile-oriented planning that had become essential to

suburban residential design by the early 1950s. The site organization reflects the integration of house, landscape, and suburban infrastructure that characterized quality residential construction serving Flat Rock's industrial workforce during the post-war period. The overall site development demonstrates the balance between residential function and suburban character that made ranch house developments successful during this period.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Eldon O. Bradley lived at 25426 E. Huron River Drive from 1953 through 1971.[1] In 1950, Eldon & Eileen Bradley and son resided at 25938 E. Huron River Drive; and Eldon worked as Salesman at gas retail.[2] Eileen Emma (nee Draftz) Bradley lived at 25426 E. Huron River Drive until her death on 23 Sep 2003.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25426 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the post-war residential development that demonstrated the continued success of Henry Ford's Village Industries model and the community's participation in national trends toward Ranch house architecture during the Late Period of Significance (1922-1972).

Historical Significance Under Criterion A: Event

This 1950 Ranch house represents the post-war suburban expansion that demonstrated the continued success of Henry Ford's Village Industries model in attracting and retaining residents in Flat Rock during the crucial decade following World War II. The property embodies the residential development that emerged during the post-war period when families sought modern housing that reflected contemporary lifestyle preferences while maintaining access to the stable industrial employment that continuing industrial operations provided. The dwelling reflects the housing solutions that served Flat Rock's workforce during 1950, when the community was participating in national trends toward Ranch house architecture while maintaining its role as a stable suburban-industrial center that had evolved from Henry Ford's Village Industries foundation established nearly three decades earlier.

The adoption of Ranch house design with premium materials including natural stone construction demonstrates how Flat Rock residents embraced modern residential architecture while investing in quality construction that reflected the prosperity that the community's industrial foundation provided. The property represents the residential modernization that characterized Flat Rock's continued evolution during the post-war period, showing how the community's industrial success enabled residents to invest in contemporary housing types that reflected changing family lifestyles and post-war suburban ideals. The 1950 construction date places this property within the important post-war modernization phase of Flat Rock's Late Period of Significance, when the community's industrial success enabled residents to participate in national trends toward Ranch house architecture while maintaining the employment stability that sustained community prosperity.

The Ranch house design with quality materials provided the informal, family-oriented living arrangements that appealed to post-war families while offering the single-story convenience and architectural sophistication that reflected modern residential preferences and the prosperity that industrial employment provided during the early 1950s.

Evaluation of Integrity

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as part of Flat Rock's Ranch house development during the post-war phase of the Late Period of Significance.

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[1] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society; **ALSO**, "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-71) multi-volumes for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 27, dwelling 284, for Eldon & Eileen Bradley and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL#108990835, image 28 of 58; United States. National Archives and Records Administration. *Note: Reference included to show Mr. Bradley's occupation.*

[3] "United States, Social Security Death Index," database, *FamilySearch* (https://familysearch.org/ark:/61903/1:1:JPTB-R46 : 9 January 2021), Eileen E Bradley, 23 Sep 2003; citing U.S. Social Security Administration, *Death Master File*, database (Alexandria, Virginia: National Technical Information Service, ongoing).

Location and Setting: The house retains its original location on E. Huron River Drive within the established residential area that developed during Flat Rock's Late Period expansion. The suburban setting with exceptional landscape development preserves the community planning patterns that characterized post-war residential development and maintains the residential context that supported Ranch house construction serving the industrial workforce.

Design: The property exhibits excellent design integrity in its fundamental Ranch house characteristics, including the single-story massing, horizontal emphasis, side-gabled roof, and quality materials that distinguished premium suburban construction during the early 1950s. The building maintains the essential Ranch house design characteristics enhanced by stone construction that made it representative of quality residential modernization in Flat Rock, demonstrating the architectural preferences and prosperity that attracted families to the community during the post-war period.

Materials: The building maintains its distinctive natural stone construction and coordinated architectural elements that demonstrate the construction approaches that characterized premium Ranch house development during the early 1950s. The stone materials preserve the substantial appearance and architectural sophistication that reflected the construction standards appropriate to housing that served Flat Rock's prosperous post-war workforce.

Workmanship: The Ranch house construction with natural stone materials demonstrates the building techniques and craftsmanship that had evolved to serve Flat Rock's workforce during the early post-war period, reflecting construction standards appropriate to quality suburban development that supported the community's continued industrial success.

Setting: The suburban residential context with exceptional landscape development maintains the mature community character that emerged during the post-war phase of Flat Rock's transformation. The setting with substantial mature trees and developed landscape demonstrates the community's successful suburban character that emerged from the employment stability provided by Henry Ford's Village Industries and subsequent industrial development.

Feeling and Association: The property conveys the post-war suburban character that characterized Flat Rock's residential modernization during the 1950s, maintaining associative connections to the community's embrace of contemporary residential architecture while preserving its industrial employment foundation. The quality construction and materials reflect the prosperity that enabled residents to invest in premium housing during the period.

The property's role in representing the post-war Ranch house development with quality materials that characterized Flat Rock's suburban modernization makes it a particularly valuable contributor to the district's ability to convey the full range of residential development that emerged from the community's sustained industrial prosperity. The building demonstrates how Flat Rock residents participated in national architectural trends while maintaining their connection to the industrial employment that sustained the community throughout the Late Period of Significance. The natural stone construction and quality materials reflect the prosperity and architectural sophistication that the community's industrial foundation enabled during the early 1950s.

The property at 25426 E. Huron River Drive is **recommended as a contributing resource** to the Flat Rock Historic District under National Register Criterion A for its representation of the post-war residential development that demonstrated Flat Rock's continued success as a suburban-industrial community and residents' embrace of modern Ranch house architecture with quality materials during the Late Period of Significance. The building maintains excellent integrity to convey its historical significance and contributes to the district's representation of the community's evolution throughout the post-war period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0207_000; citing records held by the City of Flat Rock. *Note: Sale of 25426 E. Huron River Drive on 28 Feb 2005 from the estate of Eileen Bradley (original owner) to Jeffrey & Nancy Stewart.*

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25508 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0129_002 Lots #129, #130 & #131 Van Riper Sub No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0888669		Long: -83.2811488		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1953
Architectural Style	Ranch
Building Form	One Story Rectilinear
Roof Form	Hipped
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer w/ stone accents
Foundation Materials	Brick
Window Materials	Aluminum
Window Type	Picture/Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	None- integrated garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1953-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐ Date(s):
Current/Common Name	25508 E. Huron River Drive		
Historic/Original Owner	Edwin V. (Sr.) & Yvonne Bennett		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Builder/Contractor			

Survey Date	18 Aug 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1953 Ranch residence is a single-story dwelling situated on a generous lot along E. Huron River Drive in Flat Rock. The house was built by Edwin and Yvonne Bennett, who resided here with their family from 1953 until 2002, representing nearly 50 years of continuous family ownership. This exceptional tenure exemplifies the stable homeownership patterns and deep community roots that characterized the post-war development of Flat Rock and reflected the ongoing influence of the Village Industries program's emphasis on homeownership and family stability. The property represents the evolution of residential architecture in Flat Rock during the mature post-war period, when the Ranch style superseded the Cape Cod and Minimal Traditional forms that had dominated earlier Village Industries-era construction.

The house exhibits the characteristic Ranch form with a long, low horizontal profile that hugs the landscape. The single-story massing emphasizes the connection between interior and exterior living spaces that defined mid-century residential design. The elongated footprint extends across the generous lot, with the main living spaces in the primary block and an attached two-car garage integrated into the overall composition on the right side. This integration of garage and living spaces represents the fully automobile-oriented lifestyle that characterized post-war suburban development.

The roof is a low-pitched hipped form with wide overhanging eaves that create strong horizontal shadow lines and provide weather protection for the walls and windows below. The broad eaves are a defining characteristic of Ranch architecture, emphasizing the horizontal plane and creating the ground-hugging appearance that distinguishes the style. A brick chimney rises from the roof, indicating the fireplace that was a standard feature of quality Ranch homes. The roof is covered with asphalt shingles in a dark gray or brown tone.

The exterior walls feature brick veneer construction with stone accents, representing a higher quality of materials and craftsmanship than the frame construction with siding that characterized most earlier Village Industries housing. The warm-toned brick creates an attractive, low-maintenance exterior that has aged gracefully over seven decades. The stone accents, visible in the foundation treatment and decorative elements, add textural interest and visual sophistication. This combination of brick and stone reflects the prosperity of the post-war period and the continued economic stability that Ford's industrial presence provided to Flat Rock residents.

The front facade displays the characteristic Ranch arrangement with a picture window providing generous natural light to the living room, flanked by smaller windows serving other rooms. The picture window was a hallmark of Ranch design, replacing the smaller, more numerous windows of earlier house types with a single large opening that framed views of the landscape and admitted abundant daylight. Additional double-hung windows serve bedrooms and other spaces along the facade. The windows appear to be aluminum replacement units, though they maintain appropriate proportions within the original openings.

The entrance is positioned along the facade with a simple, understated treatment characteristic of Ranch design. Decorative hanging flower baskets add color and personal expression to the entrance area. The foundation features attractive stonework that complements the brick veneer above.

The attached two-car garage with its wide door opening represents the full integration of automobile accommodation into residential design that characterized post-war construction. Unlike earlier houses with detached garages, the Ranch style incorporated the garage into the primary house mass, reflecting the central role of the automobile in mid-century American life.

The property occupies a generous lot with expansive lawn areas, mature deciduous and evergreen trees, and carefully maintained landscaping including shaped evergreen shrubs. A purple-leaf ornamental tree adds color and visual interest to the front yard. The wide concrete driveway provides access to the attached garage. This generous lot size and mature landscaping contribute to the established, prosperous residential character of the property.

Character-defining features include the Ranch form with long, low horizontal profile, the low-pitched hipped roof with wide overhanging eaves, the brick veneer with stone accents, the picture window, the attached two-car garage, the brick chimney, and the generous lot with mature landscaping that contributes to the residential character of E. Huron River Drive.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Edwin V. & Yvonne Bennett and their family resided here from 1954-1971.[1] Edwin V. Bennett was employed as the chief chemist for the oil refinery.[2] Edwin V. Bennett Sr. died on 9 Oct 1992.[3] Yvonne Bennett remained in her home until her death 29 November 2002.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1953 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents post-war residential development during the late phase of the Village Industries era and is particularly significant for its documented nearly 50-year ownership by the Bennett family (1953-2002), which exemplifies the stable homeownership patterns that characterized Flat Rock's development.

Criterion A - Community Planning and Development: Constructed in 1953 by Edwin and Yvonne Bennett, this Ranch house represents the post-war residential development that continued to characterize Flat Rock's growth building upon the community patterns established during the Village Industries program. By 1953, the formal Village Industries program had concluded, but the community patterns of homeownership and family stability it had established continued to shape residential development. The Bennett family's nearly 50-year residence at this property (1953-2002) demonstrates the deep roots that families established in Flat Rock and the multi-generational community stability that distinguished this community.

Bennett Family Ownership: Edwin and Yvonne Bennett built this home in 1953 and resided here until 2002, representing nearly half a century of continuous family ownership. This exceptional tenure demonstrates the stable homeownership patterns that Ford's Village Industries program had encouraged, patterns that persisted long after the formal program concluded. The Bennett family's commitment to this property across five decades reflects the deep community roots that characterized Flat Rock families, whether they worked directly for Ford or benefited from the economic stability that Ford's presence provided to the community.

Post-War Development Context: The property's 1953 construction date places it within the mature post-war period when the Ranch style had supplanted earlier house types like the Cape Cod and Minimal Traditional. The Ranch represented the fully modern, automobile-oriented lifestyle that characterized American suburban development in the 1950s. The attached garage, generous lot size, brick construction, and picture windows all reflect the prosperity and modern living standards of the post-war era.

Architectural Evolution: The Ranch style represented a significant departure from the Cape Cod and Minimal Traditional forms that characterized earlier Village Industries-era construction in Flat Rock. While the Cape Cod emphasized compact efficiency, the Ranch emphasized horizontal spread, indoor-outdoor connection, and full automobile integration. This property demonstrates the architectural evolution that occurred in Flat Rock as the community matured and residents achieved greater prosperity.

Brick Construction Quality: The brick veneer with stone accents represents a higher quality of construction than the frame houses with wood, aluminum, or vinyl siding that characterize most of the district. This masonry construction reflects the post-war prosperity that enabled families like the Bennetts to invest in substantial,

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[1] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by New Boston*, Rockwood and Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1954**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; **ALSO**, "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volumes) for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 44, dwelling 468, for Edwin V. & Yvonne Bennett and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-3?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 45 of 58; United States. National Archives and Records Administration. *Note: This reference included solely for Mr. Bennett's occupation.*

[3] "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZ1K-3XG : Tue Feb 25 01:37:11 UTC 2025), Entry for Edwin V Bennett Sr, 9 Oct 1992.

[4] *Detroit Free Press*; Publication Date: *3 Dec 2002*; Publication Place: *Detroit, Michigan, USA*; URL: https://www.newspapers.com/image/361928884/?article=5fbba556-3bf6-4554-83e1-883ff2c7a2b6&focus=0.35148206,0.7394534,0.50303733,0.78718275&xid=3355

permanent homes with quality materials. The excellent condition of the brick after seven decades demonstrates the durability of this construction approach.

Integrity Assessment: The property retains exceptional integrity in all seven aspects. Integrity of location is maintained as the property remains on its original site. Integrity of design is outstanding, with the Ranch form, low-pitched hipped roof with wide eaves, brick veneer with stone accents, picture window, and attached garage all preserved. Integrity of materials and workmanship is strong, with the original brick veneer, stone accents, and overall construction quality intact. Integrity of setting is preserved through the generous lot, mature landscaping, and relationship to the E. Huron River Drive streetscape. Integrity of feeling and association are particularly strong given the documented multi-generational ownership and the property's continued conveyance of its mid-century Ranch character.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The 1953 construction by Edwin and Yvonne Bennett and the family's nearly 50-year residence (1953-2002) make this property particularly significant within the Flat Rock Historical District. While many properties demonstrate the physical patterns of post-war residential development, this property provides exceptional documentation of the social outcomes that characterized the mature Village Industries community: stable homeownership enabling families to establish deep, multi-generational roots.

The property retains exceptional integrity as a Ranch style residence, with all character-defining features preserved. The long, low horizontal profile with hipped roof and wide overhanging eaves creates the ground-hugging appearance that defines Ranch architecture. The brick veneer with stone accents represents higher quality construction than typical frame houses in the district and demonstrates the prosperity of the post-war period. The attached two-car garage reflects the fully automobile-oriented lifestyle of mid-century America, integrated into the house design rather than relegated to a separate structure.

The picture window, a hallmark of Ranch design, remains as a defining element of the front facade, while the generous lot with expansive lawn and mature landscaping creates the residential setting that Ranch houses were designed to occupy. The excellent maintenance evident in the photograph—the manicured lawn, shaped shrubs, and flowering accents—demonstrates continued pride of ownership that extends the Bennett family's legacy of care for the property.

The Bennett family's five-decade tenure transforms this property from a well-preserved example of Ranch architecture into a significant demonstration of the community stability that characterized Flat Rock. Edwin and Yvonne Bennett's decision to build this home in 1953 and raise their family here until 2002 reflects the same patterns of homeownership and community rootedness that Ford's Village Industries program had established decades earlier. While the Bennett's built their home after the formal Village Industries program concluded, they benefited from and contributed to the stable, homeownership-oriented community that the program had created.

The combination of exceptional physical integrity, documented multi-generational ownership, and quality brick construction makes this property a significant contributor to the Flat Rock Historical District, demonstrating both the architectural evolution from Cape Cod to Ranch and the continued patterns of family stability that characterized the community through the mid-20th century.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0129_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25648 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0060_000 Lot 60 Van Riper Sub No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094512	Long: -83.282965			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1927
Architectural Style	Modern Commercial
Building Form	2 Story Rectilinear
Roof Form	Flat
Roof Materials	Flat
Exterior Wall Materials	Smooth Stucco
Foundation Materials	Concrete
Window Materials	Vinyl Replacements
Window Type	Sliding/Picture
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1927-1975 (within district's 1920-1975 LATE period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	25648 E. Huron River Drive						
Historic/Original Owner	William Rutkowsky						
Historic Building Use	Mixed Use						
Current Building Use	Mixed Use						
Architect/Engineer/Designer	unknown						
Builder/Contractor							

Survey Date	31 Aug 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1927 mixed-use commercial building is a 2-story structure situated on E. Huron River Drive in Flat Rock's commercial core. The building represents the commercial infrastructure that served the Flat Rock community during the pre-Village Industries period and continued to provide retail services and residential space throughout the Village Industries era. The traditional mixed-use configuration with commercial space on the ground floor and residential quarters above reflects the building patterns of small-town American commercial districts during the early 20th century. The building has undergone recent renovation that has significantly altered its exterior appearance while preserving its essential two-part commercial block form.

The building exhibits the Two-Part Commercial Block form, a standard configuration for small-town commercial architecture that divides the facade horizontally into a ground-floor commercial zone and an upper residential or office zone. This building type was ubiquitous in American downtowns and village centers during the late 19th and early 20th centuries, providing efficient mixed-use space that combined retail activity with upper-floor living quarters. The flat roof with parapet is characteristic of commercial construction, providing a simple, economical roofline that maximized usable interior space.

The exterior walls are finished in smooth stucco in a tan or beige color, which appears to be a recent application that has given the building a clean, contemporary appearance. Brown-painted trim defines the building's edges, including corner quoins or pilaster-like elements that articulate the corners with a stepped pattern. The brown trim continues along the roofline parapet, providing visual definition to the building's profile against the sky. While the stucco finish likely obscures the original wall material (possibly brick or an earlier stucco application), it maintains the building's solid, masonry-like appearance.

The ground floor commercial space features a large storefront with extensive glazing that provides visibility for retail display and admits abundant natural light. The storefront system appears to be a recent aluminum replacement with large fixed glass panels and an entrance door, replacing what would have originally been a traditional wood-framed storefront with transom windows. Two gooseneck light fixtures above the storefront provide illumination and reference traditional commercial lighting. The storefront configuration, while updated, maintains the essential transparency and retail orientation of the original design.

The upper floor residential space is expressed through windows on the second floor of the main facade. These windows appear to be aluminum sliding units, a contemporary replacement for what would have originally been double-hung wood windows. The fenestration pattern with paired windows reflects the residential function of the upper floor and provides light and ventilation to the apartment space. A smaller window on the side elevation serves additional interior spaces.

A delivery bay with an overhead door is integrated into the left side of the building, providing service access for commercial operations. This functional element, with its own gooseneck light fixture above, reflects the practical requirements of retail businesses that needed to receive merchandise deliveries. The delivery bay door appears to have been recently replaced with a contemporary overhead door in a brown color that coordinates with the building's trim.

The building is positioned at the sidewalk edge, consistent with traditional commercial district siting that maximizes building footprint and creates a continuous streetwall. A brick paver sidewalk treatment in front of the building enhances the pedestrian environment and reflects recent streetscape improvements. A small parking area is visible to the left of the building.

Character-defining features include the Two-Part Commercial Block form, the flat roof with parapet, the 2-story massing, the ground-floor storefront configuration, the upper-floor residential fenestration, the integrated delivery bay, and the sidewalk-edge siting that contributes to the commercial streetscape character of E. Huron River Drive.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, William Rutkowsky owned lot 60 of the Van Riper Subdivision No. 1 and the storefront thereon.[1] This two-story, commercial brick and tile storefront with delivery bay and detached garage at the rear is situated on Lot 60 in the Van Riper Sub. No. 1 and in 1941, the address was 25648 E. Huron River Drive.[2]
[Researcher's Note: It is worth noting that there is a house nearby with very similar style and construction materials built by Fred Reith in 1922, the address is 25750 E. Huron River Drive.]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25648 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the commercial development that served Flat Rock's suburban-industrial community during the mature phase of the Late Period of Significance (1922-1972) and its demonstration of the neighborhood retail infrastructure that supported the residential development enabled by Henry Ford's Village Industries program.

Historical Significance Under Criterion A: Event

This 1940 mixed-use commercial building represents the neighborhood retail development that demonstrated the maturation of Flat Rock as a complete suburban-industrial community capable of supporting both residential and commercial functions during the pre-war phase of the Late Period of Significance. The property embodies the commercial infrastructure that emerged to serve the established residential neighborhoods that had developed in response to the employment opportunities created by Henry Ford's Village Industries program and subsequent industrial expansion. The building reflects the commercial services that supported Flat Rock's suburban-industrial community during 1940, when the community had achieved sufficient population density and economic stability to sustain neighborhood retail establishments that provided daily necessities within walking distance of residential areas.

The adoption of Moderne architectural styling for commercial construction demonstrates how Flat Rock's business development embraced contemporary design principles while serving the practical needs of the suburban-industrial community that had evolved throughout the Late Period of Significance. The building represents the commercial sophistication that characterized Flat Rock's continued development during the pre-war period, showing how the community's industrial foundation had enabled the establishment of complete neighborhood infrastructure that supported both the daily needs and modern lifestyle preferences of working families. The 1940 construction date places this property within the mature pre-war phase of Flat Rock's Late Period of Significance, when the community had demonstrated nearly two decades of sustained growth following Henry Ford's Village Industries establishment and had achieved the population density and economic stability necessary to support neighborhood commercial development.

The building's function as a neighborhood grocery store for decades reflects the essential commercial services that sustained Flat Rock's suburban-industrial community throughout the Late Period of Significance, providing convenient access to daily necessities that supported the lifestyle preferences of working families who sought to combine suburban residential amenities with practical access to goods and services. The mixed-use design with upper-level apartments demonstrates the housing solutions that served working families who valued convenient access to both employment opportunities and neighborhood commercial services.

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as part of Flat Rock's commercial development serving the suburban-industrial community during the Late Period of Significance, enhanced by recent restoration that has preserved essential historic character while enabling continued commercial function.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 122, entry for William Rutkowsky; original records held by Brownstown Township Historical Society.

[2] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

Location and Setting: The building retains its original location on E. Huron River Drive within the established residential and commercial area that developed during Flat Rock's Late Period evolution. The neighborhood setting preserves the community planning patterns that characterized the mature suburban-industrial character while maintaining the commercial context that served residential neighborhoods.

Design: The property exhibits good design integrity in its Moderne commercial characteristics, including the two-story massing, flat roof with parapet, clean geometric lines, and mixed-use configuration that distinguished neighborhood commercial development during the early 1940s. The building maintains the essential Moderne design characteristics that made it representative of the commercial architecture that served Flat Rock's suburban-industrial community during the mature phase of the Late Period of Significance, with recent restoration preserving the historic character while updating for contemporary commercial use.

Materials: The building maintains its overall material character with stucco wall surfaces and geometric composition, with recent restoration preserving the essential material qualities while updating finishes for contemporary commercial function. The materials continue to convey the Moderne aesthetic and construction approaches that characterized commercial development during the early 1940s.

Workmanship: The Moderne commercial construction demonstrates the building techniques that had evolved to serve Flat Rock's commercial needs during the pre-war phase of the Late Period of Significance, with recent restoration maintaining evidence of both original construction quality and contemporary preservation standards.

Setting: The neighborhood commercial context maintains the community character that supported mixed-use development serving residential neighborhoods during the mature phase of Flat Rock's suburban-industrial evolution. The setting demonstrates the complete community infrastructure that had evolved to serve the suburban-industrial population that Henry Ford's Village Industries program had attracted and that subsequent industrial development had sustained.

Feeling and Association: The property conveys the neighborhood commercial character that characterized Flat Rock's mature suburban-industrial community during the 1940s and subsequent decades, maintaining associative connections to the commercial infrastructure that supported residential neighborhoods while preserving its connection to the complete community development that the industrial foundation had enabled.

The property's role in representing the neighborhood commercial development that supported Flat Rock's suburban-industrial community makes it a valuable contributor to the district's ability to convey the complete community infrastructure that emerged from the sustained success of Henry Ford's Village Industries model. The building demonstrates how Flat Rock had achieved sufficient population density and economic stability to support neighborhood retail establishments while maintaining the mixed-use development patterns that provided convenient access to both commercial services and residential accommodations. The decades of operation as a neighborhood grocery store reflect the essential commercial services that sustained community life throughout the Late Period of Significance.

The recent restoration and adaptation for contemporary local businesses demonstrates the continued viability of neighborhood commercial development while preserving the historical character that connects the building to Flat Rock's suburban-industrial heritage and the commercial infrastructure that served working families throughout the Late Period of Significance.

The property at 25648 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the neighborhood commercial development that demonstrated Flat Rock's maturation as a complete suburban-industrial community capable of supporting residential, commercial, and mixed-use infrastructure during the Late Period of Significance. The building maintains good integrity enhanced by sympathetic restoration and contributes to the district's representation of the complete community development that emerged from the sustained success of Henry Ford's Village Industries program.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0060_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25658 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0059_001 Lot 59 Van Riper Sub No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094512		Long: -83.282965		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1970	
Architectural Style	Vernacular Commercial	
Building Form	1 Story Rectilinear	
Roof Form	Front gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Sliding	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	Community Planning and Development; Industry; Social History				
Period(s) of Significance	1970-1975 (within district's 1920-1975 LATE period)				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ siding	Moved ☐	Date(s):	
Historic Name	Wagar Market				
Current/Common Name	25658 E. Huron River Drive				
Historic/Original Owner					
Historic Building Use	Small Commercial				
Current Building Use	Salon				

Survey Date	31 Aug 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1970 commercial building is a single-story structure situated on E. Huron River Drive in Flat Rock. The building represents small-scale neighborhood commercial development during the later period of community growth following the Ford Village Industries era, constructed during the early 1970s when Flat Rock was evolving into a modern suburban community while maintaining its local commercial character.

The building exhibits vernacular commercial characteristics with a simple rectangular plan and front-facing gable roof that creates a straightforward, functional appearance typical of neighborhood commercial buildings of the 1970s. The roof is covered with asphalt shingles in a standard commercial application. The simple gable form reflects the practical approach to small commercial construction that served local community needs during the district's later period of development.

The exterior walls are clad in vinyl siding that represents the adoption of modern, low-maintenance materials in commercial construction during the 1970s. The vinyl siding provides a clean, uniform appearance and reflects the evolution of building materials and maintenance practices during the district's extended period of significance.

The storefront features aluminum or vinyl-framed windows arranged to provide visibility into the commercial space, which is appropriate for neighborhood commercial buildings designed to serve local customers. The fenestration maintains the building's commercial character while accommodating different business uses over time, demonstrating the flexibility of this building type.

The building's form and scale reflect its function as a neighborhood grocery store, representing an important type of local commercial establishment that served the residential community during the post-Ford Village Industries period. This type of neighborhood commercial development demonstrates how Flat Rock continued to evolve as a complete community with local services supporting residential areas.

The building represents the continuation of Flat Rock's development as a viable community beyond the Ford Village Industries period, showing how local commercial services developed to serve the established residential neighborhoods. The grocery store function was particularly important for providing daily necessities to local residents and maintaining neighborhood cohesion.

The front facade displays a simple, functional composition with the main entrance positioned for easy customer access and windows arranged to display merchandise or services. A concrete apron provides customer parking, reflecting the automobile-oriented commercial development patterns of the 1970s.

The building sits on what appears to be a concrete slab foundation appropriate for small commercial construction of the 1970s. The property includes paved parking areas that accommodate the commercial use and reflect the car-dependent commercial development patterns of the period.

The current salon use represents adaptive reuse of the building while maintaining its basic commercial function, though some storefront modifications may have been made to accommodate the different business type. The building's simple form and flexible interior layout have allowed it to continue serving neighborhood commercial needs despite changes in specific use.

Character-defining features include the simple gable form, the single-story commercial scale, the vinyl siding exterior, the storefront window arrangement, and the overall functional design approach typical of 1970s neighborhood commercial development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

This was a small grocery store historically, now it is actively a salon.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1970 property is recommended as **Contributing to the Flat Rock Historical District** under the 50-year rule for historic properties. Built around 1970, the property has achieved the requisite 50+ years of age (as of 2025) and contributes to understanding Flat Rock's continued commercial development during the district's extended period of significance.

50-Year Rule Application: At approximately 55 years old, this property meets the National Register's 50-year threshold for potential historical significance. The building represents an important aspect of community development during the 1970s when Flat Rock continued to evolve as a complete community with local commercial services supporting established residential neighborhoods.

Community Development Significance: The property contributes to the district's significance under Criterion A for Community Planning and Development by representing the continued commercial evolution of Flat Rock during the post-Ford Village Industries period. This building type demonstrates how the community maintained its viability and local character through neighborhood commercial establishments that served daily needs of residents.

Commercial Development Pattern: Under Criterion A for Commerce, the building represents the local commercial development that supported Flat Rock's residential community during the 1970s. The neighborhood grocery store function was particularly important for maintaining community cohesion and providing essential services within walking distance of residential areas, continuing patterns of local commercial service that characterized well-planned communities.

Sufficient Integrity: The building retains sufficient integrity in all seven aspects to convey its 1970s commercial character and its role in the community's continued development. The basic form, materials, and commercial design remain intact, allowing the property to demonstrate the neighborhood commercial development patterns of the early 1970s.

District Context: Within the Flat Rock Historical District's extended period of significance, this property represents the community's continued vitality and evolution beyond the Ford Village Industries period. The district's significance encompasses the full development of the community through the mid-1970s, and this building contributes to understanding how local commercial services supported the established residential community.

Neighborhood Commercial Importance: The building's function as a neighborhood grocery store represents an important type of local commercial establishment that contributed to community livability and resident convenience. This type of walkable neighborhood commercial development demonstrates planning principles that supported community cohesion and local economic activity.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District under the 50-year rule.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0059_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25660 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0058_000 Lot 58 Van Riper Sub (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0902804		Long: -83.2834049		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1948
Architectural Style	Minimal Traditionalist
Building Form	1-Story rectilinear building
Roof Form	Side gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Stone Veneer/Aluminum Siding
Foundation Materials	Concrete
Window Materials	Vinyl Replacement
Window Type	Double Hung/Picture
Outbuildings	Yes ☒ No ☐
Number/Type:	1 garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	1948-1975 (within district's 1920-1975 period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	25660 E. Huron River Drive			
Historic/Original Owner	Robert & June Mazo			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			

Survey Date	3 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1948 Minimal Traditional cottage is a single-story residential structure situated on E. Huron River Drive in Flat Rock. The building represents immediate post-World War II residential development during the final years of Ford's Village Industries program and the early transition to post-war suburban development patterns. The property demonstrates the modest, efficient housing that characterized immediate post-war construction, though material alterations have impacted its original character.

The house exhibits Minimal Traditional characteristics with a side gable roof form accented by a front-facing gable projection that creates visual interest and provides additional interior space. The roof is covered with asphalt shingles in a standard residential application. The combination of side gable with front gable projection was a common design approach in post-war modest housing, providing economical construction with enhanced curb appeal.

The exterior walls display a combination of materials that represents later alterations. The lower portion of the walls features stone veneer that appears to be a later addition covering the original foundation or lower wall materials. Stone veneer became a popular upgrade material in the mid-20th century, offering a substantial appearance while being more economical than full masonry construction. The upper walls are clad in aluminum siding that represents replacement of original materials, which were likely wood clapboard or wood shingles typical of 1948 construction.

The windows have been replaced with modern vinyl units that alter the building's original character. The replacement windows appear to maintain a similar arrangement to the original fenestration but with contemporary materials and likely different proportions than the original 1948 windows. A fabric awning over one window provides sun control and is a typical mid-century accessory, though this may be a later addition.

The front facade displays a simple, asymmetrical composition typical of Minimal Traditional design, with the entrance positioned under the front gable projection and accessed via a small covered entry with what appears to be a fabric awning. The modest scale and straightforward design reflect the practical, resource-conscious approach to residential construction during the immediate post-war period when building materials were still somewhat constrained and demand for affordable housing was high.

An important feature of this property is the retention of a detached garage located at the rear of the property. The survival of the garage structure adds to the property's completeness, though it is not visible in the photograph to assess its condition or originality.

The building sits on a concrete or concrete block foundation appropriate for 1948 construction methods. The property includes basic landscaping with lawn areas and young trees, suggesting recent landscape work.

Despite material alterations including stone veneer, aluminum siding, and replacement windows, character-defining features that remain include the single-story cottage form, the side gable roof with front gable projection, the compact scale typical of post-war housing, the asymmetrical Minimal Traditional composition, and the overall proportions and massing. These elements continue to convey the building's role in immediate post-war residential development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Robert & June Mazo and family resided at 25660 E. Huron River Drive; and Robert worked as a Pumper for the Oil Refinery.[1] In 1953, Robert Mazo resided at 25660 E. Huron River Drive through 1967.[2] In Mary L. Marovich resided at 25660 E. Huron River Drive from 1968 through 1971.[3]

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 36, dwelling 392, for Robert & June Mazo and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 37 of 58; United States. National Archives and Records Administration.

[2] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; **ALSO**, "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume **1959-1967**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1948 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant immediate post-war residential development during the final years of Ford's Village Industries program and the transition to post-war suburban patterns, though material alterations limit its architectural significance and individual eligibility potential.

Criterion A - Community Planning and Development: Built in 1948, this house represents residential development during the crucial immediate post-war period when Flat Rock was experiencing the final years of Ford's Village Industries program and beginning its transition to conventional post-war suburban development. The property demonstrates the modest, efficient housing that was constructed to meet the tremendous demand for housing as veterans returned from World War II and began forming families. This building type was essential to the community's continued viability and growth during the transition from wartime to peacetime economy.

Immediate Post-War Housing: The 1948 construction date places this property in the critical immediate post-war period when housing demand was exceptionally high due to returning veterans and the post-war baby boom. The Minimal Traditional style reflected the need for economical, efficient construction that could provide adequate housing quickly and affordably. This housing type represents an important response to significant social and economic changes following World War II.

Final Ford Village Industries Period: The property represents residential development during the final years of Ford's Village Industries program, documenting the community's evolution as the experimental industrial program was winding down and the community was transitioning to more conventional patterns of suburban development.

Material Integrity Limitations: The installation of stone veneer, aluminum siding, and replacement windows has significantly impacted the property's material integrity and authentic 1948 appearance. These alterations limit the building's ability to convey its original Minimal Traditional character and reduce its potential for individual National Register eligibility under Criterion C for Architecture.

District Contributing Status: Despite material alterations, the building retains sufficient integrity in location, design, setting, feeling, and association to contribute to the district's significance. The retention of the basic cottage form, the side gable with front gable projection, and the overall modest scale allows the property to convey the residential development patterns of the immediate post-war period.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_04_0058_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25678 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0056_000 Lot 56 & 57 Van Riper Sub (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094488		Long: -83.283753		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

Building ☐ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1954	
Architectural Style	Commercial Mid-century	
Building Form	1 Story Rectilinear	
Roof Form	Flat	
Roof Materials	Mixed	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Concrete	
Window Materials	Commercial Pane	
Window Type	Picture	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible: Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District: Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐				

Area(s) of Significance	Commerce; Community Planning and Development					
Period(s) of Significance	c. 1954-1975 (within district's Late Period, 1920-1975)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Windows/Service Bays	Moved ☐	Date(s):		
Current/Common Name	25678 E. Huron River Drive					
Historic/Original Owner	Zimmerman's Service Station (gasoline filling)					
Historic Building Use	Commercial / Restaurant					
Current Building Use	Commercial					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	12 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1954 commercial building is a single-story brick veneer structure originally designed as a gasoline filling station, located at the corner of E. Huron River Drive and Van Riper Street. Constructed during the peak automobile era, the property represents mid-century commercial development serving the motorized community that characterized post-war Flat Rock.

The building exhibits the characteristic form of a **mid-century filling station** with brick veneer walls providing durable, attractive commercial construction. A **standing seam metal false roof** in red/burgundy has been added over the original flat roof, creating a distinctive visual profile while protecting the original structure. The concrete slab foundation retains the original **petroleum storage tanks beneath**—physical evidence of the building's original function.

The filling station form reflects the automobile-oriented commercial development that emerged in the post-war period. Service stations were essential community infrastructure, serving the increasingly motorized population of industrial communities like Flat Rock. The corner location at a major intersection provided visibility and accessibility essential for filling station success.

The building has demonstrated **remarkable adaptive reuse** over its 70-year history, transitioning through multiple commercial uses while maintaining its essential form. Most notably, it served as **Capt. Nemo's Sub Shop from 1999 through 2015**, becoming a familiar community landmark. Currently, the building houses a **specialty coffee bean roaster** selling products online rather than retail—demonstrating continued commercial viability through e-commerce adaptation.

Character-defining features include the filling station form, brick veneer construction, corner lot commercial setting, standing seam metal false roof, and continued commercial use through adaptive reuse.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

Opened in 1954 as Zimmerman's Service Station doing business at 25678 E. Huron River Drive.[1] In 1961, the business operating at 25678 E. Huron River Drive changed names to Huron River Service Station; in 1968 it became D & D Service Station; and in 1970, it became Lipscomb & Son Service Station.[2] Over the years, it has been a Pizzeria, Captain Nemo's Sub Shop and most recently a specialty coffee bean roasting business.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. <u>This is required for all properties</u>.

This c. 1954 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Commerce and Community Planning and Development**.

Criterion A: Constructed c. 1954, this filling station represents the automobile-oriented commercial development that served the post-war Village Industries community. By the mid-1950s, automobile ownership was essential for suburban living, and filling stations were critical community infrastructure. The building's location at the corner of E. Huron River Drive and Van Riper Street provided convenient access for Flat Rock's motorized residents.

Mid-Century Commercial Architecture: The filling station represents a significant building type from the automobile era. While many filling stations have been demolished as automotive retail patterns changed, this building's survival and adaptive reuse demonstrates the type's potential for continued commercial viability.

Adaptive Reuse History: The building's transition from filling station through various commercial uses—including the community-familiar Capt. Nemo's Sub Shop (1999-2015) to current specialty coffee roasting

[1] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

operation—demonstrates successful adaptive reuse. This evolution reflects changing commercial patterns while maintaining the building's essential form and commercial function.

Petroleum Infrastructure: The retention of original petroleum storage tanks beneath the concrete slab provides archaeological evidence of the building's original function and mid-century automotive infrastructure.

Integrity: The property retains integrity of location, design (filling station form clearly legible), setting (corner commercial lot), feeling, and association. Material integrity has been modified through the addition of the standing seam metal false roof and interior alterations for successive commercial uses.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1954 construction date places this property within the Late Period of Significance when Flat Rock's automobile-oriented commercial development expanded. The filling station form remains clearly legible despite modifications including the false roof addition. The building's successful adaptive reuse through multiple commercial functions—from filling station to sub shop to coffee roaster—demonstrates continued viability. The property contributes to understanding mid-century commercial development patterns serving the Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0056_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25736 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0053_000 Lot 53 Van Riper Sub (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0906903	Long: -83.2846445			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1954	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete	
Window Materials	Vinyl Replacements	
Window Type	Double Hung/Picture	
Outbuildings	Yes ☐	No ☒
Number/Type:	(Integrated Garage)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1954-1975 (within district's 1920-1975 period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☐ Workmanship ☒ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☐ Altered ☒ Siding/Windows Moved ☐ Date(s):
Current/Common Name	25736 E. Huron River Drive
Historic/Original Owner	James Rathburn
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	4 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1954 ranch house is a single-story residential structure situated on E. Huron River Drive in Flat Rock. The building represents 1950s post-war suburban residential development when Flat Rock was evolving beyond Ford's Village Industries program into a conventional suburban community. The property demonstrates the ranch house form that became the dominant residential architecture of post-war America.

The house exhibits classic ranch characteristics with a low, horizontal profile, simple side gable roof, and single-story configuration that creates the streamlined appearance characteristic of 1950s residential design. The roof is covered with asphalt shingles in a neutral color that complements the building's color scheme. The simple side gable form reflects the practical, efficient approach to residential construction that made ranch houses the most popular housing type of the post-war era.

The exterior walls are clad in blue vinyl siding that represents a later alteration covering the original exterior materials, which were likely wood clapboard, wood shingles, or possibly early aluminum siding typical of 1954 construction. The vinyl siding provides a uniform appearance and demonstrates the continued updating of materials on mid-century houses.

The windows have been replaced with modern vinyl units including both double-hung and picture window configurations. The fenestration maintains the horizontal emphasis characteristic of ranch design, with windows arranged to maximize natural light and views. The window replacements represent common alterations that impact material integrity but generally maintain the original fenestration patterns.

The front facade displays the asymmetrical composition typical of ranch design, with the main entrance positioned off-center and an attached garage integrated into the overall building mass on the left side. The attached garage is a defining feature of 1950s ranch houses, representing the full integration of automobile accommodation into residential design that distinguished mid-century housing from earlier periods when garages were typically detached.

A concrete driveway provides direct access to the attached garage, demonstrating the automobile-oriented planning that characterized post-war suburban development. Foundation plantings including evergreen shrubs provide landscaping appropriate to the ranch style's emphasis on horizontal lines and integration with the landscape.

The building sits on a concrete or concrete block foundation appropriate for 1954 construction methods. The property includes a well-maintained lawn that contributes to the suburban residential character.

Despite material alterations, character-defining features that remain include the single-story ranch form, the low horizontal profile, the simple side gable roof, the attached garage integration, the overall ranch proportions and scale, and the emphasis on horizontal lines typical of 1950s design.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1957, James W. Rathburn resided at 25736 E. Huron River Drive; and was the resident through 1965.[1] Gerald T. Rhea and family resided at 29031 Evergreen from 1966 though 1971.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. <u>This is required for all properties</u>.

This 1954 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant 1950s post-war suburban residential development when Flat Rock was evolving beyond Ford's Village Industries into a conventional

[1] Michigan Bell Telephone Company, Wyandotte Telephone Directory Followed by Flat Rock, New Boston, Rockwood and Romulus (Trenton, Mich: Michigan Bell Telephone Company, **October 1957**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; ALSO, "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multivolume) for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

suburban community, though material alterations limit its architectural significance and individual eligibility potential.

Criterion A - Community Planning and Development: Built in 1954, this house represents residential development during the 1950s post-war suburban expansion period when Flat Rock was transitioning from its Ford Village Industries heritage to become part of the broader pattern of American suburban development. The property demonstrates the ranch house type that dominated 1950s residential construction and made homeownership accessible to middle-class families during the post-war economic boom.

1950s Suburban Development: The 1954 construction date places this property in the heart of the 1950s suburban expansion when ranch houses were being built across America to accommodate growing families and rising prosperity. The integrated attached garage demonstrates the full automobile orientation that distinguished 1950s suburban development from earlier periods.

Ranch House Significance: The ranch house form represents one of the most significant residential building types in American architectural history, dominating suburban development from the late 1940s through the 1960s. This property contributes to understanding how this nationally important housing type was adopted in Flat Rock during the community's post-Ford Village Industries evolution.

Material Integrity Limitations: While the property retains its basic form and design, the installation of vinyl siding and replacement windows has impacted its material integrity and authentic 1950s appearance. These alterations limit the building's ability to convey its original ranch character and reduce its potential for individual National Register eligibility under Criterion C for Architecture.

District Contributing Status: Despite material alterations, the building retains sufficient integrity in location, design, workmanship, setting, feeling, and association to contribute to the district's significance. The retention of the ranch form, attached garage integration, and overall 1950s suburban character allows the property to convey the residential development patterns of the post-war period.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_04_0053_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29031 Evergreen				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0096_000 Lot 96 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0938637		Long: -83.2818116		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1931	
Architectural Style	Cape Cod	
Building Form	1.5 story Rectilinear	
Roof Form	Side gabled with dormer	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
Window Type	Double Hung w/aluminum awnings	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 garage (detached)	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☒	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1920-1975(Late Period of Significance)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):
Current/Common Name	29031 Evergreen St.		
Historic/Original Owner	John W. Vincent / Warren F. & Elizabeth Bird		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Architect/Engineer/Designer	unknown		
Builder/Contractor	Possibly John W. Vincent		

Survey Date	15 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1931 Cape Cod house at 29031 Evergreen Street represents early Depression-era residential development in Flat Rock and embodies a poignant story of multi-generational homeownership spanning 65 years (1931-1996) from construction through three distinct ownership periods. The 1.5-story dwelling exhibits characteristic Cape Cod design features including side-gabled roof with prominent gable dormers, symmetrical facade organization, and compact form.

The house displays defining characteristics of Cape Cod residential architecture through its 1.5-story form, side-gabled roof with prominent gable dormers, symmetrical facade organization, and compact but efficient plan. The Cape Cod style, originally developed in colonial New England and revived during the 1920s-1930s, appealed to Depression-era homebuyers because it offered traditional styling, economical construction, and efficient use of space. The style's steep roof pitch created usable second-floor space within the roof volume, providing additional bedrooms without requiring full two-story construction—an economical approach to creating family-sized housing during financially constrained times.

The side-gabled roof creates the characteristic Cape Cod silhouette with strong horizontal emphasis. Three prominent gable dormers project from the front roof slope, providing light, headroom, and ventilation to the upper floor while creating architectural interest on the facade. These gable dormers represent essential functional elements that transform the upper floor from unusable attic space to habitable bedrooms, enabling the modest 1.5-story form to accommodate family housing needs. The dormers feature their own gable roofs that echo the main roof form, creating visual harmony. The roof is covered with asphalt shingles providing economical weather protection.

The exterior walls are currently clad in aluminum siding in white that covers the original material, which was most likely wood clapboard or horizontal wood siding typical of early-1930s Cape Cod construction. The aluminum siding represents later alteration undertaken to reduce maintenance requirements. While obscuring original materials, it maintains the building's essential form and proportions and creates crisp, well-maintained appearance.

The fenestration consists of aluminum-frame double-hung replacement windows with metal awnings installed over several window openings. The metal awnings represent mid-20th century residential accessories popular during the 1950s-1960s that provided sun shading, weather protection, and decorative detail. Dark shutters flank windows, adding traditional Colonial Revival detail and color accent. While representing alterations from original wood windows, the replacements preserve original opening locations and maintain symmetrical fenestration patterns appropriate to Cape Cod styling.

The front facade displays symmetrical organization typical of Cape Cod/Colonial Revival design, with entry positioned at center and windows balanced on either side. A covered entry stoop with metal railings provides access. Red or burgundy-colored shutters create strong color accent against white siding, enhancing traditional residential character. Metal awnings over windows create additional visual interest and functional sun shading.

The foundation is concrete block construction, standard for residential building by 1931 as concrete block provided economical, durable support. A detached single-car garage is located on the property, representing automobile accommodation added either during original construction or during subsequent ownership. By 1931, garages had become standard features of residential development as automobile ownership had become widespread even during Depression years.

The property is situated on Lot 96 in Van Riper Subdivision No. 1, documented on the 1941 Sanborn Fire Insurance Map showing a 1.5-story single-family residence at 29031 Evergreen Street.[1] This Sanborn documentation provides exceptional cartographic evidence of the property's configuration just 10 years after construction.

The property features well-maintained lawn, mature trees providing shade, foundation plantings, paved driveway, concrete walkways, and prominent American flag display demonstrating patriotic expression. The landscaping demonstrates long-term care characteristic of multi-decade family ownership. Despite alterations,

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January **1941**, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

the building retains good integrity through preservation of Cape Cod form, dormers, symmetrical organization, and overall early-1930s character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

John W. Vincent owned lot 96, in Van Riper Sub No. 1 of the Village of Flat Rock in **1931**.[2] John W. Vincent had been the local flour miller and lived in Flat Rock since 1876, when he married Gertrude Metler, the daughter of his employer at the mill, George Washington Metler, until Gertrude passed tragically on 3 Dec 1917 from Tuberculosis.[3] John married Verona Smith on 16 Aug 1921, hoping to start fresh at the age of 66 years.[4] Unfortunately, John W. Vincent died on 19 October 1931 after just finishing his new house on lot 96, he was 76 years.[5] Mrs. John W. Vincent, widow, was the owner of lot 96, in Van Riper Subdivision No. 1 in the Village of Flat Rock, and she was a resident of Pittsford, Michigan by **1939**.[6] Sadly, Verona Vincent died on 18 March 1939 at the Methodist Old People's Home in Chelsea, Michigan, paving the way for Warren Bird to purchase the house.[7]

Warren Bird registered for the draft on 16 October **1940**; he was married to Elizabeth, was employed by Harvey Wagar and the Bird family resided at 29031 Evergreen Street.[8] In **1942**, Warren Bird owned lot 96 in Van Riper Subdivison No. 1 in the Village of Flat Rock.[9] In **1950**, Warren & Elizabeth Bird and their children resided at 29031 Evergreen; and Warren worked as the manager & operator of a local gas station.[10] Warren Bird and family resided at 29031 Evergreen from 1959 though **1971**.[11] Warren Bird resided at 29031 Evergreen until his death in May **1996**.[12]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1931 property is recommended as **CONTRIBUTING to the Flat Rock Historical District** and possesses **POTENTIAL INDIVIDUAL ELIGIBILITY for the National Register** under **Criterion A for Community Planning and Development, Industry, Commerce, and Social History** and **Criterion B for Association with John W. Vincent, longtime Flat Rock flour miller, and Warren Bird, gas station manager/operator**. The property represents early Depression-era Cape Cod residential development, possesses extraordinary documentation spanning 65 years (1931-1996) through three ownership periods via tax rolls (1931, 1939, 1942), marriage records, death certificates (1931, 1939), 1941 Sanborn map, WWII draft registration (1940), 1950 census, multiple directories (1959-1996), and death index (1996), embodies poignant story of 76-year-old flour miller building house only to

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 118, entry for John W. Vincent; original records held by Brownstown Township Historical Society.

[3] "Michigan, Deaths and Burials, 1800-1995", database, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FH5F-NRQ : 29 November 2023), G. W. Metler in entry for Gertrude Vincent, 3 Dec 1917; **ALSO**, "United States, Census, 1910", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:MLTC-1QC : Tue Oct 21 20:06:11 UTC 2025), Entry for John K Vincent and Gertrude Vincent, 1910. *Note: 1910 Census reference added for occupation and family verification.*

[4] "Michigan, Marriages, 1868-1925", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:N31V-CQ2 : Wed Jan 22 06:37:10 UTC 2025), Entry for John Vincent and Verona Smith, 16 Aug 1921.

[5] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-C6S : Fri Mar 08 21:08:59 UTC 2024), Entry for John W Vincent, 19 Oct 1931.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 191, entry for Mrs. John W. Vincent; original records held by Brownstown Township Historical Society.

[7] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF72-78N : Sat Mar 09 10:09:22 UTC 2024), Entry for Verona Vincent, 18 Mar 1939.

[8] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QP82-SH6D : Thu Apr 10 15:04:34 UTC 2025), Entry for Warren F Bird and Harvey Wagar, **16 Oct 1940**.

[9] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, volume 3" arranged by subdivision; vol. 3, pg. 629, entry for Warren Bird; original records held by Brownstown Township Historical Society.

[10] **1950 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 43, dwelling 458, for Warren & Elizabeth Bird and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 44 of 58; United States. National Archives and Records Administration.

[11] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volumes) for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[12] City: *Flat Rock*; State: *Michigan*; Year(s): *1993-1997;* **ALSO**, Michigan Department of Vital and Health Records. *Michigan, U.S., Death Index, 1971-1996* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 1998.

die shortly after completion, documents essential automotive service industry (gas station manager/operator), and demonstrates remarkable 57-year Bird family ownership representing extraordinary residential stability.

Criterion A - Community Planning and Development:

Early Depression-Era Development (c. 1931): Constructed circa 1931, this house represents residential development during the depths of the Great Depression when building activity had declined dramatically from 1920s boom levels. The 1931 construction date demonstrates that some families with financial resources or stable employment could still achieve homeownership even during economically devastating times. John W. Vincent's purchase of Lot 96 in 1931 (tax rolls) and construction of this house at age 76 represents remarkable achievement during the Depression's worst years.

The property's location on Lot 96 in Van Riper Subdivision No. 1 documents planned residential expansion during the late 1920s-early 1930s. The 1941 Sanborn Fire Insurance Map provides exceptional cartographic documentation showing the 1.5-story house configuration just 10 years after construction.

Criterion A - Commerce/Industry:

Warren Bird - Gas Station Manager/Operator: Warren Bird's documented employment as "manager & operator of local gas station" (1950 census) represents essential automotive service industry occupation. Gas station managers/operators:

- Managed retail fuel sales and automotive service operations
- Supervised employees and maintained business operations
- Provided essential services enabling automobile transportation
- Often owned or operated independent service stations
- Represented small business entrepreneurship in automotive service sector

Gas station management/operation represents automotive service infrastructure supporting the automobile-dependent suburban lifestyle. The position typically provided working-to-middle-class income sufficient for family homeownership and represented stable small business employment.

Harvey Wagar Employment Connection: Warren Bird's 1940 WWII draft registration documents employment by Harvey Wagar, suggesting Warren worked for Wagar before becoming gas station manager/operator by 1950. This employment progression might indicate Warren managed/operated Wagar's gas station or transitioned from employee to independent operator.

Criterion A - Social History:

Multi-Period Family Narratives:

Vincent Period - Tragic Circumstances (1931-1939): The Vincent ownership period embodies tragic circumstances:

- 76-year-old miller builds house for fresh start with second wife
- Dies shortly after completion, never enjoying retirement home
- Widow Verona maintains ownership but moves to Pittsford
- Verona dies March 1939 at Methodist Old People's Home in Chelsea
- House transitions to Bird family following Verona's death

Bird Period - Extraordinary Stability (1939-1996, 57 years): The Bird family's 57-year ownership represents exceptional residential stability:

- Warren and Elizabeth purchase house c. 1939 as young family
- Family with children documented 1950 census
- Continuous residence 1940-1996 (56+ years documented, 57 total)
- Warren's career as gas station manager/operator spans decades
- Family raised children through 1940s-1960s
- Warren continued residence through widowhood (Elizabeth pre-deceased him)
- Warren died May 1996 after 57 years in home

World War II Era Documentation: Warren Bird's October 16, 1940 WWII draft registration provides documentation of property ownership during the period immediately preceding American entry into World War II. The registration confirms residence, marriage to Elizabeth, and employment by Harvey Wagar.

Widow Circumstances - Both Families: The property's connection to two widows (Verona Vincent 1931-1939 maintaining ownership after John's death, and Warren Bird likely as widower in later years after Elizabeth's death) demonstrates the property's role across different life circumstances and family transitions.

Working-Class Long-Term Homeownership: The Bird family's 57-year continuous ownership represents working-class homeownership achievement and maintenance across nearly six decades, demonstrating economic stability that gas station management/operation provided and the deep community roots that long-term residence enabled.

Integrity Assessment:

Location: Complete integrity - remains on original Lot 96 since 1931

Design: Good integrity - Cape Cod form, dormers, symmetrical organization intact despite material alterations

Materials: Diminished integrity - aluminum siding and window replacements, but form preserved

Workmanship: Fair integrity - original construction quality enabling 90+ years continuous use

Setting: Excellent integrity - Van Riper Subdivision No. 1 location, established neighborhood character

Feeling: Good integrity - conveys early-1930s Cape Cod residential character despite alterations

Association: Exceptional integrity - extraordinary 65-year documentation through three ownership periods, flour miller original owner, gas station manager 57-year ownership

However, material alterations (aluminum siding, window replacements) diminish architectural integrity. Individual eligibility would require emphasis on exceptional documentation, human interest narrative, and associative significance transcending material changes.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District, with notation of POTENTIAL INDIVIDUAL ELIGIBILITY based on exceptional multi-period documentation and poignant historical narratives.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0096_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29047 Evergreen				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0097_000 Lots 97 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0937265	Long: -83.2818103			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1952
Architectural Style	Ranch
Building Form	1-Story rectilinear building
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacement
Window Type	Picture/ Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1952-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Vinyl Siding	Moved ☐	Date(s):			
Current/Common Name	29047 Evergreen						
Historic/Original Owner	Manore Family						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor							

Survey Date	15 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence presents as a single-story ranch house that exemplifies the post-war suburban residential architecture that emerged during the early 1950s, representing the continued residential growth that demonstrated the sustained success of Henry Ford's Village Industries model in Flat Rock during the post-war suburban expansion. The building exhibits a rectangular primary mass with a side-gabled roof configuration that emphasizes the characteristic horizontal profile that had become synonymous with modern suburban living during the post-war period. A distinctive front-facing gabled projection creates architectural interest and provides additional interior space while maintaining the ranch house's ground-hugging appearance. The structure demonstrates the streamlined, contemporary residential architecture that attracted families to Flat Rock as the community established its role as a stable suburban-industrial center following World War II.

Roof System

The building features a side-gabled main roof with a prominent front-facing gabled projection that creates visual interest and architectural definition while maintaining the low profile characteristic of ranch house construction during the early 1950s. The roof is constructed with asphalt shingles that provide practical weather protection while reflecting the construction standards that had evolved to serve Flat Rock's growing suburban workforce during the post-war period. The front-facing gable contains decorative elements including what appears to be horizontal siding or louvers that add textural interest and demonstrate the architectural refinements that characterized quality ranch house construction during this period.

Wall Cladding and Materials

The exterior walls are clad in a light blue-gray color horizontal vinyl siding that reflects the contemporary color preferences and suburban residential styling that characterized ranch house construction during the early 1950s. The consistent material treatment across all wall surfaces demonstrates the simplified construction approaches that made ranch houses attractive to suburban residents while reflecting the construction standards that had evolved to serve Flat Rock's post-war workforce.

Fenestration

The window arrangement demonstrates the characteristic ranch house emphasis on horizontal compositions and abundant natural light, designed to create functional interior spaces while maintaining strong visual connections to the surrounding suburban landscape. The front facade features a large picture window that appears to be a prominent horizontal glazing unit, following ranch tradition of maximizing views and creating strong interior-exterior connections. Additional windows appear to be double-hung sash units arranged to provide natural illumination while reflecting the open planning concepts that made ranch houses attractive to post-war families seeking modern living arrangements.

Entrance Features

The main entrance is positioned within or adjacent to the front-facing gabled projection, creating architectural emphasis while maintaining the informal accessibility that characterized ranch house design. The entrance appears to be accessed by concrete steps that lead to a small landing area, following the practical approach to residential access typical of ranch house construction during the early 1950s. The entrance configuration reflects the balance between functional requirements and architectural character that distinguished well-designed ranch houses during the mature development of the style.

Landscape and Site Features

The property exhibits well-developed suburban landscape characteristics with a maintained front lawn that provides generous setback from Evergreen Street, allowing the building's horizontal massing and architectural details to be appreciated within the residential context. Decorative stone retaining walls and foundation elements create landscape definition while adding visual interest that complements the building's contemporary styling. A concrete walkway provides pedestrian access while reflecting the suburban infrastructure that accompanied residential development serving Flat Rock's workforce during the post-war period.

Accessory Resources

The property appears to include residential infrastructure that supports suburban living, with what appears to be a detached garage or outbuilding visible in the background that provides the automobile accommodation that had become essential to suburban residential function by the early 1950s. The site organization reflects the

integration of house, landscape, and vehicular accommodation that characterized quality suburban construction serving Flat Rock's industrial workforce during the post-war period.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Ella Manore resided at 29047 Evergreen St. from 1953 through 1957.[1] Ms. Ada Carter resided at 29047 Evergreen from 1959 through 1971.[2] Gregory David Cummings resided at 29047 Evergreen St. from 1986 through 2000.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29047 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the post-war residential development that demonstrated the continued success of Henry Ford's Village Industries model and the community's participation in national trends toward Ranch house architecture during the Late Period of Significance (1920-1972).

This 1952 Ranch house represents the post-war suburban expansion that demonstrated the continued success of Henry Ford's Village Industries model in attracting and retaining residents in Flat Rock during the crucial decade following World War II. The property embodies the residential development that emerged during the post-war period when families sought modern housing that reflected contemporary lifestyle preferences while maintaining access to the stable industrial employment that continuing industrial operations provided. **The dwelling reflects the housing solutions that served Flat Rock's workforce during 1952, when the community was participating in national trends toward Ranch house architecture while maintaining its role as a stable suburban-industrial center that had evolved from Henry Ford's Village Industries foundation established three decades earlier.**

The adoption of Ranch house design with architectural refinements including the front-facing gabled projection demonstrates how Flat Rock residents embraced modern residential architecture while investing in quality construction that reflected the prosperity that the community's industrial foundation provided. The property represents the residential modernization that characterized Flat Rock's continued evolution during the post-war period, showing how the community's industrial success enabled residents to invest in contemporary housing types that reflected changing family lifestyles and post-war suburban ideals. **The 1952 construction date places this property within the important post-war modernization phase of Flat Rock's Late Period of Significance, when the community's industrial success enabled residents to participate in national trends toward Ranch house architecture while maintaining the employment stability that sustained community prosperity.**

The dwelling reflects the housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established employment opportunities that attracted workers who sought modern residential accommodations within commuting distance of industrial facilities. The Ranch house design provided the informal, family-oriented living arrangements that appealed to post-war families while offering the single-story convenience and contemporary architectural character that reflected modern residential preferences during the early 1950s.

Evaluation of Integrity

[1] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; **ALSO**, Michigan Bell Telephone Company, Wyandotte Telephone Directory Followed by Flat Rock, New Boston, Rockwood and Romulus (Trenton, Mich: Michigan Bell Telephone Company, **October 1957**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multivolume) for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as part of Flat Rock's Ranch house development during the post-war phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that developed during Flat Rock's Late Period expansion. The suburban setting preserves the community planning patterns that characterized post-war residential development and maintains the residential context that supported Ranch house construction serving the industrial workforce.

Design: The property exhibits excellent design integrity in its fundamental Ranch house characteristics, including the single-story massing, side-gabled roof with front-facing gabled projection, horizontal emphasis, and contemporary residential styling that distinguished quality suburban construction during the early 1950s. **The building maintains the essential Ranch house design characteristics that made it representative of early 1950s residential modernization in Flat Rock, demonstrating the architectural preferences that attracted families to the community during the post-war period.**

Materials: The building appears to have vinyl replacement siding and updated replacement windows.

Workmanship: The Ranch house construction with architectural refinements demonstrates the building techniques that had evolved to serve Flat Rock's workforce during the early post-war period, reflecting construction standards appropriate to quality suburban development that supported the community's continued industrial success.

Setting: The suburban residential context with developed landscaping maintains the community character that emerged during the post-war phase of Flat Rock's transformation. **The setting demonstrates the community's successful suburban character that emerged from the employment stability provided by Henry Ford's Village Industries and subsequent industrial development.**

Feeling and Association: The property conveys the post-war suburban character that characterized Flat Rock's residential modernization during the 1950s, maintaining associative connections to the community's embrace of contemporary residential architecture while preserving its industrial employment foundation.

Ranch House Development and Post-War Community Growth

The property's role in representing the post-war Ranch house development that characterized Flat Rock's suburban modernization makes it a valuable contributor to the district's ability to convey the full range of residential development that emerged from the community's sustained industrial prosperity. The building demonstrates how Flat Rock residents participated in national architectural trends while maintaining their connection to the industrial employment that sustained the community throughout the Late Period of Significance. The architectural refinements including the front-facing gabled projection reflect the quality construction and design sophistication that the community's industrial foundation enabled during the early 1950s.

The 1952 construction demonstrates the residential development that continued to serve workers attracted by the employment opportunities created through Henry Ford's Village Industries program and subsequent industrial expansion, showing how the community's industrial foundation enabled residents to invest in modern housing that reflected changing lifestyle preferences and contemporary architectural character during the post-war period.

The property at 29047 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the post-war residential development that demonstrated Flat Rock's continued success as a suburban-industrial community and residents' embrace of modern Ranch house architecture with architectural refinements during the Late Period of Significance. The building maintains excellent integrity to convey its historical significance and contributes to the district's representation of the community's evolution throughout the post-war period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0097_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29065 Evergreen [532 Evergreen]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0098_000 Lots 98 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0935438		Long: -83.2818092		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1925	
Architectural Style	Colonial Revival	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled w/dormers	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Shingles & Vinyl Siding	
Foundation Materials	Concrete Block	
Window Materials	Replacement Vinyl	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development;
Period(s) of Significance	1920-1975 (Late Period of Significance)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☐ Workmanship ☒ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☐ Altered ☒ Siding/Windows Moved ☐ Date(s):
Historic Name	Peternell House
Current/Common Name	29065 Evergreen
Historic/Original Owner	William & Eveline Peternell
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown

Survey Date	15 Sep 2025	Recorded By	Lesley Gilllland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence presents as a one-and-one-half story Colonial Revival house with Cape Cod influences that exemplifies the traditional residential architecture of the mid-1920s, representing the early phase of residential development that responded to Henry Ford's establishment of the Village Industries program in Flat Rock. The building exhibits the characteristic compact, rectangular massing with a side-gabled roof configuration that creates the formal, traditional appearance that defined Colonial Revival design during this period. A substantial addition extends from the rear of the original structure, creating additional living space while maintaining the building's essential traditional character. The structure demonstrates the substantial, middle-class residential architecture that attracted families to Flat Rock during the initial years following Ford's Headlamp Plant establishment in 1922, reflecting the housing preferences that served skilled workers, supervisory personnel, and their families drawn to the community's new industrial opportunities.

The building features a side-gabled main roof constructed with asphalt shingles in a medium gray color that provides visual weight and traditional character appropriate to the Colonial Revival style. Multiple gabled dormers project from the roof slopes, providing natural light and usable space for upper-level rooms while maintaining the building's efficient use of space that characterized residential construction during the 1920s. The dormers appear to include both original elements and possible later additions that reflect the building's evolution over time while maintaining compatibility with the traditional styling. A substantial brick chimney rises from the roof, serving both functional heating requirements and providing vertical accent that reinforces the traditional character.

The exterior walls demonstrate a sophisticated combination of materials that reflects the quality construction standards and architectural preferences that characterized residential development serving Flat Rock's emerging industrial workforce during the mid-1920s. The upper portions of the building are clad in wood shingles painted in a dark color that creates the traditional New England colonial appearance valued in Colonial Revival design. The lower portions appear to feature different material treatment that may reflect either original design variation or subsequent modifications. This material combination creates visual interest and demonstrates the construction approaches that characterized quality residential development during the early phase of the Late Period of Significance.

The window arrangement demonstrates the characteristic Colonial Revival emphasis on symmetrical compositions and traditional proportions, designed to create visual balance while serving the functional requirements of the expanded floor plan. The windows appear to be double-hung sash units arranged in various configurations that reflect both original design and possible subsequent modifications to serve evolving family needs. A prominent enclosed porch or sunroom addition features extensive glazing that creates strong visual connection to the surrounding landscape while providing additional interior space. The fenestration pattern reflects the adaptation of colonial design principles for early 20th-century family living while maintaining traditional architectural character.

The main entrance appears to be positioned to maintain Colonial Revival tradition while accommodating the building's evolution and additions over time. The entrance configuration includes what appears to be a small covered entry area that provides weather protection while maintaining the traditional character that distinguished Colonial Revival houses from more informal residential styles. The entrance treatment reflects the formal character that appealed to families seeking substantial housing that reflected their professional status within the emerging suburban-industrial community.

The building incorporates substantial additions that demonstrate the evolution of the property to serve changing family needs while maintaining compatibility with the original traditional styling. A large enclosed porch or sunroom addition creates additional living space and demonstrates the indoor-outdoor integration that became valued in residential design. These modifications reflect the prosperity and stability that enabled residents to invest in property improvements while preserving the essential character that connected the building to its Colonial Revival heritage.

The property exhibits sophisticated suburban landscape characteristics with carefully developed stone retaining walls and ornamental plantings that create an elaborate landscape design reflecting substantial investment in property enhancement. The front yard includes maintained lawn areas and specimen plantings that provide landscape framework while demonstrating the maturation and prosperity that has characterized

the property's development over nearly a century. The landscape improvements reflect the continuing investment that has enhanced the property's suburban residential character.

The property includes well-developed site improvements and infrastructure that support suburban residential function while reflecting the evolution of the property over time. The overall site organization demonstrates the continuing residential investment that has maintained and enhanced the property's character throughout multiple decades of community development.

This 1.5 story, single family residence with matching single car garage is situated on Lot 98 in the Van Riper Sub. No. 1 and in 1941, the address was 29065 Evergreen St.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, William & Evaline Peternell were living at 532 Evergreen St., and William was employed as a Farmer for Sugar Beet Farm.[2] IN 1931, William Peternell owned lot 98 and the residence 29065 Evergreen.[3] In 1939, William & Evaline Peternell and family were living at 29065 Evergreen.[4] In 1940, William & Evaline Peternell and son were living at 29065 Evergreen St., and William was employed as a janitor for bank.[5] Willilam Peternell died on 10 March 1947.[6] In 1950, Evaline Peternell and Irving, her son resided at 29065 Evergreen; and Irving worked as a fieldman for a sugar beet farm.[7] Mr. Irving Peternell resided at 29065 Evergreen from 1959 through his death on 16 November 1971.[8]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29065 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the early residential development that responded to Henry Ford's establishment of the Village Industries Headlamp Plant and demonstrated the immediate success of the Village Industries model in attracting skilled workers and their families to Flat Rock during the initial phase of the Late Period of Significance (1920-1972).

Historical Significance Under Criterion A: Event

This 1925 Colonial Revival house represents the early residential development that demonstrated the immediate success of Henry Ford's Village Industries model in transforming Flat Rock from a rural agricultural community into an emerging suburban-industrial center. The property embodies the residential construction that served the skilled workforce attracted by the employment opportunities created through the Headlamp Plant establishment in December 1922, showing how the community responded to industrial development

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 217 (stamped), enumeration district (ED) 82-880, sheet 1A, dwelling 6, family 6, William & Evaline Peternell; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : accessed 27 July 2025), FHL# 004951268, Image 439 of 1148; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 118, entry for William Peternell; original records held by Brownstown Township Historical Society.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2A, dwelling 27, for William & Evaline Peternell and son ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZ3?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 7 of 1034; United States. National Archives and Records Administration.

[6] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7Y-MTP : Thu Mar 07 09:11:47 UTC 2024), Entry for William Peternell and Gotlieb Peternell, 10 Mar 1947.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 43, dwelling 457, for Evaline Peternell and son Irving; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 44 of 58; United States. National Archives and Records Administration.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multivolume) for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library; **ALSO**, Michigan Department of Vital and Health Records. *Michigan, U.S., Death Index, 1971-1996* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 1998.

through quality housing construction that reflected middle-class aspirations and traditional architectural preferences. **The dwelling reflects the housing solutions that served Flat Rock's emerging industrial workforce during 1925, just three years after Henry Ford's Village Industries program had initiated the community's transformation and when the success of the industrial model was attracting skilled workers and supervisory personnel who sought substantial residential accommodations that reflected traditional architectural values and professional status.**

The adoption of Colonial Revival design demonstrates how Flat Rock's early residential development embraced established architectural forms that conveyed stability, traditional values, and middle-class respectability while serving the families attracted by the employment opportunities that Ford's Village Industries program had created. The property represents the initial residential investment that characterized Flat Rock's evolution during the early phase of the Late Period of Significance, showing how the community's industrial foundation immediately enabled residents to invest in quality housing that reflected traditional architectural preferences and social aspirations. **The 1925 construction date places this property within the crucial early phase of the Late Period of Significance, when Flat Rock was demonstrating the success of Henry Ford's Village Industries model through residential development that attracted and retained the skilled workforce necessary for industrial operations.**

The dwelling reflects the housing demand created by Henry Ford's Village Industries program, which had established employment opportunities that attracted workers who sought substantial residential accommodations that reflected their professional status and family aspirations within the emerging suburban-industrial community. The Colonial Revival design provided the formal, traditional character that appealed to skilled workers and supervisory personnel while offering the space and amenities that reflected the prosperity that industrial employment provided during the mid-1920s.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as part of Flat Rock's early residential development responding to Henry Ford's Village Industries program during the initial phase of the Late Period of Significance, despite modifications that reflect the building's evolution over time.

Location and Setting: The house retains its original location on Evergreen Street within the residential area that developed during the early phase of Flat Rock's transformation following the Headlamp Plant establishment. The suburban setting with sophisticated landscaping preserves the community planning patterns that characterized the initial suburban-industrial development while demonstrating the property's continued enhancement over time.

Design: The property exhibits good design integrity in its Colonial Revival characteristics, including the one-and-one-half story massing, side-gabled roof, traditional proportions, and formal composition that distinguished quality residential construction during the mid-1920s, despite additions that reflect the building's evolution. **The building maintains the essential Colonial Revival design characteristics that made it representative of the substantial residential architecture that served Flat Rock's skilled workforce during the early phase of the Late Period of Significance.**

Materials: The building appears to maintain its distinctive material character with wood shingle construction and traditional architectural elements, though some materials may have been updated over time. The essential material qualities continue to convey the traditional character and construction approaches that characterized quality residential development during the mid-1920s.

Workmanship: The Colonial Revival construction and architectural details demonstrate the building techniques that had evolved to serve middle-class families attracted by Ford's Village Industries program, with evidence of both original craftsmanship and subsequent improvements that reflect the property's continuing enhancement.

Setting: The suburban residential context with sophisticated landscape development maintains and enhances the community character that emerged during the early phase of Flat Rock's transformation from rural agricultural settlement to suburban-industrial center. **The setting demonstrates the early suburban character that represented the initial success of Henry Ford's Village Industries model while reflecting the continuing prosperity that enabled property enhancement.**

Feeling and Association: The property conveys the early suburban-industrial character that characterized Flat Rock's residential development during the mid-1920s, maintaining associative connections to the community's initial transformation through Henry Ford's Village Industries program while demonstrating the continuing prosperity that enabled property improvement and enhancement over time.

Colonial Revival Development and Early Industrial Success

The property's role in representing the early residential response to Henry Ford's Village Industries program makes it a valuable contributor to the district's ability to convey the immediate success of the industrial transformation that initiated the Late Period of Significance. The building demonstrates how Flat Rock attracted skilled workers and their families through quality residential development that reflected traditional architectural values and middle-class aspirations while supporting the industrial operations that defined the community's new character. The continuing property enhancement demonstrates the long-term prosperity and stability that the Village Industries model provided.

The Colonial Revival design reflects the architectural preferences of skilled workers and supervisory personnel who were attracted by the employment opportunities that Ford's Village Industries program provided, showing how the community's early residential development served families who sought substantial housing that reflected their professional status and preference for traditional architectural character within the emerging suburban-industrial community.

The property at 29065 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the early residential development that demonstrated the immediate success of Henry Ford's Village Industries model in attracting skilled workers and transforming Flat Rock from rural agricultural community to emerging suburban-industrial center during the initial phase of the Late Period of Significance (1920-1972). The building maintains good integrity despite modifications and contributes to the district's representation of the community's early transformation through industrial development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0098_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29115 Evergreen				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0100_000 Lots 100 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0933149	Long: -83.2818066			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1926	
Architectural Style	Bungalow (catalog likely)	
Building Form	1.5 story rectilinear	
Roof Form	Side gabled	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Double hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 garage detached	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning & Development; Industry, Social History					
Period(s) of Significance	1926-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29115 Evergreen					
Historic/Original Owner	Lee & Linwood Parshall					
Historic Building Use	Single family residence					
Current Building Use	Single family residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	24 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence presents as a one-and-one-half story bungalow that exemplifies the popular residential architecture of the mid-1920s, representing the early phase of residential development that responded to Henry Ford's establishment of the Village Industries program in Flat Rock. The building exhibits the characteristic rectangular massing with a side-gabled roof configuration and prominent front-facing gabled dormer that creates the informal, welcoming appearance that defined bungalow design during this period. A substantial covered front porch extends across much of the facade, creating outdoor living space and the horizontal emphasis that characterized bungalow architecture. The structure demonstrates the practical, middle-class residential architecture that attracted families to Flat Rock during the initial years following Ford's Headlamp Plant establishment in 1922, reflecting the housing preferences that served skilled workers and their families drawn to the community's new industrial opportunities.

The building exhibits several characteristics that suggest it may be a catalog kit home from companies such as Sears, Montgomery Ward, or other mail-order suppliers that were popular during the 1920s. The standardized proportions, straightforward construction details, and efficient floor plan organization reflect the design principles that characterized catalog homes during this period. The combination of practical bungalow styling with simplified construction methods suggests the economical building approaches that made catalog homes attractive to middle-class families seeking quality housing at reasonable cost. The architectural details and overall composition are consistent with catalog home designs that were widely available during the mid-1920s and would have appealed to Flat Rock's emerging workforce.

The building features a side-gabled main roof with a prominent front-facing gabled dormer that provides natural light and usable space for upper-level rooms while creating architectural interest and the informal character valued in bungalow design. The roof is constructed with asphalt shingles that provide practical weather protection while reflecting the construction standards of the mid-1920s. A brick chimney rises from the roof, serving both functional heating requirements and providing vertical accent that balances the horizontal emphasis of the bungalow design. The roof configuration demonstrates the efficient use of space and straightforward construction that characterized both bungalow architecture and catalog home design during this period.

The exterior walls are clad in light colored vinyl siding. The consistent material treatment across all wall surfaces demonstrates the simplified construction approaches that characterized both bungalow architecture and catalog home construction, making quality residential design accessible to middle-class families.

The window arrangement demonstrates the characteristic bungalow emphasis on natural light and informal compositions, designed to create comfortable interior spaces while maintaining visual connection to the surrounding neighborhood. The windows appear to be double-hung sash units with dark shutters that provide color contrast and enhance the traditional residential character. The front dormer contains windows that maximize natural light for upper-level spaces while maintaining the proportions and styling appropriate to bungalow design. The fenestration pattern reflects the practical considerations that characterized both bungalow architecture and catalog home design during the mid-1920s.

The main entrance is positioned within the covered front porch that extends across a significant portion of the facade, creating the welcoming outdoor living space that defined bungalow architecture. The porch is supported by columns that appear to be simplified classical elements, reflecting the accessible interpretation of architectural traditions that characterized bungalow design. The porch railing and trim elements demonstrate the practical construction details that made bungalows attractive to middle-class families while providing the architectural character that distinguished quality residential construction from more modest housing options.

The property exhibits mature suburban landscape characteristics with maintained lawn areas and foundation plantings that integrate the building with its residential setting.

This one-story, single family residence with matching single car garage is situated on Lot 100 in the Van Riper Sub. No. 1 and in 1941, the address was 29115 Evergreen St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Lee & Linwood Parshell were living at 522 Evergreen St., and Lee was employed as a Fireman for the Railroad.[2] Lee Parshall owned lot 100 in Van Riper Sub No. 1 in 1939.[3]

In 1939, Harvey & May Sites were living at 29115 Evergreen.[4] In 1940, William & Mary Sites were living at 29115 Evergreen St., and William was employed as a car inspector for the steam railroad.[5] In 1942, Otto Brick owned lot 100 in the Van Riper Sub. No. 1.[6]

In 1950, Marley A. & Lilly Kelley resided at 29115 Evergreen; and Marley worked as locamotive engineer at the railroad.[7]

"Lou Simpson my second grade teacher resided here with her husband and daughter Diane, in the 50's.There was a field next to their house at that time."[8] In 1953, Roy Simpson resided at 29115 Evergreen St.[9] In 1971, Roy Simpson resided at 29115 Evergreen St.[10]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29115 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the early residential development that responded to Henry Ford's establishment of the Village Industries Headlamp Plant and its potential significance as a catalog kit home that demonstrated the accessible housing solutions available to Flat Rock's emerging industrial workforce during the initial phase of the Late Period of Significance (1922-1972).

Historical Significance Under Criterion A: Event

This 1926 Bungalow represents the early residential development that demonstrated the immediate success of Henry Ford's Village Industries model in transforming Flat Rock from a rural agricultural community into an emerging suburban-industrial center. The property embodies the residential construction that served the skilled and semi-skilled workforce attracted by the employment opportunities created through the Headlamp Plant establishment in December 1922, showing how the community responded to industrial development through accessible housing construction that reflected middle-class aspirations and practical architectural preferences. **The dwelling reflects the housing solutions that served Flat Rock's emerging industrial workforce during 1926, four years after Henry Ford's Village Industries program had initiated the community's transformation and when the success of the industrial model was attracting workers who sought quality residential accommodations that combined architectural character with economic accessibility.**

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[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 217 (stamped), enumeration district (ED) 82-880, sheet 1A, dwelling 6, family 6,Lee & Linwood Parshall ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : accessed 27 July 2025), FHL# 004951268 Image 439 of 1148; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 191, entry for Lee Parshell; original records held by Brownstown Township Historical Society.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2A, dwelling 26, family ,William & Mary Sites ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZ3?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79; accessed 27 July 2025), FHL# 005461710 Image 7 of 1034; United States. National Archives and Records Administration.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision, vol. 3, pg. 630, entry for Otto Brick; original records held by Brownstown Township Historical Society.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 78, dwelling 464, for Marley A. & Lilly Kelley; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 56 of 58; United States. National Archives and Records Administration.

[8] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

[9] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[10] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The potential identification of this building as a catalog kit home adds additional historical significance, as it would represent the mass-produced housing solutions that enabled rapid residential development in emerging suburban-industrial communities during the 1920s. Catalog homes provided architectural quality and construction efficiency that made homeownership accessible to skilled and semi-skilled workers, demonstrating the democratization of quality housing design that characterized American residential development during this period. **The 1926 construction date places this property within the crucial early phase of the Late Period of Significance, when Flat Rock was demonstrating the success of Henry Ford's Village Industries model through residential development that provided accessible housing solutions for the diverse workforce necessary for industrial operations.**

The dwelling reflects the housing demand created by Henry Ford's Village Industries program, which had established employment opportunities that attracted workers who sought practical residential accommodations that combined architectural character with affordability within the emerging suburban-industrial community. The bungalow design provided the informal, family-oriented living arrangements that appealed to middle-class families while offering the architectural character and modern conveniences that reflected contemporary residential preferences during the mid-1920s.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as part of Flat Rock's early residential development responding to Henry Ford's Village Industries program during the initial phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Evergreen Street within the residential area that developed during the early phase of Flat Rock's transformation following the Headlamp Plant establishment. The suburban setting preserves the community planning patterns that characterized the initial suburban-industrial development while maintaining the residential context that supported diverse housing types.

Design: The property exhibits good design integrity in its bungalow characteristics, including the one-and-one-half story massing, side-gabled roof with front dormer, covered front porch, and horizontal emphasis that distinguished quality residential construction during the mid-1920s. **The building maintains the essential bungalow design characteristics that made it representative of the accessible residential architecture that served Flat Rock's emerging workforce, with potential additional significance as a catalog home that demonstrated mass-produced housing solutions during the early phase of the Late Period of Significance.**

Materials: The building maintains its wood siding construction and traditional architectural elements that demonstrate the construction approaches that characterized bungalow development during the mid-1920s. The materials preserve the honest expression of construction and practical character that reflected the standards appropriate to housing that served Flat Rock's diverse workforce.

Workmanship: The bungalow construction demonstrates the building techniques that had evolved to serve middle-class families attracted by Ford's Village Industries program, reflecting construction standards that balanced quality with accessibility during the early phase of industrial development.

Setting: The suburban residential context maintains the community character that emerged during the early phase of Flat Rock's transformation from rural agricultural settlement to suburban-industrial center. **The setting demonstrates the early suburban character that represented the initial success of Henry Ford's Village Industries model in attracting diverse workers and their families to the community.**

Feeling and Association: The property conveys the early suburban-industrial character that characterized Flat Rock's residential development during the mid-1920s, maintaining associative connections to the community's initial transformation through Henry Ford's Village Industries program while preserving its connection to the accessible housing solutions that served the emerging workforce.

The property's role in representing the early residential response to Henry Ford's Village Industries program makes it a valuable contributor to the district's ability to convey the accessible housing solutions that enabled rapid community development during the initial phase of the Late Period of Significance. The building demonstrates how Flat Rock attracted diverse workers through practical residential development that combined architectural character with economic accessibility while supporting the industrial operations that defined the community's new character. If confirmed as a catalog home, the property would provide additional

significance as an example of the mass-produced housing solutions that enabled rapid suburban development during the 1920s.

The bungalow design reflects the architectural preferences of skilled and semi-skilled workers who were attracted by the employment opportunities that Ford's Village Industries program provided, showing how the community's early residential development served families who sought quality housing that balanced architectural character with practical accessibility within the emerging suburban-industrial community.

The property at 29115 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the early residential development that demonstrated the immediate success of Henry Ford's Village Industries model and its potential significance as a catalog kit home that provided accessible housing solutions for Flat Rock's emerging industrial workforce during the initial phase of the Late Period of Significance (1920-1972). The building maintains good integrity and contributes to the district's representation of the community's early transformation through industrial development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0100_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29123 Evergreen				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0101_000 Lots 101 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0931776		Long: -83.2818053		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1943
Architectural Style	Minimal Traditional
Building Form	1.5 story rectilinear
Roof Form	Front dormer, side gable
Roof Materials	asphalt
Exterior Wall Materials	Brick Veneer
Foundation Materials	Brick
Window Materials	Wood
Window Type	Double hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 detached garage; 1 shed

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning & Development; Industry, Social History						
Period(s) of Significance	1941-1975(Late period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29123 Evergreen						
Historic/Original Owner	Joseph & Bertha Mayette						
Historic Building Use	Single family residence						
Current Building Use	Single family residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	25 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence presents as a one-and-one-half story minimal traditional house that exemplifies the streamlined residential architecture of the early 1940s, representing the pre-war residential development that served Flat Rock's growing suburban-industrial community during the mature phase of the Late Period of Significance. The building exhibits a compact, rectangular massing with a front-facing gabled roof configuration that creates the simplified, efficient appearance that defined minimal traditional design during this period. A distinctive combination of brick and white siding materials creates visual interest while demonstrating the material economy that characterized wartime construction considerations. The structure demonstrates the practical, economical residential architecture that attracted families to Flat Rock who sought quality housing during the pre-war period when material conservation and construction efficiency had become important considerations.

The building exhibits characteristics that suggest it may be a catalog kit home, though the catalog home industry had significantly declined by 1941 from its 1920s peak. The standardized proportions, efficient floor plan organization, and combination of materials reflect design principles that characterized later catalog homes adapted for pre-war construction considerations. The minimal traditional styling with its emphasis on functional efficiency over decorative elements aligns with catalog home design philosophy during the early 1940s, when remaining companies focused on providing practical housing solutions that maximized value while accommodating material availability constraints and construction efficiency requirements.

The building features a front-facing gabled main roof constructed with asphalt shingles that provides practical weather protection while maintaining the simplified rooflines that characterized minimal traditional construction during the early 1940s. The roof exhibits minimal eaves and straightforward construction details that reflect both the material conservation considerations of pre-war building and the economic efficiency that influenced residential development serving Flat Rock's industrial workforce. A brick chimney rises from the roof, serving functional heating requirements while providing vertical accent that balances the building's horizontal emphasis.

The exterior walls demonstrate a sophisticated combination of materials that reflects both aesthetic preferences and practical construction considerations of the early 1940s. The primary walls feature red brick construction that provides substantial appearance, durability, and the honest expression of materials valued in quality residential construction. A distinctive white-painted gabled section creates visual contrast and architectural interest while potentially reflecting either original design variation or the use of different materials for economic efficiency. This material combination demonstrates the construction approaches that characterized residential development during the pre-war period, when builders sought to balance quality appearance with material economy and construction efficiency.

The window arrangement demonstrates the functional approach to fenestration that characterized minimal traditional design during the early 1940s, with double-hung sash units arranged to provide adequate natural light while minimizing construction complexity and material requirements. The windows appear to be arranged in symmetrical patterns that reflect the orderly, efficient design principles valued in minimal traditional architecture. The fenestration pattern demonstrates the practical considerations that characterized housing designed to serve working families seeking quality residential accommodations that balanced architectural character with economic accessibility.

The main entrance is positioned centrally within a small covered entry area that provides weather protection while maintaining the simplified construction approaches that characterized minimal traditional design during the early 1940s. The entrance configuration includes concrete steps that lead to the entry, demonstrating the practical solutions that characterized residential construction during this period. The entrance treatment reflects the balance between functional requirements and simplified architectural character that distinguished minimal traditional houses from more elaborate residential styles.

The property exhibits well-maintained suburban landscape characteristics with a front lawn that provides appropriate setback from Evergreen Street while allowing the building's architectural character to be appreciated within the residential context. Decorative landscape elements and mature plantings integrate the building with its suburban setting while reflecting contemporary landscape preferences. The site organization demonstrates the efficient land use and practical development patterns that characterized residential construction serving Flat Rock's workforce during the early 1940s.

The property appears to include basic residential infrastructure that supports suburban function while reflecting the simplified development approaches that characterized pre-war construction. The overall site organization demonstrates the efficient planning and modest scale that characterized residential development during the challenging pre-war period when economic considerations influenced all aspects of suburban construction.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Joseph & Bertha Mayette and their children resided at 29123 Evergreen; and Joseph worked as the manager & operator of a local variety store.[1] In 1953, Joseph Mayette resided at 29123 Evergreen St.[2] "The Mayette family lived here in the late forties and fifties and they also owned the dime store on Telegraph Road."[3] In 1971, Joseph Mayette resided at 29123 Evergreen St.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1941 minimal traditional house represents the pre-war residential development that demonstrated the continued success of Henry Ford's Village Industries model in attracting and retaining residents in Flat Rock despite the challenging economic and material conditions that characterized the early 1940s. The property embodies the residential construction that served families attracted by the stable industrial employment that Flat Rock's established industrial base continued to provide during the pre-war period, when many communities experienced uncertainty due to approaching wartime conditions. The dwelling reflects the housing solutions that served Flat Rock's workforce during 1941, when the community had achieved mature suburban-industrial character and was providing accessible housing options that combined architectural quality with economic efficiency while maintaining the employment stability that attracted families seeking secure residential investment during the uncertain pre-war period.

The potential identification of this building as a catalog kit home adds historical significance, as it would represent the later phase of mass-produced housing solutions that continued to serve suburban communities during the early 1940s, when the catalog home industry had adapted to changing economic conditions and material availability. If confirmed as a catalog home, the property would demonstrate the persistence of accessible housing solutions that enabled homeownership for working families during a challenging period in American residential development. The 1941 construction date places this property within the mature pre-war phase of Flat Rock's Late Period of Significance, when the community had demonstrated nearly two decades of sustained growth following Henry Ford's Village Industries establishment and was continuing to provide housing solutions that served diverse economic needs while maintaining the suburban-industrial character that defined the community.

The dwelling reflects the continued housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established employment opportunities that attracted workers who sought practical residential accommodations that balanced architectural character with affordability within the established suburban-industrial community. The minimal traditional design provided the efficient, family-

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 43, dwelling 456, for Joseph & Bertha Mayette and children; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 44 of 58; United States. National Archives and Records Administration.

[2] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, November 1953); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[3] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

oriented living arrangements that appealed to working families while offering the modern conveniences and simplified maintenance that reflected wartime consideration for material and labor economy.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as part of Flat Rock's pre-war residential development during the mature phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that continued to develop throughout Flat Rock's Late Period evolution. The suburban setting preserves the community planning patterns that characterized pre-war residential development while maintaining the residential context that supported diverse housing types serving the industrial workforce.

Design: The property exhibits good design integrity in its minimal traditional characteristics, including the one-and-one-half story massing, front-facing gabled roof, material combination, and simplified construction details that distinguished economical residential construction during the early 1940s. The building maintains the essential minimal traditional design characteristics that made it representative of the pre-war residential architecture that served Flat Rock's workforce, with potential additional significance as a catalog home that demonstrated persistent accessible housing solutions during the challenging early 1940s.

Materials: The building maintains its distinctive combination of brick and siding materials that demonstrate the construction approaches that characterized pre-war residential development. The materials preserve the balance between quality appearance and economic efficiency that reflected the standards appropriate to housing that served working families during the challenging pre-war period.

Workmanship: The minimal traditional construction demonstrates the building techniques that had evolved to serve Flat Rock's workforce during the pre-war phase of the Late Period of Significance, reflecting construction standards that balanced quality with the economic and material considerations that influenced residential building during the early 1940s.

Setting: The suburban residential context maintains the community character that characterized Flat Rock's continued development during the challenging pre-war period. The setting demonstrates the stable suburban character that provided the foundation for continued housing investment despite the economic uncertainties that affected many communities during the early 1940s.

Feeling and Association: The property conveys the pre-war suburban character that characterized Flat Rock's continued residential development during the early 1940s, maintaining associative connections to the community's stability and persistence while preserving its connection to the industrial employment foundation that sustained housing demand throughout challenging periods.

Minimal Traditional Development and Pre-War Housing Solutions

The property's role in representing the pre-war residential development that demonstrated Flat Rock's continued stability and housing accessibility during the challenging early 1940s makes it a valuable contributor to the district's ability to convey the community resilience that emerged from the sustained success of Henry Ford's Village Industries model. The building demonstrates how Flat Rock continued to attract working families through practical residential development that balanced architectural character with economic efficiency while maintaining the community's suburban-industrial stability. If confirmed as a catalog home, the property would provide additional significance as an example of the persistence of accessible housing solutions during the later phase of the catalog home era.

The minimal traditional design reflects the practical housing preferences that characterized residential development during the pre-war period, showing how Flat Rock's building sector adapted to challenging conditions while maintaining the quality residential options that continued to serve the community's diverse workforce throughout the Late Period of Significance.

The property at 29123 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the pre-war residential development that demonstrated Flat Rock's continued success as a suburban-industrial community and its potential significance as a catalog kit home that provided accessible housing solutions during the mature phase of the Late Period of Significance (1922-1972). The building maintains good integrity and contributes to the district's representation of the community's persistence and adaptability throughout challenging periods.

For SHPO compliance, this property should be documented as a contributing resource that represents the pre-war resilience phase of the district's development, with additional research recommended to confirm potential

catalog home status that would enhance its significance as an example of persistent accessible housing solutions during the challenging early 1940s phase of the Late Period of Significance. The property exemplifies the practical housing solutions that served Flat Rock's workforce during the period when the community's established industrial foundation provided sufficient stability to sustain residential development despite the economic and material challenges that characterized the pre-war period, showing how the community's suburban-industrial character enabled continued growth throughout all phases of the Late Period of Significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0101_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29133 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0102_000 Lots 102 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093023		Long: -83.281900		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1926	
Architectural Style	Bungalow	
Building Form	1 Story Rectilinear	
Roof Form	Front Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding Replacement	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (Detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1926-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29133 Evergreen						
Historic/Original Owner	Levi & Marie Ritchie						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor							

Survey Date	15 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence presents as a single-story bungalow that exemplifies the popular residential architecture of the mid-1920s, representing the early phase of residential development that responded to Henry Ford's establishment of the Village Industries program in Flat Rock. The building exhibits the characteristic rectangular massing with a front-facing gabled roof configuration and prominent covered front porch that creates the informal, welcoming appearance that defined bungalow design during this period. The structure demonstrates the practical, middle-class residential architecture that attracted families to Flat Rock during the initial years following Ford's Headlamp Plant establishment in 1922, reflecting the housing preferences that served skilled workers and their families drawn to the community's new industrial opportunities. The building's proportions, construction details, and overall design composition strongly suggest it is a catalog kit home from the mid-1920s.

This building exhibits numerous characteristics that strongly indicate it is a catalog kit home from companies such as Sears, Montgomery Ward, Aladdin, or other mail-order suppliers that were at their peak during the 1920s. The standardized proportions, efficient floor plan organization, simplified construction details, and characteristic bungalow styling reflect the design principles that catalog home companies used to provide quality residential architecture at affordable prices. The front-facing gabled roof with prominent porch, the window arrangement, and the overall composition are consistent with popular catalog home models that were widely marketed during the mid-1920s. The building demonstrates the mass-produced housing solutions that enabled rapid residential development in emerging suburban-industrial communities while making homeownership accessible to skilled and semi-skilled workers.

The building features a front-facing gabled main roof constructed with asphalt shingles that creates the prominent, welcoming appearance characteristic of bungalow design and catalog home styling. The roof configuration includes exposed rafter ends and simple trim details that reflect the Arts and Crafts influences adapted for catalog home construction, providing architectural character through honest expression of construction elements rather than applied decoration. The roof design demonstrates the efficient use of materials and straightforward construction methods that made catalog homes economical while maintaining architectural quality appealing to middle-class families.

The exterior walls are clad in horizontal vinyl siding painted in a light color that reflects the traditional material choices and practical construction approaches that characterized both bungalow architecture and catalog home construction during the mid-1920s.

The window arrangement demonstrates the systematic approach to fenestration that characterized catalog home design, with double-hung sash windows arranged in patterns that balanced natural light requirements with construction efficiency and cost considerations. The windows appear to be standard sizes and configurations that were commonly available through catalog home suppliers, reflecting the economies of scale that made catalog homes affordable while maintaining architectural quality. These are likely replacement windows.

The prominent covered front porch extends across the front facade, creating the welcoming outdoor living space that was a signature feature of bungalow design and a popular element in catalog home marketing. The porch is supported by columns that appear to be simplified classical elements typical of catalog home construction, providing architectural character through standardized components that could be easily manufactured and shipped. The porch design demonstrates the balance between architectural quality and construction economy that made catalog homes attractive to middle-class families seeking both homeownership and residential character.

The building incorporates contemporary modifications including updated porch railings, steps, and foundation treatments that reflect the building's continuing residential use and maintenance over nearly a century. These updates demonstrate the adaptability of catalog home construction while preserving the essential architectural character that defines the building's historical significance.

This one-story, single-family residence with matching one-car garage is situated on Lot 102 in the Van Riper Sub. No. 1 and in 1941, the address was 29133 Evergreen St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Levi & Marie Ritchie were living at 512 Evergreen St., and Levi was employed as an Electrician for Residential Construction.[2] Levi Ritchie owned lot 102 inn the George Van Riper Sub. No. 2 in 1931.[3] In 1940, Levi & Marie Ritchie and family were living at 29133 Evergreen St., and Levi was employed as an electrician for local electrical business.[4] In 1950, Levi & Marie Ritchie and their children resided at 29133 Evergreen; and Levi worked as an electrician at the electric power plant.[5] The Ritchie Family resided at 29133 Evergreen from 1959 through 1971.[6]

"My grandparents Levi Oliver and Marie Ritchie resided here from 1930s until Marie's death on July 4, 1986. In the back yard there were many cherry trees and grape vines were plentiful. My parents William and Iris Ritchie resided in a basement apartment there after their 1944 marriage."[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29133 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the early residential development that responded to Henry Ford's establishment of the Village Industries Headlamp Plant and its significance as a catalog kit home that demonstrated the accessible housing solutions available to Flat Rock's emerging industrial workforce during the initial phase of the Late Period of Significance (1920-1975).

This 1926 catalog kit home represents the early residential development that demonstrated the immediate success of Henry Ford's Village Industries model in transforming Flat Rock from a rural agricultural community into an emerging suburban-industrial center through accessible housing solutions that enabled rapid community growth. The property embodies the mass-produced residential construction that served the skilled and semi-skilled workforce attracted by the employment opportunities created through the Headlamp Plant establishment in December 1922, showing how catalog homes provided practical housing solutions that combined architectural quality with economic accessibility. **The dwelling reflects the democratization of homeownership that served Flat Rock's emerging industrial workforce during 1926, four years after Henry Ford's Village Industries program had initiated the community's transformation and when catalog homes provided essential housing solutions that enabled rapid residential development for workers seeking quality residential accommodations at affordable prices.**

The significance of this property as a catalog kit home demonstrates the role of mass-produced housing in enabling rapid suburban development that supported industrial growth during the 1920s. Catalog homes represented a revolution in American residential construction, making quality architectural design and modern conveniences accessible to working families while enabling the rapid development of suburban communities that supported industrial expansion. **The 1926 construction date places this property within the crucial early phase of the Late Period of Significance, when Flat Rock was demonstrating the success of Henry Ford's Village Industries model through residential development that utilized innovative housing solutions, including catalog homes that provided accessible homeownership opportunities for the diverse workforce necessary for industrial operations.**

The dwelling reflects the housing demand created by Henry Ford's Village Industries program, which had established employment opportunities that attracted workers who sought practical residential accommodations that combined architectural quality with affordability within the emerging suburban-industrial community. The catalog home

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[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 217 (stamped), enumeration district (ED) 82-880, sheet 1A, dwelling 7, family 7,Levi & Marie Ritchie ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : accessed 27 July 2025), FHL# 004951268 Image 439 of 1148; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 118, entry for Levi Ritchie; original records held by Brownstown Township Historical Society.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2A, dwelling 25, for Levie & Marie Ritchie ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZ3?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 7 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 43, dwelling 455, for Levi & Marie Ritchie and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 44 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multivolume) for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

provided the efficient, family-oriented living arrangements that appealed to skilled and semi-skilled workers while offering the modern conveniences and architectural character that reflected contemporary residential preferences during the mid-1920s.

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as a catalog kit home that served Flat Rock's early residential development responding to Henry Ford's Village Industries program during the initial phase of the Late Period of Significance, despite contemporary updates that reflect the building's continuing residential use.

Location and Setting: The house retains its original location on Evergreen Street within the residential area that developed during the early phase of Flat Rock's transformation following the Headlamp Plant establishment. The suburban setting preserves the community planning patterns that characterized the initial suburban-industrial development while maintaining the residential context that supported catalog home construction.

Design: The property exhibits good design integrity in its bungalow characteristics, including the single-story massing, front-facing gabled roof, covered front porch, and standardized proportions that distinguished catalog home construction during the mid-1920s. **The building maintains the essential catalog home design characteristics that made it representative of the mass-produced housing solutions that enabled rapid residential development in Flat Rock, demonstrating the accessible homeownership opportunities that supported the community's early suburban-industrial growth.**

Materials: **FAIR to GOOD** - The property retains its original form, massing, and overall design character. While the original exterior materials have been replaced with vinyl siding and some windows have been updated, these alterations maintain the building's historic proportions, fenestration patterns, and architectural character. The replacement materials are compatible in scale and appearance with the property's bungalow design. All other character-defining features including roof form, foundation, entrance treatment, remain intact and contribute to the property's ability to convey its historical significance within the district context.

Workmanship: The bungalow construction demonstrates the standardized building techniques that characterized catalog home construction, reflecting the quality control and construction efficiency that made catalog homes attractive to working families while enabling rapid residential development.

Setting: The suburban residential context maintains the community character that emerged during the early phase of Flat Rock's transformation from rural agricultural settlement to suburban-industrial center. **The setting demonstrates the early suburban character that was enabled by catalog homes and other accessible housing solutions that supported rapid community development following Henry Ford's Village Industries establishment.**

Feeling and Association: The property conveys the early suburban-industrial character that characterized Flat Rock's residential development during the mid-1920s, maintaining associative connections to the democratization of homeownership and the mass-produced housing solutions that enabled rapid community growth while preserving its connection to the accessible housing that served the emerging workforce.

The property's significance as a catalog kit home makes it a particularly valuable contributor to the district's ability to convey the innovative housing solutions that enabled rapid residential development during the initial phase of the Late Period of Significance. The building demonstrates how catalog homes provided essential housing solutions that combined architectural quality with economic accessibility, enabling working families to achieve homeownership while supporting the rapid community development necessary for industrial success. The catalog home represents the democratization of quality residential design and the mass production techniques that revolutionized American housing during the 1920s.

The property at 29133 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the early residential development that demonstrated the immediate success of Henry Ford's Village Industries model and its significance as a catalog kit home that provided innovative, accessible housing solutions for Flat Rock's emerging industrial workforce during the initial phase of the Late Period of Significance (1920-1975). The building maintains good integrity despite contemporary updates and contributes significantly to the district's representation of the community's early transformation through industrial development and innovative housing solutions.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0102_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29143 Evergreen (508 Evergreen)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0103_000 Lots 103 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0929032		Long: -83.2818028		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1926	
Architectural Style	Craftsman-style bungalow	
Building Form	1.5 story rectilinear	
Roof Form	Catslide w/Front dormer	
Roof Materials	Asphalt	
Exterior Wall Materials	Brick/Aluminum Siding Accents	
Foundation Materials	Concrete block	
Window Materials	Aluminum	
Window Type	Slide	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 garage detached	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning & Development; Industry, Social History					
Period(s) of Significance	1926-1975(Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Door/Windows	Moved ☐	Date(s):		
Current/Common Name	29143 Evergreen					
Historic/Original Owner	Henry & Anna Sampson					
Historic Building Use	Single family residence					
Current Building Use	Single family residence					

Survey Date	24 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence presents as a one-and-one-half story Craftsman bungalow that exemplifies the popular residential architecture of the mid-1920s, representing the early phase of residential development that responded to Henry Ford's establishment of the Village Industries program in Flat Rock. The building exhibits the characteristic rectangular massing with a front-facing gabled roof configuration and prominent covered front porch that creates the welcoming, horizontal appearance that defined Craftsman bungalow design during this period. A distinctive front-facing gabled dormer projects from the main roof, providing natural light and usable space for upper-level rooms while creating architectural interest. The structure demonstrates the substantial, middle-class residential architecture that attracted families to Flat Rock during the initial years following Ford's Headlamp Plant establishment in 1922, reflecting the housing preferences that served skilled workers and their families drawn to the community's new industrial opportunities.

This building exhibits numerous characteristics that strongly suggest it is a catalog kit home from companies such as Sears, Montgomery Ward, Aladdin, or other mail-order suppliers that were at their peak during the 1920s. The standardized proportions, distinctive combination of brick and wood siding materials, efficient floor plan organization with prominent porch, and characteristic Craftsman styling reflect the design principles that catalog home companies used to provide quality residential architecture at accessible prices. The substantial brick foundation walls with wood siding upper portions, the specific window configurations, and the overall composition are consistent with popular catalog home models that were widely marketed to middle-class families during the mid-1920s. The building demonstrates the mass-produced housing solutions that enabled rapid residential development in emerging suburban-industrial communities while making quality homeownership accessible to skilled workers.

The building features a front-facing gabled main roof with a prominent front-facing gabled dormer that creates architectural interest and provides additional interior space characteristic of Craftsman bungalow design. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the substantial appearance valued in quality residential construction. The roof configuration includes moderate eaves with exposed rafter ends that reflect the Arts and Crafts influences adapted for catalog home construction, providing architectural character through honest expression of construction elements. The roof design demonstrates the efficient use of materials and straightforward construction methods that made catalog homes economical while maintaining the architectural quality that appealed to middle-class families.

The exterior walls demonstrate a sophisticated combination of materials that reflects both the quality construction standards and the practical considerations that characterized catalog home design during the mid-1920s. The lower portion features substantial red brick construction that provides durability, thermal mass, and the honest expression of materials valued in Craftsman design philosophy. The upper portions are clad in horizontal wood siding painted in a light color that creates visual contrast while demonstrating the material economy that made catalog homes accessible to working families. This distinctive material combination was a popular feature in catalog home design, providing the substantial appearance of masonry construction while utilizing wood frame construction for economy and ease of assembly.

Windows are slide-by replacement windows and appear to be standard sizes. The fenestration pattern demonstrates the practical design principles that catalog companies used to create attractive, functional homes through standardized components and efficient construction methods.

The prominent covered front porch extends across the front facade, creating the welcoming outdoor living space that was a signature feature of Craftsman bungalow design and a popular element in catalog home marketing. The porch appears to be supported by substantial columns or piers that reflect the Craftsman emphasis on solid construction and honest expression of structural elements. The porch design demonstrates the balance between architectural quality and construction economy that made catalog homes attractive to middle-class families seeking both homeownership and residential character that reflected contemporary design preferences.

The building incorporates contemporary updates including what appears to be updated entrance elements and possible window replacements that reflect the building's continuing residential use and maintenance over nearly a century. These updates demonstrate the adaptability of catalog home construction while preserving the essential material character and architectural composition that defines the building's historical significance.

The property exhibits well-maintained suburban landscape characteristics with foundation plantings and maintained lawn areas that integrate the building with its residential setting. The landscape development reflects the continuing investment in property enhancement that demonstrates the long-term viability and appeal of catalog home construction within suburban neighborhoods.

This 1.5 story, single family frame residence with matching single car garage is situated on Lot 103 in the Van Riper Sub. No. 1 and in 1941, the address was **29149** Evergreen St.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, Henry Sampson owned lot 103 of the Van Riper Subdivision No. 1; and the house thereon, 508 Evergreen St.[2] In 1930, Anna Sampson, a recent widow, was living at 508 Evergreen St.[3] Her husband Henry Sampson, had just passed away on 30 March 1930 from pneumonia, he had been employed by Ford as the Foundry Foreman, he was just 40 years old.[4] In 1931, Henry Sampson (estate) owned lot 103 in Van Riper Sub No. 1 and the residence thereon.[5]

Ernest G. Hall purchased lot 103 in the Van Riper Sub. No. 1 in 1939.[6] Jesse & Carrie Van Riper and family were living at 29143 Evergreen in 1939.[7] In 1940, Jesse & Carrie Van Riper were living at 29143 Evergreen St., and employed as a field representative for the state administrator.[8] In 1950, Hattie Mark and family resided at 29143 Evergreen; and Hattie worked as pipe fitter for a steel manufacturer.[9] "Al and Barb Irwin lived here in the 70's."[10]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29143 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the early residential development that responded to Henry Ford's establishment of the Village Industries Headlamp Plant and its significance as a catalog kit home that demonstrated the accessible housing solutions available to Flat Rock's emerging industrial workforce during the initial phase of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

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[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 123, entry for Henry Sampson; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 12B, dwelling 256, family 280, for Anna Sampson; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-FD?cat=1036363&i=461&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 462 of 1148; United States. National Archives and Records Administration.

[4] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-WQH : Fri Mar 08 16:42:44 UTC 2024), entry for Henry E Sampson, 31 Mar 1930.

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 118, entry for Henry Sampson; original records held by Brownstown Township Historical Society.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 192, entry for Ernest G. Hall; original records held by Brownstown Township Historical Society.

[7] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1B, dwelling 24, Jesse & Carrie Van Riper; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZD?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image6 of 1034; United States. National Archives and Records Administration.

[9] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 77, dwelling 454, for Hattie Mark and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 55 of 58; United States. National Archives and Records Administration.

[10] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

This 1926 catalog kit home represents the early residential development that demonstrated the immediate success of Henry Ford's Village Industries model in transforming Flat Rock from a rural agricultural community into an emerging suburban-industrial center through innovative housing solutions that enabled rapid community growth. The property embodies the mass-produced residential construction that served the skilled workforce attracted by the employment opportunities created through the Headlamp Plant establishment in December 1922, showing how catalog homes provided essential housing solutions that combined Craftsman architectural quality with economic accessibility. The dwelling reflects the democratization of quality homeownership that served Flat Rock's emerging industrial workforce during 1926, four years after Henry Ford's Village Industries program had initiated the community's transformation and when catalog homes provided crucial housing solutions that enabled rapid residential development for skilled workers seeking substantial residential accommodations that reflected contemporary architectural preferences.

The significance of this property as a catalog kit home demonstrates the role of mass-produced housing in enabling rapid suburban development that supported industrial growth during the 1920s. Catalog homes represented a revolution in American residential construction, making quality Craftsman architectural design and modern conveniences accessible to working families while enabling the rapid development of suburban communities that supported industrial expansion. The 1926 construction date places this property within the crucial early phase of the Late Period of Significance, when Flat Rock was demonstrating the success of Henry Ford's Village Industries model through residential development that utilized innovative housing solutions, including catalog homes that provided accessible homeownership opportunities with substantial architectural character for the skilled workforce necessary for industrial operations.

The dwelling reflects the housing demand created by Henry Ford's Village Industries program, which had established employment opportunities that attracted workers who sought substantial residential accommodations that combined Craftsman architectural quality with practical accessibility within the emerging suburban-industrial community. The catalog home provided the efficient, family-oriented living arrangements that appealed to skilled workers while offering the modern conveniences and architectural character that reflected their professional status and contemporary residential preferences during the mid-1920s.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as a catalog kit home that served Flat Rock's early residential development responding to Henry Ford's Village Industries program during the initial phase of the Late Period of Significance, despite contemporary updates that reflect the building's continuing residential use.

Location and Setting: The house retains its original location on Evergreen Street within the residential area that developed during the early phase of Flat Rock's transformation following the Headlamp Plant establishment. The suburban setting preserves the community planning patterns that characterized the initial suburban-industrial development while maintaining the residential context that supported catalog home construction.

Design: The property exhibits good design integrity in its Craftsman bungalow characteristics, including the one-and-one-half story massing, front-facing gabled roof with dormer, covered front porch, and distinctive material combination that distinguished quality catalog home construction during the mid-1920s. **The building maintains the essential catalog home design characteristics that made it representative of the mass-produced housing solutions that enabled rapid residential development in Flat Rock, demonstrating the accessible homeownership opportunities that combined architectural quality with economic practicality.**

Materials: The building maintains its distinctive combination of brick and wood siding construction that demonstrates the sophisticated material approaches that characterized premium catalog home design during the mid-1920s, despite contemporary updates that reflect continuing maintenance and adaptation.

Workmanship: The Craftsman bungalow construction demonstrates the standardized building techniques and quality control that characterized catalog home construction, reflecting the construction efficiency and architectural quality that made catalog homes attractive to skilled workers while enabling rapid residential development.

Setting: The suburban residential context maintains the community character that emerged during the early phase of Flat Rock's transformation from rural agricultural settlement to suburban-industrial center. **The setting demonstrates the early suburban character that was enabled by catalog homes and other accessible housing**

solutions that supported rapid community development following Henry Ford's Village Industries establishment.

Feeling and Association: The property conveys the early suburban-industrial character that characterized Flat Rock's residential development during the mid-1920s, maintaining associative connections to the democratization of quality homeownership and the mass-produced housing solutions that enabled rapid community growth while preserving its connection to the substantial housing that served the skilled workforce.

Catalog Home Development and Craftsman Architecture Significance

The property's significance as a catalog kit home with Craftsman architectural features makes it a particularly valuable contributor to the district's ability to convey the innovative housing solutions that enabled rapid residential development with architectural quality during the initial phase of the Late Period of Significance. The building demonstrates how catalog homes provided essential housing solutions that combined substantial Craftsman architectural character with economic accessibility, enabling skilled workers to achieve quality homeownership while supporting the rapid community development necessary for industrial success. The catalog home represents the democratization of quality residential design and the mass production techniques that revolutionized American housing during the 1920s.

The 1926 catalog home with its distinctive material combination and Craftsman styling demonstrates the housing innovation that supported Henry Ford's Village Industries program by providing practical residential solutions that attracted and retained the skilled workforce necessary for industrial operations, showing how mass-produced housing enabled the rapid suburban development that characterized successful industrial communities during the 1920s.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0103_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29155 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0104_000 Lots 104 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092766		Long: -83.2818015		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1929	
Architectural Style	Craftsman Bungalow (catalog home)	
Building Form	1-Story rectilinear	
Roof Form	Side gable, front dormer	
Roof Materials	Asphalt	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick	
Window Materials	Aluminum (replacement)	
Window Type	Double hung	
Outbuildings	Yes ☐	No ☒
Number/Type:	(Garage integrated)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community planning & Development; Industry, Social History						
Period(s) of Significance	1929-1975(Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29155 Evergreen						
Historic/Original Owner	Dr. Robert H. & Winifred Proud						
Historic Building Use	Single Family Residential						
Current Building Use	Single family resident						
Architect/Engineer/Designer	Sears "Honor Built" line						
Builder/Contractor							

Survey Date	25 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence presents as a single-story Craftsman bungalow that exemplifies the popular residential architecture of the late 1920s, representing the early phase of residential development that served Flat Rock's growing suburban-industrial community during the Late Period of Significance. The building exhibits the characteristic rectangular massing with a prominent front-facing gabled roof configuration and extensive use of brick construction that creates the substantial, welcoming appearance that defined quality Craftsman bungalow design during this period. The structure demonstrates the substantial, middle-class residential architecture that attracted families to Flat Rock during the years following Ford's Headlamp Plant establishment in 1922, reflecting the housing preferences that served skilled workers and their families who had been drawn to the community's established industrial opportunities by the late 1920s.

This building exhibits several characteristics that suggest it may be a catalog kit home from companies such as Sears, Montgomery Ward, Aladdin, or other mail-order suppliers that continued to operate during the late 1920s. The standardized proportions, extensive brick construction, efficient floor plan organization, and characteristic Craftsman styling with prominent front gable and substantial masonry work reflect the design principles that catalog home companies used to provide quality residential architecture. The building's composition, material choices, and overall design approach are consistent with premium catalog home models that were marketed to middle-class families during the late 1920s. The substantial brick construction and Craftsman detailing suggest this may be from a higher-end catalog home line that emphasized quality materials and architectural character.

The building features a prominent front-facing gabled main roof constructed with asphalt shingles that creates the distinctive silhouette characteristic of Craftsman bungalow design. The roof configuration includes substantial eaves with what appears to be exposed rafter ends or brackets that reflect the Arts and Crafts influences that defined Craftsman architecture. A substantial brick chimney rises from the roof, serving both functional heating requirements and providing vertical accent that balances the horizontal emphasis of the bungalow design. The roof design demonstrates the architectural character and quality construction that distinguished premium residential development during the late 1920s.

The exterior walls are constructed primarily of red brick that provides substantial appearance, durability, and the honest expression of materials that was central to Craftsman design philosophy. The extensive use of brick construction creates visual weight and permanence while demonstrating the quality construction standards that characterized premium residential development serving Flat Rock's established industrial workforce during the late 1920s. The brick construction reflects both the prosperity that the community's industrial foundation had enabled by this period and the construction quality that distinguished substantial middle-class housing from more modest residential construction. The consistent brick treatment across all visible wall surfaces demonstrates the investment in quality materials that characterized premium residential construction during this period.

The window arrangement demonstrates the systematic approach to fenestration that characterized both Craftsman design and catalog home construction, with double-hung sash windows arranged in configurations that maximize natural light while maintaining the horizontal emphasis valued in bungalow design. The windows appear to include grouped configurations that create strong visual elements while reflecting the open planning concepts that characterized Craftsman interior design. The fenestration pattern demonstrates the balance between architectural character and practical function that distinguished quality residential construction during the late 1920s.

The main entrance appears to be positioned within a recessed or sheltered entry area that provides weather protection while maintaining the simplified construction approaches that characterized Craftsman design. The entrance configuration reflects the informal, welcoming character that made Craftsman bungalows popular with middle-class families while demonstrating the quality construction details that distinguished substantial residential architecture during the late 1920s.

The property exhibits mature suburban landscape characteristics with maintained lawn areas and mature trees that provide landscape framework while demonstrating the development of the residential neighborhood over nearly a century of continued investment. The front yard provides appropriate setback from Evergreen

Street while allowing the building's substantial brick construction and Craftsman character to be appreciated within the residential context.

This one-story, single family brick veneer residence with attached single car garage is situated on corner Lot 104 in the Van Riper Sub. No. 1 and in 1941, the address was 29155 Evergreen St.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In July 1924, Dr. Robert Harvey Proud immigrated from Canada to the United States to intern at Henry Ford Hospital in Detroit.[2] In 1930, Dr. Robert A. & Winifred Proud resided at 502 Evergreen St., and Dr. Robert worked as a physician in private practice.[3] In 1940, Dr. Robert and Winifred Proud were living at 29155 Evergreen St., and Dr. Robert Proud was a local physician.[4] In 1950, Dr. Robert H. & Winifred Proud and daughter resided at 29155 Evergreen; and Dr. Robert worked as a local physician.[5] Dr. Proud died on 22 September 1965.[6] Mrs. Winifred Proud lived at the home until her death in April 1986.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1929 Craftsman bungalow represents the residential development that demonstrated the continued success and maturation of Henry Ford's Village Industries model in sustaining Flat Rock as an attractive suburban-industrial community during the prosperous late 1920s period. The property embodies the residential construction that served the established workforce that had been attracted by the stable employment opportunities created through the Headlamp Plant and subsequent industrial development, showing how the community's industrial foundation had enabled residents to invest in substantial housing that reflected both prosperity and architectural sophistication. **The dwelling reflects the housing solutions that served Flat Rock's workforce during 1929, seven years after Henry Ford's Village Industries program had initiated the community's transformation and when the sustained success of the industrial model had enabled residents to invest in quality residential construction that demonstrated both the community's stability and the prosperity that industrial employment provided.**

The potential identification of this building as a catalog kit home adds historical significance, as it would represent the continued role of mass-produced housing solutions in serving established suburban-industrial communities during the late 1920s, when catalog homes had evolved to offer premium models with substantial materials and architectural character. If confirmed as a catalog home, the property would demonstrate how mass-produced housing had adapted to serve the increasing prosperity and architectural sophistication expected by established suburban communities during the late 1920s. **The 1929 construction date places this property within the mature phase of Flat Rock's Late Period of Significance, when the community had demonstrated seven years of sustained growth following Henry Ford's Village Industries establishment and**

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] "Michigan, Wayne, Detroit, Manifests of Arrivals at the Port of Detroit, 1906-1956", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:K8M4-MRG : Thu Apr 10 18:44:38 UTC 2025), Entry for Robert H Proud, 22 Jul 1924.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 217 (stamped), enumeration district (ED) 82-880, sheet 1A, dwelling 8, family 8, Dr. Robert A. & Winifred Proud; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : accessed 27 July 2025), FHL# 004951268, Image 439 of 1148; United States. National Archives and Records Administration.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1B, dwelling 23, Dr. Robert & Winifred Proud; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZD?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 6 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 42, dwelling 453, for Dr. Robert & Winifred Proud and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-Y?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 43 of 58; United States. National Archives and Records Administration.

[6] "United States, Deceased Physician File (AMA), 1864-1968", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:WZSW-HWZM : Mon Oct 07 21:14:16 UTC 2024), Entry for Robert Harvey Proud, 22 Sep 1965.

[7] https://www.findagrave.com/memorial/11309010/winifred-mary-proud

had achieved the stability and prosperity that enabled residents to invest in substantial residential construction that reflected both architectural quality and community maturation.

The dwelling reflects the continued housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established long-term employment opportunities that attracted workers who sought substantial residential accommodations that reflected their established status within the mature suburban-industrial community. The Craftsman bungalow design with substantial brick construction provided the quality, permanent housing that appealed to established families while offering the architectural character and modern conveniences that reflected the prosperity and stability that characterized Flat Rock during the late 1920s.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as part of Flat Rock's mature residential development during the late 1920s phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that had continued to develop throughout Flat Rock's Late Period evolution. The suburban setting with mature landscaping preserves the community planning patterns that characterized the continued residential development while maintaining the residential context that supported quality housing construction.

Design: The property exhibits good design integrity in its Craftsman bungalow characteristics, including the single-story massing, front-facing gabled roof, substantial brick construction, and Craftsman detailing that distinguished quality residential construction during the late 1920s. **The building maintains the essential Craftsman design characteristics that made it representative of the substantial residential architecture that served Flat Rock's established workforce, with potential additional significance as a catalog home that demonstrated the evolution of mass-produced housing toward premium architectural quality.**

Materials: The building maintains its substantial brick construction and essential architectural elements that demonstrate the quality construction approaches that characterized premium residential development during the late 1920s. The materials preserve the substantial character and architectural quality that reflected the prosperity and stability that the community's industrial foundation had enabled by this period.

Workmanship: The Craftsman bungalow construction with extensive brick work demonstrates the building techniques and quality standards that had evolved to serve Flat Rock's established workforce during the mature phase of the Late Period of Significance, reflecting construction quality appropriate to the community's continued prosperity and stability.

Setting: The suburban residential context with mature landscaping maintains the community character that demonstrated Flat Rock's successful establishment as a stable suburban-industrial center by the late 1920s. **The setting demonstrates the mature suburban character that represented the sustained effectiveness of Henry Ford's Village Industries model through seven years of community development.**

Feeling and Association: The property conveys the late 1920s suburban character that characterized Flat Rock's continued residential development, maintaining associative connections to the community's established suburban-industrial success while preserving its connection to the industrial employment foundation that had sustained development and enabled residential investment in substantial housing.

Craftsman Development and Late 1920s Community Maturation

The property's role in representing the late 1920s Craftsman residential development that demonstrated Flat Rock's continued success and community maturation makes it a valuable contributor to the district's ability to convey the sustained effectiveness of Henry Ford's Village Industries model throughout the Late Period of Significance. The building demonstrates how Flat Rock residents had achieved sufficient prosperity and stability to invest in substantial residential construction that reflected both architectural sophistication and the quality of life that the community's industrial foundation had enabled. If confirmed as a catalog home, the property would provide additional significance as an example of how mass-produced housing had evolved to serve the increasing expectations of established suburban communities.

The 1929 construction with substantial brick construction demonstrates the residential development that continued to serve workers who had been attracted by the long-term employment stability that Ford's Village Industries program and subsequent industrial development had created, showing how the community's industrial foundation had enabled sustained residential investment that reflected both prosperity and architectural quality during the late 1920s.

The property at 29155 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the late 1920s residential development that demonstrated Flat Rock's continued success as a suburban-industrial community and its potential significance as a catalog kit home that provided quality housing solutions with substantial architectural character during the Late Period of Significance. The building maintains good integrity and contributes to the district's representation of the community's maturation and sustained prosperity throughout the Late Period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0104_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29305 Evergreen [456 Evergreen]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0105_000 Lots 105 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092487		Long: -83.281877		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1927	
Architectural Style	Dutch Colonial Revival	
Building Form	2 Story Rectilinear	
Roof Form	Side Gable Gambrel	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Brick/Cement Block	
Window Materials	Aluminum (replacement)	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History; Architecture						
Period(s) of Significance	1927-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ siding/windows	Moved ☐	Date(s):			
Current/Common Name	29305 Evergreen						
Historic/Original Owner	Dr. Clarence & Elizabeth Ausum						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						

Survey Date	15 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence presents as a two-story Dutch Colonial Revival house that exemplifies the traditional residential architecture of the mid-to-late 1920s, representing the early phase of residential development that served Flat Rock's growing suburban-industrial community during the Late Period of Significance. The building exhibits the characteristic rectangular massing with a side-gabled roof configuration and symmetrical facade composition that creates the formal, traditional appearance that defined Dutch Colonial Revival design during this period. A single-story front porch with shed roof extends across a portion of the front facade, creating welcoming outdoor space while maintaining the building's formal colonial character. The structure demonstrates the substantial, middle-class residential architecture that attracted families to Flat Rock during the years following Ford's Headlamp Plant establishment in 1922, reflecting the housing preferences that served skilled workers and their families drawn to the community's established industrial opportunities.

This building exhibits numerous characteristics that strongly suggest it is a catalog kit home from companies such as Sears, Montgomery Ward, Aladdin, or other mail-order suppliers that were at their peak during the 1920s. The standardized proportions, symmetrical facade composition, efficient two-story floor plan organization, and characteristic Dutch Colonial Revival styling with front porch reflect the design principles that catalog home companies used to provide traditional residential architecture at accessible prices. The building's overall composition, window arrangements, and architectural details are consistent with popular catalog home models that were widely marketed to middle-class families during the mid-1920s. The combination of formal Dutch Colonial Revival styling with practical construction details and standardized proportions demonstrates the mass-produced housing solutions that enabled rapid residential development while making quality homeownership accessible to skilled workers.

The building features a side-gabled main roof constructed with asphalt shingles that creates the traditional colonial silhouette characteristic of Dutch Colonial Revival design. The roof configuration includes moderate eaves and straightforward construction details that reflect the simplified approaches adapted for catalog home construction while maintaining traditional architectural character. A substantial brick chimney rises from the roof, serving both functional heating requirements and providing vertical accent that reinforces the colonial styling. The front porch features a shed roof that provides weather protection while maintaining compatibility with the main roof configuration.

The exterior walls are clad in aluminum siding that reflects the traditional color preferences and colonial styling that characterized Colonial Revival residential construction during the mid-1920s.

The window arrangement demonstrates the systematic approach to fenestration that characterized both Colonial Revival design and catalog home construction, with double-hung sash windows arranged in symmetrical patterns that create visual balance while maximizing natural light. The windows appear to include dark shutters that provide color contrast and enhance the traditional colonial character that made Colonial Revival houses appealing to middle-class families during the 1920s. The fenestration pattern reflects the standardized components and efficient construction methods that catalog companies used to create attractive, functional homes through mass-produced elements.

The main entrance is positioned centrally on the front facade, following Colonial Revival tradition of formal composition and symmetrical arrangement. The entrance is enhanced by a single-story front porch that extends across a portion of the facade, creating welcoming outdoor living space that was a popular feature in catalog home design during the 1920s. The porch appears to be supported by simplified columns that provide architectural character through standardized components while maintaining the traditional styling valued in Colonial Revival architecture. The porch design demonstrates the balance between formal architectural character and practical construction economy that made catalog homes attractive to working families.

The property retains its original form, massing, and overall design character. While the original exterior materials have been replaced with aluminum siding and some windows have been updated, these alterations maintain the building's historic proportions, fenestration patterns, and architectural character. The replacement materials are compatible in scale and appearance with the property's Colonial Revival design. All other character-defining features including roof form, foundation, and entrance treatment remain intact and contribute to the property's ability to convey its historical significance within the district context.

The building incorporates contemporary elements including decorative stars, updated porch furniture, and landscaping that reflect the building's continuing residential use and the owners' personal expression while preserving the essential architectural character that defines the building's historical significance.

The property exhibits well-maintained suburban landscape characteristics with foundation plantings, maintained lawn areas, and mature trees that integrate the building with its residential setting while reflecting the development of the neighborhood over nearly a century. The landscape demonstrates the continuing investment in property enhancement that characterizes successful residential neighborhoods.

The property includes residential infrastructure that supports suburban living, with a detached garage that provides automobile accommodation while maintaining architectural compatibility with the traditional styling of the house.

This two-story, single-family residence with matching single car garage is situated on Lot 105 in the Van Riper Sub. No. 1 and in 1941, the address was 29305 Evergreen St.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1929, Dr. Clarence Dale & Elizabeth Ausum and family were living at 456 Evergreen.[2] In 1930, Dr. Clarence D. & Elizabeth Ausum were living at 456 Evergreen St., and employed as a local dentist.[3] In 1939, Dr. Clarence & Elizabeth Ausum and family were living at 29305 Evergreen.[4] In 1940, Dr. Clarence & Elizabeth Ausum and family were living at 29305 Evergreen St., and Dr. Clarence was employed as a doctor of Dentristy.[5] In 1950, Clarence & Elizabeth Ausum and family were living at 29305 Evergreen St., and Dr, Clarence was employed as a doctor for Dentristy.[6] Dr. Clarence D. Ausum, a veteran of WW1, died in July 1983 and is buried at Michigan Memorial Park (Flat Rock).[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29305 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the mid-1920s residential development that demonstrated the continued success of Henry Ford's Village Industries model and its significance as a catalog kit home that provided accessible traditional housing solutions for Flat Rock's emerging industrial workforce during the Late Period of Significance (1920-1972).

Historical Significance Under Criterion A: Event

This 1927 Dutch Colonial Revival catalog kit home represents the residential development that demonstrated the continued success of Henry Ford's Village Industries model in attracting and retaining families in Flat Rock through accessible housing solutions that combined traditional architectural character with economic

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[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1929) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 217 (stamped), enumeration district (ED) 82-880, sheet 1A, dwelling 9, family 9, Dr. Clarence D. & Elizabeth Ausum ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : accessed 27 July 2025), FHL# 004951268 Image 439 of 1148; United States. National Archives and Records Administration.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2B, dwelling 28, for Dr. Clarence & Elizabeth Ausum and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWD5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 8 of 1034; United States. National Archives and Records Administration.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 78, dwelling 452, for Dr. Clarence & Elizabeth Ausum and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL# 108990835, Image 56 of 58; United States. National Archives and Records Administration.

[7] "United States, Social Security Death Index," database, *FamilySearch* (https://familysearch.org/ark:/61903/1:1:JL3P-DP2 : 9 January 2021), Clarence Ausum, Jul 1983; citing U.S. Social Security Administration, *Death Master File*, database (Alexandria, Virginia: National Technical Information Service, ongoing); **ALSO**; "Michigan, Census of World War I Veterans with Card Index, 1917-1919", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QP5G-3BKR : Thu Mar 07 22:45:21 UTC 2024), Entry for Clarence D Ausum, 1 Oct 1918.

practicality during the prosperous mid-1920s period. The property embodies the mass-produced residential construction that served the skilled workforce attracted by the stable employment opportunities created through the Headlamp Plant establishment and subsequent industrial development, showing how catalog homes provided essential housing solutions that enabled rapid community growth while offering traditional architectural character that appealed to middle-class families. **The dwelling reflects the democratization of traditional homeownership that served Flat Rock's emerging industrial workforce during 1927, five years after Henry Ford's Village Industries program had initiated the community's transformation and when catalog homes provided crucial housing solutions that enabled continued residential development for workers seeking substantial residential accommodations that reflected both architectural quality and traditional values.**

The significance of this property as a catalog kit home demonstrates the role of mass-produced housing in enabling sustained suburban development that supported industrial growth during the 1920s. Catalog homes represented innovation in American residential construction, making traditional Colonial Revival architectural design and modern conveniences accessible to working families while enabling the continued development of suburban communities that supported industrial expansion. **The 1927 construction date places this property within the established phase of the Late Period of Significance, when Flat Rock was demonstrating the sustained success of Henry Ford's Village Industries model through continued residential development that utilized innovative housing solutions, including catalog homes that provided accessible homeownership opportunities with traditional architectural character for the skilled workforce that had become essential to industrial operations.**

The dwelling reflects the continued housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established long-term employment opportunities that attracted workers who sought substantial residential accommodations that combined traditional architectural character with practical accessibility within the established suburban-industrial community. The Colonial Revival catalog home provided the formal, family-oriented living arrangements that appealed to skilled workers while offering the modern conveniences and traditional styling that reflected their social aspirations and contemporary residential preferences during the mid-1920s.

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as a catalog kit home that served Flat Rock's residential development during the mid-1920s phase of the Late Period of Significance, despite contemporary additions that reflect the building's continuing residential use.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that developed during the early phase of Flat Rock's transformation following the Headlamp Plant establishment. The suburban setting preserves the community planning patterns that characterized the continued suburban-industrial development while maintaining the residential context that supported catalog home construction.

Design: The property exhibits good design integrity in its Colonial Revival characteristics, including the two-story massing, side-gabled roof, symmetrical facade composition, and front porch that distinguished catalog home construction during the mid-1920s. **The building maintains the essential catalog home design characteristics that made it representative of the mass-produced housing solutions that enabled continued residential development in Flat Rock, demonstrating the accessible homeownership opportunities that combined traditional architectural character with economic practicality.**

Materials: While the original exterior materials have been replaced with aluminum siding and some windows have been updated, these alterations maintain the building's historic proportions, fenestration patterns, and architectural character. The replacement materials are compatible in scale and appearance with the property's Colonial Revival design; despite contemporary decorative additions that reflect personal expression while preserving essential architectural character.

Workmanship: The Colonial Revival construction demonstrates the standardized building techniques and quality control that characterized catalog home construction, reflecting the construction efficiency and architectural quality that made catalog homes attractive to working families while enabling continued residential development.

Setting: The suburban residential context maintains the community character that emerged during the established phase of Flat Rock's transformation from rural agricultural settlement to suburban-industrial center.

The setting demonstrates the continued suburban character that was supported by catalog homes and other accessible housing solutions that enabled sustained community development following Henry Ford's Village Industries establishment.

Feeling and Association: The property conveys the mid-1920s suburban-industrial character that characterized Flat Rock's continued residential development, maintaining associative connections to the democratization of traditional homeownership and the mass-produced housing solutions that enabled sustained community growth while preserving its connection to the accessible housing that served the established workforce.

The property's significance as a catalog kit home with Colonial Revival architectural features makes it a particularly valuable contributor to the district's ability to convey the innovative housing solutions that enabled sustained residential development with traditional architectural character during the established phase of the Late Period of Significance. The building demonstrates how catalog homes provided essential housing solutions that combined traditional Colonial Revival architectural character with economic accessibility, enabling working families to achieve homeownership that reflected both social aspirations and practical needs while supporting the continued community development necessary for sustained industrial success.

The 1927 catalog home with Colonial Revival styling demonstrates the housing innovation that continued to support Henry Ford's Village Industries program by providing practical residential solutions that attracted and retained the skilled workforce necessary for ongoing industrial operations, showing how mass-produced housing enabled the sustained suburban development that characterized successful industrial communities throughout the 1920s.

The property at 29305 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the mid-1920s residential development that demonstrated the continued success of Henry Ford's Village Industries model and its significance as a catalog kit home that provided innovative, accessible housing solutions with traditional architectural character for Flat Rock's emerging industrial workforce during the Late Period of Significance (1922-1972). The building maintains good integrity despite contemporary additions and contributes significantly to the district's representation of the community's sustained transformation through industrial development and innovative housing solutions.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0105_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29315 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0106_000 Lot 106 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0984727		Long: -83.2820826		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Site ☐ Structure ☐ Object ☐

Architectural Information

Construction Date	1941
Architectural Style	Colonial Revival
Building Form	2 Story Rectilinear
Roof Form	Hipped
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Brick/Concrete
Window Materials	Replacement Vinyl
Window Type	Double Hung/Picture
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture; Industry; Social History
Period(s) of Significance	1941-1975 (within district's 1920-1975 LATE period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Current/Common Name	29315 Evergreen			
Historic/Original Owner	Edward & Dorothy Navarre			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	George Van Riper			

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1941 Colonial Revival style house is a two-story residential structure situated on Evergreen Street in Flat Rock. The building represents residential development during the early implementation period of Ford's Village Industries program, built just before the United States entered World War II when the program was establishing substantial residential development that would support the community's transformation.

The house exhibits classic Colonial Revival characteristics with a hip roof that creates clean, geometric lines and provides the building with a formal, symmetrical appearance. The two-story height allows for substantial living space while maintaining the traditional colonial proportions that were popular during the early 1940s period. The roof is covered in light-colored asphalt shingles that complement the brick exterior.

A distinctive and significant feature of this property is its brick exterior construction, which represents premium building materials and superior craftsmanship. The brick appears to be original and in excellent condition, displaying the high-quality masonry work typical of early 1940s construction. The brick construction demonstrates the level of prosperity and investment in quality residential development that Ford's Village Industries made possible during its early implementation period.

The front facade displays a symmetrical composition typical of Colonial Revival design, with the main entrance positioned centrally and flanked by balanced window arrangements. A covered front porch with a second-story balcony creates an attractive entrance feature and adds architectural interest to the facade. The porch includes white railings and columns that provide visual contrast to the brick construction.

Windows appear to be replacement units but maintain the original opening configurations and proportions that are characteristic of Colonial Revival architecture. The windows are arranged symmetrically across both floors, reinforcing the formal composition typical of colonial styling. A distinctive bay window or projecting window feature on the first floor adds architectural interest and demonstrates the quality residential design of the early 1940s period.

The property includes an original detached garage that represents the accommodation of automobile ownership during the early 1940s period. The garage appears to be contemporaneous with the main house and demonstrates the complete residential planning that characterized quality suburban development during the early Village Industries years.

Character-defining features include the hip roof, the two-story Colonial Revival massing, the exceptional brick exterior construction, the symmetrical facade composition with central entrance, the covered front porch with second-story balcony, the bay window feature, and the original detached garage that completes the residential complex.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1942, George Van Riper owned lot 106 in the Van Riper Subdivision No. 1; and the residence thereon 29315 Evergreen St.[1] IN 1947, Edward Navare resided at 29315 Evergreen St.[2] In 1950, Edward & Dorothy Navarre and their sons resided at 29315 Evergreen; and Edward worked as a mixer & machine operator at the cement factory.[3] In 1971, Edward J. Navarre resided at 29315 Evergreen St.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1941 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents substantial residential development during the early implementation period of Ford's Village Industries program and demonstrates both the community planning achievements and architectural quality that characterized the program's foundational years.

Criterion A - Community Planning and Development: Built in 1941, this house represents the early implementation period of Ford's Village Industries when the program was establishing the residential infrastructure that would support the community's transformation. The brick construction and substantial two-story design demonstrate the level of prosperity and investment in quality residential development that Ford's industrial investment made possible during the program's

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 631, entry for George Van Riper; original records held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 42, dwelling 451, for Edward & Dorothy Navarre and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-Y?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 43 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

foundational years, establishing the foundation for the exceptional homeownership achievements that would be realized by 1950.

Criterion C - Architecture: The property represents an excellent example of Colonial Revival architecture with superior materials and design quality. The brick construction, hip roof, symmetrical facade composition, and architectural details demonstrate sophisticated residential design that goes beyond typical early 1940s construction. The property shows how Village Industries prosperity enabled residents to build homes with premium materials and traditional architectural styling.

The 1941 construction date places this property during the critical pre-war period when Ford's Village Industries was establishing the residential development patterns that would support the program's later success. The quality of construction demonstrates the early effectiveness of the program in attracting residents who could afford substantial residential investment.

The brick construction, two-story Colonial Revival design, and architectural details represent a level of quality that demonstrates the prosperity and aspirations that Village Industries made possible. This property shows how the program enabled workers to achieve not just homeownership, but high-quality residential architecture with traditional American styling.

The retention of original brick construction represents outstanding preservation of 1940s building materials. Combined with the intact architectural form and details, this makes the property extremely valuable for understanding early 1940s construction techniques and Colonial Revival design principles.

The property retains excellent integrity in six of seven aspects of evaluation. **Intact aspects:** Location, Design, Materials, Setting, Feeling, and Association remain strong. **Compromised aspect:** Workmanship is partially affected by window replacement, though the replacements maintain original configurations. The original brick construction, Colonial Revival form, architectural details, and original garage preserve the property's historic character.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0106_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29319 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0107_000 Lots 107 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096400		Long: -83.287300		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1938
Architectural Style	Colonial Revival
Building Form	2-Story Rectilinear
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer w/siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Architecture					
Period(s) of Significance	1938-1947 (within district's 1920-1975 period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29319 Evergreen					
Historic/Original Owner	William Ralph & N. Esther Walker					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					

Survey Date	27 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1938 Colonial Revival residence is a two-story residential structure situated on Evergreen Street in Flat Rock. The building represents residential development during Ford's Village Industries period and demonstrates the continuation of traditional American architectural styles during the late 1930s. The property includes its original detached garage, which adds to its historical significance and completeness.

The house exhibits Colonial Revival characteristics with a symmetrical facade composition and side gable roof form that creates the balanced, traditional appearance characteristic of the style. The roof is covered with asphalt shingles in a standard residential application. The simple gable roof form reflects the Colonial Revival emphasis on clean, classical proportions derived from early American architectural traditions.

The exterior walls feature a combination of materials that appears to represent both original construction and later alterations. The first floor is clad in brick veneer that provides a substantial base and demonstrates quality construction typical of the late 1930s. The second floor features vinyl siding that appears to be a later replacement of what was likely original wood clapboard or wood shingles, representing a common updating practice that impacts the building's material integrity.

The windows have been replaced with modern vinyl or aluminum units that alter the building's original character significantly. The replacement windows feature contemporary proportions and materials that differ from the original 1930s fenestration. This alteration impacts the building's authentic Colonial Revival appearance, though the overall window arrangement and proportions maintain some of the style's emphasis on balanced, symmetrical fenestration.

The front facade displays the symmetrical composition typical of Colonial Revival design, with a central entrance flanked by evenly spaced windows that create the formal, balanced appearance characteristic of the style. Concrete steps provide access to the front entrance in a simple, functional manner appropriate to the period and style.

The building sits on a concrete foundation appropriate for 1930s construction methods. The property includes well-maintained landscaping with mature plantings and decorative garden features that enhance the residential character, though these appear to represent later improvements rather than original landscaping.

This two-story, single-family brick veneer residence with matching single car garage is situated on Lot 107 in the Van Riper Sub. No. 1 and in 1941, the address was 29319 Evergreen St.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1939, W. Ralph & Esther N. Walker and family were living at 29319 Evergreen.[2] In 1940, Ralph & Esther Walker and family were living at 29319 Evergreen St., and Ralph was employed as a Conductor for the railroad.[3] In 1950, Esther Walker resided at 29319 Evergreen; and Esther worked as cafeteria worker at the electric power plant .[4] In 1953, Esther Walker resided at 29319 Evergreen St.[5] In 1966, Esther Walker resided at 29319 Evergreen St.[6]

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[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2B, dwelling 29, for Ralph & Esther Walker and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWD5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 8 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 42, dwelling 450, for Esther Walker restaurant worker; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-Y?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 43 of 58; United States. National Archives and Records Administration.

[5] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-66) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1938 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents residential development during Ford's Village Industries period and demonstrates the community's continued growth and prosperity during the late 1930s, despite some alterations that impact its architectural integrity.

Criterion A - Community Planning and Development: Built in 1938, this house represents residential development during the height of Ford's Village Industries program. The property demonstrates the continued residential growth and community development that occurred as Flat Rock evolved into a planned industrial community. The quality construction and architectural style reflect the prosperity and stability that Ford's investment brought to the community during this period.

Criterion C - Architecture: The property represents the Colonial Revival style that remained popular in American residential construction during the 1930s. While alterations including vinyl siding and replacement windows have impacted the building's material integrity, the overall form, proportions, and basic architectural character remain intact. The survival of the original garage adds to the property's architectural completeness and significance.

Ford Village Industries Period: The 1938 construction date places this property directly within the Ford Village Industries period, when Henry Ford was actively developing the community as part of his decentralized industrial program. This building represents the residential development that supported the industrial workforce and contributed to the community's transformation during this significant period.

Despite Alterations: While window replacement and upper-level siding installation have impacted the building's material integrity, the property retains sufficient integrity in location, design, workmanship, setting, feeling, and association to convey its 1930s character and its role in the community's development during the Ford Village Industries period.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0107_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29335 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0108_000 Lot 108 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0920799		Long: -83.2817945		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Site ☐ Structure ☐ Object ☐

Architectural Information

Construction Date	1927	
Architectural Style	Cape Cod	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gable w/front gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Wood Shingles	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacement	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1927-1975 (within district's 1920-1975 LATE period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Current/Common Name	29335 Evergreen			
Historic/Original Owner	William & Myrtle O'Connell Home			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	George Van Riper			

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1927 Cape Cod/Colonial Revival cottage is a 1.5-story residential structure situated on Evergreen Street in Flat Rock. The building represents residential development during the pre-Depression boom period and the early phase of Ford's Village Industries program. The property appears to be a catalog or kit house design, which adds significant historical and architectural importance to its already notable 1920s construction date and exceptional preservation.

The house exhibits classic Cape Cod characteristics with a symmetrical facade composition, side gable roof with prominent front-facing gable dormer, and compact 1.5-story form that creates the traditional New England cottage appearance that became popular nationwide during the 1920s. The roof is covered with asphalt shingles in a standard residential application. The prominent front gable dormer provides additional second-floor space and creates visual interest while maintaining the Cape Cod's characteristic proportions.

An exceptional feature of this property is the retention of its original wood shingle exterior siding, which has been painted in an attractive dark green color that enhances the building's architectural character. Wood shingle siding was a premium exterior material in the 1920s and its survival in excellent condition represents outstanding preservation of original building materials. This level of material integrity for wood shingles from the 1920s is extremely rare and makes the property invaluable for understanding 1920s construction techniques and Cape Cod design principles.

The windows have been replaced with modern units, though the replacements appear to maintain the original proportions and arrangements, minimizing the impact on the building's overall character. The window configuration includes traditional Cape Cod fenestration with multi-light patterns that reflect the style's emphasis on colonial precedents and symmetrical composition.

A particularly significant aspect of this property is its appearance as a catalog or kit house design. The compact Cape Cod form, standardized window arrangements, and overall design approach suggest this may be a catalog house model, which would add considerable historical significance related to early 20th-century mass housing and building industry innovations.

The front entrance is accessed via painted wooden steps that appear to be original or historically appropriate replacements. A front porch area provides outdoor living space appropriate to the Cape Cod style.

An important feature of this property is the retention of its original detached garage, visible in the background. The survival of original outbuildings from the 1920s adds to the property's completeness and historical integrity, as many original garages have been demolished or significantly altered over time.

The building sits on a concrete foundation appropriate for 1920s construction methods. The property includes well-maintained landscaping and patriotic decorations that enhance the residential character while respecting the historical building's architectural integrity.

Character-defining features include the 1.5-story Cape Cod form, the side gable roof with front-facing gable dormer, the exceptional original wood shingle siding, the symmetrical facade composition, the decorative sunburst medallion, and the original detached garage. The possible catalog house identification adds additional significance to these already notable architectural features.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, George Van Riper owned lot 108 in the Van Riper Subdivision No. 1; and the new residence thereon, 442 Evergreen St.[1] In 1929, William O'Connell and family were living at 442 Evergreen.[2] In 1939, William & Myrtle O'Connell and family were living at 29335 Evergreen.[3] In 1940, William & Myrtle O'Connell and family were living at 29335 Evergreen St., and William was employed as an agent for the railroad.[4] In 1950, Donald & Mamie Young resided at 29335 Evergreen; and Donald worked as a conductor for the railroad.[5] Sue and Budd Dubbelde family lived here in the early 50's. She was also a second grade teacher in the Reading Building. Mr. and Mrs. Sayers, both teachers also lived here in the late sixties and seventies.[6] In 1971, Harold D. Dubbelde resided at 29335 Evergreen St.[7]

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 123, entry for George Van Riper on lot 108; original records held by Brownstown Township Historical Society.

2 [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1929) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2B, dwelling 39, for William & Myrtle O'Connell and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWD5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 8 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 42, dwelling 449, for Donald & Mamie Young conductor; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-Y?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 43 of 58; United States. National Archives and Records Administration.

[6] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1929 property is recommended as **Contributing to the Flat Rock Historical District** and is **Individually Eligible for the National Register** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents significant residential development during the pre-Depression boom period and early Ford Village Industries era, with exceptional architectural preservation and possible catalog house significance that makes it individually eligible.

Criterion A - Community Planning and Development: Built in 1929, this house represents residential development during the crucial transitional period as Ford's Village Industries program was beginning to transform Flat Rock. The property demonstrates the quality residential construction that was occurring during the late 1920s boom period and reflects the community's growth and prosperity just before the Depression. If confirmed as a catalog house, it would represent important innovations in American housing delivery and mass production techniques.

Criterion C - Architecture: The property represents an exceptional example of 1920s Cape Cod/Colonial Revival architecture with outstanding material integrity. The retention of original wood shingle siding, overall architectural form, and decorative details makes this property architecturally significant as a rare surviving example of high-quality 1920s residential construction. The possible catalog house identification would add significant architectural importance related to mass-produced housing design and the democratization of quality residential architecture.

The building's appearance suggests it may be a catalog or kit house design, which would represent significant innovation in American residential construction and housing delivery. Catalog houses were an important phenomenon of the early 20th century, making quality architectural design accessible to middle-class families and standardizing construction techniques across the country. Confirmed catalog houses are increasingly recognized for their historical and architectural significance.

The retention of original wood shingle siding in excellent condition represents outstanding preservation of 1920s building materials. Wood shingle exteriors from this period are extremely rare survivors, making this property invaluable for understanding 1920s construction techniques and Cape Cod design principles. The overall architectural integrity supports both contributing status and individual eligibility.

The 1929 construction date places this property in the early Ford Village Industries period, representing the residential development that supported Ford's decentralized industrial vision. The quality construction and architectural sophistication reflect the prosperity and optimism of the late 1920s period.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District and INDIVIDUALLY ELIGIBLE for the National Register.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0108_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29345 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0109_000 Lots 109 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat:42.0919378	Long: -83.2818211			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Site ☐ Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1925	
Architectural Style	Colonial Revival	
Building Form	2-Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Sided w/wood	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung & casement	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	Community Planning and Development; Industry; Social History				
Period(s) of Significance	1925-1975 (within district's 1920-1975 LATE period)				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):	
Current/Common Name	29335 Evergreen				
Historic/Original Owner	Melvin & Effie Sansam				
Historic Building Use	Single Family Residence				
Current Building Use	Single Family Residence				
Architect/Engineer/Designer	unknown				
Builder/Contractor	unknown				

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence presents as a two-story Colonial Revival house that represents a unique example of residential adaptation and relocation within Flat Rock's evolving suburban-industrial community during the Late Period of Significance. The building exhibits the characteristic rectangular massing with a side-gabled roof configuration that creates the traditional appearance associated with Colonial Revival design, though the current form reflects both original construction from the 1920s and subsequent reconfiguration following relocation around 1927. The structure demonstrates the practical approaches to housing that characterized residential development serving Flat Rock's workforce, showing how existing buildings could be adapted and relocated to serve changing community needs while maintaining residential character appropriate to suburban development.

This property represents an important example of building relocation and adaptation that reflects the practical approaches to residential development that characterized Flat Rock's evolution during the Late Period of Significance. The original construction dating to the 1920s places the building's origins within the early phase of residential development that responded to Henry Ford's Village Industries program, while the relocation around 1927 demonstrates the adaptive reuse strategies that enabled continued residential development throughout the community's suburban-industrial transformation. The building's history reflects the resourceful approaches to housing provision that characterized working-class communities during the Depression era and pre-war period.

The building features a side-gabled main roof constructed with asphalt shingles that provides the traditional colonial silhouette while reflecting both original construction techniques from the 1920s and adaptations made during the relocation and reconfiguration process. The roof configuration appears to include elements that may reflect modifications made to accommodate the building's new site and reconfigured floor plan. Two substantial brick chimneys rise from the roof, serving functional heating requirements while providing vertical accents that reinforce the traditional residential character that was maintained throughout the building's relocation and adaptation.

The exterior walls demonstrate a combination of materials that reflects both the building's original 1920s construction and subsequent modifications made during relocation and reconfiguration. The walls appear to feature horizontal aluminum siding in the lower portions in a light color, while upper portions include what appears to be vertical wood siding that may reflect adaptations made to accommodate the building's relocation to its current site. The material combination demonstrates the practical construction approaches that characterized residential development while maintaining the traditional appearance valued in suburban settings.

The window arrangement demonstrates characteristics that reflect both the building's original 1920s Colonial Revival design and subsequent modifications made during relocation and reconfiguration. The windows appear to be double-hung sash units with shutters that provide traditional colonial character while serving the functional requirements of the adapted floor plan. The fenestration pattern reflects the balance between preserving original architectural character and accommodating the practical requirements of building relocation and residential adaptation during the 1930s.

The main entrance is enhanced by substantial concrete steps and metal railings that provide safe access while reflecting both the building's adaptation to its current site and contemporary safety standards. The entrance configuration demonstrates the practical modifications that were necessary to accommodate the building's relocation while maintaining appropriate residential character. The entrance treatment reflects the balance between preserving traditional architectural elements and making necessary adaptations for the building's new site and configuration.

The building exhibits foundation elements that appear to reflect the adaptations made to accommodate the structure's relocation to its current site around 1927. The foundation treatment demonstrates the engineering solutions that were required to establish the relocated building on its new site while maintaining structural integrity and appropriate residential character. These adaptations represent the practical construction approaches that enabled building relocation during the Depression era when such resourceful solutions were often necessary for residential development.

The property exhibits sophisticated suburban landscape characteristics with mature ornamental plantings, specimen trees, and carefully maintained lawn areas that integrate the relocated building with its residential setting while demonstrating decades of continued investment in property enhancement. The landscape development includes mature foundation plantings and ornamental elements that create visual integration between the adapted building and its suburban context.

The building incorporates various modifications and updates that reflect nearly a century of continued residential use and adaptation, demonstrating the building's successful integration into the neighborhood despite its unique history of relocation and reconfiguration. These modifications show how buildings with complex histories can continue to serve residential needs while maintaining their essential connection to the community's development patterns.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, George Van Riper owned lot 20* in the Van Riper Subdivision and the house and garage thereon.[1] In 1927, George Van Riper owned lot 109 in the Van Riper Subdivision and the house and garage thereon.[2] In 1930, Archie & Jullia Bolaert and family were living at 436 Evergreen St., and Archie was employed as a Plumber.[3]

In 1939, Melvin & Effie Sansam and family were living at 29345 Evergreen.[4] In 1940, Melvin & Effie Sansam and family were living at 29340 Evergreen St., and Melvin was employed as an operator for a local Oil Refinery.[5] In 1950, Melvin & Effie Sansam resided at 29345 Evergreen; and Melvin worked as a still man for the oil refinery.[6] In 1971, Melvin Sansam resided at 29345 Evergreen St.[7]

**There was a change in the numbering of the lots between 1922 and 1927 with two different plat numbering lists.*

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29345 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the adaptive residential development strategies that demonstrated the resourceful approaches to housing provision during Flat Rock's continued evolution throughout the Late Period of Significance (1920-1975), and its unique significance as an example of building relocation and adaptation that reflects the practical responses to changing community needs during the Depression era and pre-war period.

Historical Significance Under Criterion A: Event

This relocated and reconfigured house represents the adaptive residential development strategies that demonstrated the resourceful approaches to housing provision that characterized Flat Rock's continued evolution during the challenging economic periods of the Late Period of Significance. The property embodies the practical responses to housing needs that emerged during the Depression era when communities sought innovative solutions to maintain residential development despite economic constraints. **The dwelling reflects the adaptive housing solutions that served Flat Rock's workforce during the period from the 1920s, when the building's relocation around 1925, demonstrates the resourceful approaches to residential development that enabled the community to maintain housing availability throughout challenging economic periods while adapting to changing community needs.**

The building's unique history of relocation and adaptation demonstrates the practical approaches to residential development that characterized working-class communities during the Depression era, showing how existing building stock could be preserved and adapted to serve continuing housing needs while maintaining the suburban residential character that had become important to Flat Rock's identity. The property represents the resourceful residential development that characterized Flat Rock's ability to maintain community growth and housing availability despite economic challenges, reflecting the community's resilience and adaptability throughout the Late Period of Significance. **The building's construction timeline spanning from the 1920s through 1925 places this property within multiple phases of Flat Rock's Late Period of Significance, demonstrating the community's adaptive approaches to residential development that enabled continued housing provision throughout both prosperous and challenging periods.**

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 101, entry for George Van Riper on Lot 20; original records held by Brownstown Township Historical Society.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 123, entry for George Van Riper on Lot 109; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 1B, dwelling 15, family 15, Archie & Jullia Bolaert ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-JY?cat=1036363&i=439&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 440 of 1148; United States. National Archives and Records Administration.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2B, dwelling 31, family ,Melvin & Effie Sansam and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWD5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 8 of 1034; United States. National Archives and Records Administration.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 42, dwelling 448, for Melvin & Effie Sansam; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-Y?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 43 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The dwelling reflects the continued housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established long-term employment opportunities that created ongoing need for residential accommodations that could be provided through both new construction and adaptive reuse of existing buildings. The building's relocation and reconfiguration provided practical housing solutions that served working families while demonstrating the innovative approaches to residential development that characterized resourceful suburban-industrial communities during challenging economic periods.

The property demonstrates adequate integrity across the seven aspects required for National Register eligibility for a building with a complex history of relocation and adaptation, with preserved and adapted characteristics that convey its historical significance as an example of resourceful residential development during the Late Period of Significance.

Location and Setting: While the building was relocated from its original site prior to 1925, it has maintained its location on Evergreen Street within the established residential area for nearly a century, becoming an integral part of the neighborhood that developed during Flat Rock's Late Period evolution. The suburban setting preserves the community planning patterns that characterized adaptive residential development.

Design: The property exhibits adequate design integrity in its Colonial Revival characteristics, though these reflect both original 1920s construction and subsequent adaptations made during relocation and reconfiguration. **The building maintains sufficient architectural character to convey its significance as an example of adaptive residential development that preserved traditional styling while accommodating practical requirements of building relocation and reconfiguration.**

Materials: The building appears to maintain a combination of original and adapted materials that demonstrate both the 1920s construction techniques and the practical modifications made during relocation and reconfiguration, reflecting the resourceful construction approaches that characterized Depression-era residential adaptation.

Workmanship: The construction demonstrates both original 1920s building techniques and the adaptation methods that were employed during relocation and reconfiguration, reflecting the practical construction approaches that enabled building preservation and adaptive reuse during challenging economic periods.

Setting: The suburban residential context demonstrates the building's successful integration into the neighborhood despite its complex history, maintaining the community character that characterized Flat Rock's continued residential development throughout the Late Period of Significance.

Feeling and Association: The property conveys the adaptive residential character that characterized resourceful approaches to housing provision during challenging economic periods, maintaining associative connections to the practical solutions that enabled continued residential development while preserving community character.

Assessment of Relocation Impact on Integrity: While building relocation typically presents challenges for National Register eligibility, this property's relocation occurred during the historic period (c. 1925) and represents historically significant adaptive development practices that were characteristic of the community's resourceful approaches to residential provision during the Depression era.

The property's significance as an example of building relocation and adaptive residential development makes it a valuable contributor to the district's ability to convey the full range of resourceful strategies that characterized Flat Rock's continued evolution throughout challenging periods of the Late Period of Significance. The building demonstrates how communities could maintain residential availability and neighborhood character through innovative adaptation of existing building stock while responding to changing economic conditions and community needs. The relocation and reconfiguration represent the practical problem-solving approaches that enabled continued residential development during the Depression era.

The building's complex history spanning from 1920s construction through 1925 relocation demonstrates the adaptive residential strategies that supported Flat Rock's ability to maintain community growth and housing availability throughout multiple phases of the Late Period of Significance, showing how resourceful approaches to building preservation and adaptation could serve ongoing community needs.

The property at 29345 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the adaptive residential development strategies that demonstrated resourceful approaches to housing provision during challenging periods of the Late Period of Significance (1920-1975), despite the complexity introduced by its relocation history. The building maintains adequate integrity to convey its historical significance as an example of Depression-era adaptive residential development and contributes to the district's representation of the full range of resourceful strategies that characterized the community's evolution.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number 58_135_05_0109_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29353 Evergreen Street [432 Evergreen]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0110_000 Lots 110 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091792	Long: -83.281937			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1926	
Architectural Style	Bungalow	
Building Form	1 Story rectilinear	
Roof Form	Simple gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1926-1975 (within district's 1920-1975 LATE period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29353 Evergreen						
Historic/Original Owner	Tony & Nellie Kuhn						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	George Van Riper						

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1926 bungalow cottage is a single-story residential structure situated on Evergreen Street in Flat Rock. The building represents modest residential development during the late 1920s boom period and the early phase of Ford's Village Industries program. The property appears to be a catalog or kit house design, which adds historical importance to its 1920s construction date, though material alterations have impacted its architectural integrity.

The house exhibits classic bungalow characteristics with a simple rectangular plan, low-pitched gable roof, and single-story form that creates the horizontal emphasis characteristic of the bungalow style popular during the 1920s. The roof is covered with asphalt shingles in a standard residential application. The simple gable roof form reflects the practical, economical approach to residential construction that made bungalows accessible to working-class families during the 1920s.

The exterior walls are currently clad in aluminum siding that represents a later alteration covering the original exterior materials, which were likely wood clapboard, wood shingles, or stucco typical of 1920s bungalow construction. The aluminum siding installation, while a common maintenance practice, has significantly altered the building's original appearance and material integrity. However, the underlying building form and proportions remain intact beneath the replacement siding.

The windows have been replaced with aluminum units that alter the building's original character. The replacement windows include both single-hung and sliding configurations that reflect mid- to late-20th-century residential standards rather than the original 1920s fenestration. The window replacement represents a significant alteration that impacts the building's authentic 1920s appearance and reduces its material integrity.

A significant aspect of this property is its appearance as a catalog or kit house design. The building exhibits the standardized proportions, simplified detailing, and efficient planning typical of catalog houses offered by companies like Sears, Roebuck & Co., Montgomery Ward, and other mail-order building suppliers during the 1920s. The simple bungalow form, standardized window arrangements, and overall design approach suggest this may be a catalog house model, which would add historical significance related to early 20th-century mass housing and building industry innovations.

The front facade displays a covered front porch with a striped awning that provides outdoor living space characteristic of bungalow design. The porch area appears to maintain the original proportions and configuration, though details may have been altered during the siding installation. Concrete steps provide access to the front entrance in a utilitarian manner typical of modest bungalows of this period.

An important feature of this property is the retention of its original detached garage, visible to the right of the main house. The survival of original outbuildings from the 1920s adds to the property's completeness and historical significance, as many original garages have been demolished or significantly altered over time. The garage helps convey the residential development patterns of the late 1920s period.

The building sits on a concrete foundation appropriate for 1920s construction methods. The property includes basic landscaping that maintains the residential character while accommodating the building's altered exterior appearance.

Despite the material alterations, character-defining features that remain include the single-story bungalow form, the simple gable roof, the front porch configuration, the overall proportions and scale, and the original detached garage. The possible catalog house identification adds significance to these remaining architectural features.

This one-story, single-family residence with matching single car garage is situated on Lot 110 in the Van Riper Sub. No. 1 and in 1941, the address was 29353 Evergreen St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, George Van Riper owned lot 21 [early lot numbering] of the Van Riper Subdivsion No. 1; and there was no structure on the lot.[2] In 1927, Anthony Kuhn owned lot 110 of the Van Riper Subdivsion No. 1; and the residence thereon, 432 Evergreen St.[3] In 1929, Tony Kuhn was living at 432 Evergreen St.[4] In 1930, Toney & Nellie Kuhn were living at 432 Evergreen St., and Tony was employed at the Lumberyard.[5] In 1939, Toney & Nellie Kuhn were living at 29353 Evergreen.[6] Tony Kuhn died on 29 August 1940.[7] In 1942, Mrs, Tony Kuhn owned lot 110 of the Van Riper Subdivsion No. 1; and the residence thereon, 29353 Evergreen St.[8] In 1950, 29353 Evergreen was vacant.[9] This home was vacant for many periods in history.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1926 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant residential development during the pre-Depression boom period and early Ford Village Industries era, though material alterations limit its architectural significance and individual eligibility potential.

Criterion A - Community Planning and Development: Built in 1926, this house represents residential development during the crucial period as Ford's Village Industries program was beginning to transform Flat Rock. The property demonstrates the modest, working-class housing that was being constructed during the late 1920s boom period and reflects the community's growth and prosperity just before the Depression. If confirmed as a catalog house, it would represent important innovations in American housing delivery and the democratization of homeownership for working-class families.

The building's appearance suggests it may be a catalog or kit house design, which would represent significant innovation in American residential construction and housing accessibility. Catalog houses were particularly important for providing affordable, quality housing to working-class families and standardizing construction techniques across the country. The modest bungalow form was especially popular in catalog house offerings during the 1920s.

While the property retains its basic form and proportions, the installation of aluminum siding and replacement windows has significantly impacted its material integrity and authentic 1920s appearance. These alterations limit the building's ability to convey its original architectural character and reduce its potential for individual National Register eligibility under Criterion C for Architecture.

The 1926 construction date places this property in the early Ford Village Industries period, representing the modest residential development that supported Ford's decentralized industrial vision. The working-class housing represented by this building type was essential to the success of Ford's program and reflects the community's transformation during this significant period.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 101, entry for George Van Riper and Lot 21; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 123, entry for Anthony Kuhn; original records held by Brownstown Township Historical Society.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1929)** unpaginated, folder: Flat Rock Directories (1917-1946), item 5; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 1B, dwelling 16, family 16, for Tony & Nellie Kuhn ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-JY?cat=1036363&i=439&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 440 of 1148; United States. National Archives and Records Administration.

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1939**) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] Michigan Department of Community Health, Division for Vital Records and Health Statistics; Lansing, Michigan; *Death Records*

[8] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942," arranged alphabetically and by subdivision; pg. 632, entry for Mrs. Tony Kuhn; original records held by Brownstown Township Historical Society.

[9] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 42, dwelling 447, for vacant ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-Y?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 43 of 58; United States. National Archives and Records Administration.

Despite material alterations, the building retains sufficient integrity in location, design, setting, feeling, and association to contribute to the district's significance. The property helps convey the residential development patterns of the late 1920s and the range of housing types that supported the Ford Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0110_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29405 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0111_000 Lots 111 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat:42.0916679		Long: -83.2818062		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Site ☐ Structure ☐ Object ☐

Architectural Information

Construction Date	1925
Architectural Style	Craftsman Bungalow
Building Form	1 Story Rectilinear
Roof Form	Front facing gable/eaves
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concreter Block
Window Materials	Vinyl Replacement
Window Type	Double Hung/picture
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1925-1975 (within district's 1920-1975 LATE period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	29495 Evergreen			
Historic/Original Owner	Vaughn & Ruth McNeil			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Frank Smith			

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1925 Craftsman bungalow is a single-story residential structure situated on Evergreen Street in Flat Rock. The building represents residential development during the mid-1920s boom period and the early phase of Ford's Village Industries program. The property appears to be a catalog or kit house design, which adds historical importance to its 1920s construction date, though material alterations have impacted its architectural integrity.

The house exhibits classic Craftsman bungalow characteristics with a prominent front-facing gable roof, deep overhanging eaves, and an expansive front porch supported by substantial brick piers. The front-facing gable creates a bold, vertical emphasis that distinguishes this design from the simpler side-gable bungalows, while the deep eaves provide the horizontal shadow lines characteristic of Craftsman design. The roof is covered with asphalt shingles in a standard residential application.

An outstanding feature of this property is the prominent front porch with its distinctive brick pier supports, which represents one of the most characteristic elements of Craftsman bungalow design. The brick piers appear to be original and demonstrate the quality craftsmanship typical of 1920s construction. The porch extends across much of the front facade and provides significant outdoor living space, reflecting the Craftsman emphasis on indoor-outdoor connectivity and informal living. The porch retains its original proportions and configuration despite other alterations to the building.

The exterior walls are currently clad in vinyl siding that represents a later alteration covering the original exterior materials, which were likely wood clapboard, wood shingles, or stucco typical of 1920s Craftsman construction. The vinyl siding installation, while a common maintenance practice, has significantly altered the building's original appearance and material integrity. However, the underlying building form, proportions, and the prominent architectural features like the brick porch piers remain intact.

The windows have been replaced with modern vinyl or aluminum units that alter the building's original character. The replacement windows include both double-hung and picture window configurations that reflect contemporary residential standards rather than the original 1920s fenestration typical of Craftsman design, which often featured multi-light casement windows or double-hung windows with divided lights in the upper sash.

A significant aspect of this property is its appearance as a catalog or kit house design. The building exhibits the standardized proportions, simplified Craftsman details, and efficient planning typical of catalog houses offered by companies like Sears, Roebuck & Co., Montgomery Ward, and other mail-order building suppliers during the 1920s. The front-facing gable bungalow with brick porch piers was a popular catalog house design that provided Craftsman styling at an affordable price point.

The front facade displays the asymmetrical composition typical of Craftsman design, with the prominent front porch dominating the composition and creating an inviting entrance area. The brick pier supports and their substantial scale demonstrate the Craftsman emphasis on natural materials and solid construction, even in catalog house designs. A concrete driveway provides vehicle access, and decorative plantings enhance the residential character.

An important feature of this property is the retention of its original detached garage, visible to the right of the main house. The survival of original outbuildings from the 1920s adds to the property's completeness and historical significance, as many original garages have been demolished or significantly altered over time. The garage helps convey the residential development patterns of the mid-1920s period.

The building sits on a concrete foundation appropriate for 1920s construction methods. The property includes well-maintained landscaping with mature plantings and decorative flower boxes that enhance the residential character while maintaining the Craftsman emphasis on integration with landscape.

Despite the material alterations, character-defining features that remain include the front-facing gable form, the prominent front porch with original brick piers, the deep overhanging eaves, the overall Craftsman proportions and scale, and the original detached garage. The possible catalog house identification adds significance to these remaining architectural features.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, Frank Smith owned lot 22* of the Van Riper Subdivision No. 1; and the tax records show that the house on that lot was partially built. In 1927, Vaughn McNeil owned lot 111 of the Van riper Subdivision No. 1 and the residence thereon, In 1939, Vaugh & Ruth McNeil and family were living at 29405 Evergreen.[1] In 1940, Vaughn & Ruth McNeil resided at 29405 Evergreen St.; and Vaughn was a laborer at the headlamp plant [2] On 16th October 1940, Vaughn McNeil registered for the WWII draft; he affirms that he was born 4th March 1905 in Oakland County, Michigan, that he is married to Ruth, they live at 29405 Evergreen St. in Flat Rock, Michigan and that he is employed by Ford Motor Co. in Flat Rock, Michigan.[3] In 1950, Rev. Artis & Luta Ford resided at 29405 Evergreen; and Rev. Ford was a local minister.[4] In 1955, the Reverend Artis Ford resided at 29405 Evergreen St.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant residential development during the mid-1920s boom period and early Ford Village Industries era, though material alterations limit its architectural significance and individual eligibility potential.

Criterion A - Community Planning and Development: Built in 1925, this house represents residential development during the period when Ford's Village Industries program was beginning to gain momentum and transform Flat Rock. The property demonstrates the substantial, middle-class housing that was being constructed during the mid-1920s boom period and reflects the community's growth and prosperity. The Craftsman bungalow style represents the popular residential architecture of the period that provided comfortable, modern housing for the growing community. If confirmed as a catalog house, it would represent important innovations in American housing delivery and the democratization of quality architectural design.

The building's appearance strongly suggests it is a catalog or kit house design, which would represent significant innovation in American residential construction and housing accessibility. Catalog houses were particularly important for providing quality Craftsman-style design to middle-class families and standardizing construction techniques across the country. The Craftsman bungalow with brick porch piers was a popular catalog house model that made sophisticated architectural design accessible to a broader market.

Despite material alterations, the building retains important Craftsman design elements including the front-facing gable form, prominent front porch with original brick piers, and deep overhanging eaves. These elements continue to convey the Craftsman emphasis on natural materials, solid construction, and integration of indoor and outdoor living spaces that made the style popular during the 1920s.

While the property retains its basic form and key architectural elements, the installation of vinyl siding and replacement windows has significantly impacted its material integrity and authentic 1920s appearance. These alterations limit the building's ability to convey its original Craftsman character and reduce its potential for individual National Register eligibility under Criterion C for Architecture.

The 1925 construction date places this property in the early Ford Village Industries period, representing the quality middle-class residential development that supported Ford's decentralized industrial vision. The substantial Craftsman bungalow represented the type of housing that attracted skilled workers and contributed to the community's transformation during this significant period.

Despite material alterations, the building retains sufficient integrity in location, design, setting, feeling, and association to contribute to the district's significance. The retention of the prominent brick porch piers and overall Craftsman form allows

[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2B, dwelling 42, for Vaughn & Ruth McNeil and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWD5?view=explore&action=view&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 8 of 1034; United States. National Archives and Records Administration.

[3] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPRQ-XPM6 : accessed 12 Jan 2026), entry for Vaughn Butts McNeil and Ford Motor Co, 16 Oct 1940.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 42, dwelling 446, for Artis & Luta Ford minister; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-Y?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 43 of 58; United States. National Archives and Records Administration.

[5] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

the property to convey the residential development patterns of the mid-1920s and the quality of housing that supported the Ford Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0111_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29419 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0112_000 Lots 112 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091521		Long: -83.281947		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1982	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Low pitch Hip	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Concrete	
Window Materials	Vinyl Replacements	
Window Type	Sliding	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☒				

Area(s) of Significance	n/a
Period(s) of Significance	n/a

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):
Historic Name				
Current/Common Name	29419 Evergreen			
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	31 Aug 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence presents as a single-story ranch house that exemplifies late 20th-century residential architecture, representing contemporary development that occurred well after the conclusion of Flat Rock's historically significant periods. The building exhibits an elongated rectangular primary mass with a side-gabled roof configuration that emphasizes the horizontal profile characteristic of ranch design, though constructed during a period when ranch architecture had evolved to incorporate more varied materials and design elements. An attached garage extends from the main structure, creating the unified composition that had become standard for suburban residential construction by the 1980s. The structure demonstrates contemporary residential architecture that reflects modern construction techniques and materials while maintaining some connection to earlier ranch house traditions.

The building features a side-gabled main roof constructed with asphalt shingles that provides practical weather protection while maintaining the low profile associated with ranch house design. The roof extends continuously over both the main house and attached garage, creating the unified composition that characterized suburban residential construction during the 1980s. A brick chimney rises from the roof, serving both functional heating requirements and providing vertical accent within the horizontal composition.

The exterior walls demonstrate a combination of materials that reflects the construction preferences and aesthetic choices that characterized residential development during the 1980s. The primary walls feature red brick construction that provides substantial appearance and durability, while other portions appear to include wood siding elements that create material variety and visual interest. This material combination demonstrates the construction approaches that characterized contemporary residential development when builders sought to provide both durability and architectural variety through the use of multiple materials and textures.

The window arrangement demonstrates the functional approach to fenestration that characterized ranch house design during the 1980s, with windows arranged to provide adequate natural light while maintaining the streamlined appearance valued in contemporary residential construction. The windows appear to follow modern configurations that served the open planning concepts that had evolved in ranch house design by this period, emphasizing practical function and energy efficiency considerations that had become important in residential construction.

The main entrance appears to be positioned to maintain accessibility while reflecting the practical construction approaches that characterized residential building during the 1980s. The entrance configuration includes what appears to be a small covered entry area that provides weather protection while maintaining the simplified character that distinguished contemporary ranch house construction from more elaborate architectural styles.

The attached garage represents the automobile-oriented planning that had become standard for suburban residential construction by the 1980s, providing protected vehicle storage while maintaining architectural unity with the main house. The garage integration demonstrates the planning sophistication that had evolved to accommodate multiple-vehicle ownership and suburban lifestyle requirements that characterized residential construction during this period.

The property exhibits well-maintained suburban landscape characteristics with mature trees, maintained lawn areas, and contemporary landscaping that integrate the building with its residential setting while reflecting modern landscape preferences. The substantial tree cover provides landscape framework while demonstrating the development of the neighborhood's natural features over time.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Very little info is available on this property due to its recent construction.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29419 Evergreen Street is not recommended as a contributing resource to the Flat Rock Historic District due to its 1982 construction date falling ten years outside the Late Period of Significance (1922-1972) and its failure to demonstrate connection to the historical development patterns that define the district's significance.

This 1982 ranch house represents contemporary residential development that occurred well after the conclusion of Flat Rock's Late Period of Significance, which ended with the construction of the Michigan Casting Center in 1972. The property reflects modern residential construction that occurred during a period when Flat Rock had evolved beyond its historically significant phases of development as a suburban-industrial community shaped by Henry Ford's Village Industries program and subsequent industrial expansion. **The dwelling's construction ten years after the end of the Late Period of Significance places it outside the chronological boundaries that define the district's historical importance and removes it from association with the community development patterns that justify district designation.**

While the property is located within the geographic boundaries of the proposed historic district, the 1982 construction date represents development that occurred during Flat Rock's contemporary period rather than during the historically significant phases that transformed the community from rural agricultural settlement to suburban-industrial center during the Early Period (1834-1922) and Late Period (1920-1975) of Significance.

Historic district planning should focus on properties constructed during the Early and Late Periods of Significance that demonstrate connection to Michael Vreeland's agricultural community establishment or Henry Ford's industrial transformation, and preservation resources should be directed toward properties that contribute to understanding Flat Rock's historically significant development phases rather than contemporary construction that postdates the periods that define the district's significance. This property, despite its location within the district boundaries and quality construction, cannot contribute to the historical narrative that justifies district recognition due to its construction occurring after the conclusion of Flat Rock's historically significant community transformation.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0112_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29435 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0114_000 Lots 114 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0912566		Long: -83.2817862		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1925
Architectural Style	Colonial Revival
Building Form	2 Story Rectilinear
Roof Form	Hipped Roof w/ Front Facing Dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1925-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29435 Evergreen St.					
Historic/Original Owner	Clyde & Belle Price / P.E. & Millie Grady					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	George Van Riper					

Survey Date	2 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1925 Gable-Front vernacular residence with Colonial Revival influence is a 2-story frame dwelling situated on Evergreen Street in Flat Rock. The building represents pre-Village Industries residential development, constructed approximately three years before Ford's formal establishment of the lamp plant in 1928. The property demonstrates the quality residential development that existed in Flat Rock before the Village Industries transformation and represents the community foundation upon which Ford's program would build. The substantial 2-story massing and decorative gable treatment reflect the type of housing that made Flat Rock an attractive location for Ford's industrial investment.

The house exhibits a traditional gable-front form with the primary roof ridge oriented perpendicular to the street, creating a prominent front-facing gable. This house type, common throughout the Midwest from the mid-19th century through the early 20th century, provided efficient, economical housing that could accommodate families on village lots. The 2-story height creates substantial living space, and cross gables on the side elevations add architectural interest and additional interior space. The roof is covered with asphalt shingles in a brown tone.

A notable architectural feature is the decorative treatment in the front gable peaks, where brown shake or shingle siding creates visual interest and texture that contrasts with the smooth aluminum siding on the main wall surfaces. This decorative gable treatment, a common feature of Colonial Revival and Craftsman-influenced houses of the 1920s, elevates the property above purely utilitarian construction and demonstrates the builder's attention to architectural detail. The shake shingles may be original (with the aluminum siding applied around them) or may represent a sympathetic replacement that maintains the original design intent.

The exterior walls of the main house body are clad in aluminum siding in a tan or beige color, a replacement material that obscures the original wall surface (likely wood clapboard). The aluminum siding maintains the horizontal lap profile appropriate to the vernacular character of the house.

A prominent feature is the enclosed front porch that extends across the front of the house. The porch features extensive glazing with multiple window units that flood the interior with natural light. The porch enclosure, whether original or an early modification, was a common adaptation in Michigan's climate where open porches have limited seasonal use. The enclosed porch provides a transitional space between interior and exterior and extends the living space of the house. New copper-colored metal railings at the porch steps appear to be recent improvements.

The windows represent a mix of original and replacement units, which is significant for understanding the property's material integrity. Some windows appear to retain original wood frames with aluminum storm windows, demonstrating survival of historic materials. Other windows have been replaced with aluminum units. The fenestration pattern reflects the practical interior arrangement typical of gable-front houses.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period.

The property occupies a lot with mature landscaping including shrubs and trees. Boxwood hedges along the foundation create formal definition, while flowering shrubs add seasonal interest. A detached garage is located at the rear of the property.

Character-defining features include the gable-front form with decorative shake shingles in the gable peaks, the 2-story massing, the cross gables, the enclosed front porch, the mix of original and replacement windows, and the overall residential character that contributes to the streetscape of Evergreen Street.

This two-story, single-family residence with matching single car garage is situated on Lot 114 in the Van Riper Sub. No. 1 and in 1941, the address was 29435 Evergreen St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, George Van Riper owned lot 25* in the Van Riper Subdivision No.1; and the partially built residence thereon, 412 Evergreen St.[2] In 1927, Clyde Price owned lot 114 in the Van Riper Subdivision and the residence thereon 412 Evergreen St.[3] In 1930, Clyde & Belle Price were living at 412 Evergreen St., and Clyde was employed as Superintendendt for the Public School.[4] Clyde and Belle Price moved their family to Ingram County, Michigan about 1930, where sadly, Belle died of a brain tumor on 27 Dec 1934 at the age of 42.[5] In 1931, George Van Riper owned lot 114 of the Van Riper Subdivision No. 1; and the residence thereon, 412 Evergreen St.[6]

In 1939, P.E. Grady owned lot 114 of the Van Riper Subdivision No. 1; and the residence thereon, 29435 Evergreen St.[7] In 1939, Perry & Millie Grady and family were living at 29435 Evergreen.[8] In 1940, Perry & Millie Grady and family were living at 29435 Evergreen St., and Perry was employed as a brakeman for the steam railroad.[9] In 1950, Perry & Mille Grady resided at 29435 Evergreen; and Perry worked as a yard master for the railroad.[10] In 1955, Perry Grady was living at 29435 Evergreen.[11] In 1960, Rev. Donald Wilson, of the Congregational Church, was living at 29435 Evergreen and the residence became the Congregational Parsonage through 1971.[12]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents pre-Village Industries residential development that predates Ford's formal program by three years and demonstrates the quality housing that existed in Flat Rock before the community's industrial transformation.

Criterion A - Community Planning and Development: Constructed c. 1925, approximately three years before Ford's establishment of the Village Industries lamp plant in Flat Rock, this gable-front vernacular house represents the pre-existing residential development that provided the community foundation for Ford's industrial program. The property demonstrates that Flat Rock possessed quality housing and an established residential character before the Village Industries transformation, helping to explain why Ford selected this location for industrial investment.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 101, entry for George Van Riper and lot 25; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 124, entry for Clyde Price; original records held by Brownstown Township Historical Society.

[4] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 1B, dwelling 18, family 18, Clyde & Belle Price; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-JY?cat=1036363&i=439&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 440 of 1148; United States. National Archives and Records Administration.

[5] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KFS1-JRB : accessed 16 Jan 2026), entry for Belle Elizabeth Price, 27 Dec 1934.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically and by subdivision; pg. 118, entry for George Van Riper; original records held by Brownstown Township Historical Society.

[7] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged alphabetically and by subdivision; pg. 192, entry for P.E. Grady; original records held by Brownstown Township Historical Society.

[8] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3A, dwelling 43, for Perry & Millie Grady and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZ1?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 9 of 1034; United States. National Archives and Records Administration.

[10] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 42, dwelling 445, for Perrry & Mille Grady ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-Y?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 43 of 58; United States. National Archives and Records Administration.

[11] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[12] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The property's c. 1925 construction date places it within the pre-existing community that attracted Ford's attention for the Village Industries program. Henry Ford's decentralized manufacturing philosophy sought locations with established communities, agricultural connections, and quality housing stock. Properties like this one demonstrated that Flat Rock offered the residential infrastructure necessary to support an industrial workforce. The presence of substantial 2-story housing reflected a community with established families and economic stability.

The gable-front form with decorative shake shingles in the gable peaks demonstrates the architectural ambition that characterized Flat Rock housing in the 1920s. While the basic form is vernacular, the decorative gable treatment reflects Colonial Revival influence that was popular during this period. This blend of practical vernacular form with decorative embellishment was characteristic of pattern book designs that made attractive housing accessible to working and middle-class families.

The survival of some original wood windows with aluminum storm windows is notable within the district, where replacement windows are common. This partial retention of original window materials demonstrates that historic fabric can survive alongside necessary updates and provides evidence of 1920s residential construction techniques.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Evergreen Street. Integrity of design is maintained through preservation of the gable-front form with decorative shake shingles in the gable peaks, 2-story massing, cross gables, and enclosed front porch. Integrity of materials has been partially diminished through aluminum siding and some replacement windows, though the survival of original wood windows with storms and the decorative gable shingles represents significant material retention. Integrity of workmanship is evident in the decorative gable treatment. Integrity of setting is preserved through the property's relationship to neighboring residences. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a substantial pre-Village Industries residence.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1925 construction date places this property within the pre-Village Industries era, representing the established residential community that existed in Flat Rock before Ford's industrial investment. Together with other pre-1928 properties documented in this survey, including those on Church Street, Gibraltar Road, and Van Riper Street, this house demonstrates the quality residential development that made Flat Rock an attractive location for Ford's Village Industries program.

The property retains its essential gable-front form, with the 2-story massing, decorative shake shingles in the gable peaks, cross gables, and enclosed front porch clearly legible despite material alterations. The decorative gable treatment, which creates visual interest through the contrast between the brown shake shingles and the tan aluminum siding, demonstrates architectural ambition beyond purely utilitarian construction.

The survival of some original wood windows with aluminum storm windows is particularly significant, providing material evidence of 1920s residential construction within a district where replacement windows are common. This partial retention of historic window materials demonstrates that original fabric can be preserved alongside necessary updates.

The enclosed front porch, whether original or an early modification, demonstrates the type of adaptation that homeowners made to extend living space and adapt to Michigan's climate. The porch enclosure with its extensive glazing has become part of the property's historic character.

The 2-story gable-front form distinguishes this property from the predominantly 1 and 1.5-story houses that characterize much of the district, demonstrating the range of housing types present in pre-Village Industries Flat Rock. This substantial scale reflects the established residential character that attracted Ford's investment.

While aluminum siding and some replacement windows have altered the original materials, the property retains sufficient integrity to contribute to the historic district. The gable-front form with decorative gable treatment, pre-Village Industries construction date, and partial survival of original windows make this property a contributor to understanding the community foundation upon which the Village Industries program built.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0114_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29451 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0115_000 Lots 115 & 116 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0910322	Long: -83.2818043			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1948
Architectural Style	Cape Code Revival
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Brick
Window Materials	Vinyl Replacement
Window Type	Double Hung/ Picture
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1948-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic Name	Methodist Episcopal Parsonage					
Current/Common Name	29451 Evergreen					
Historic/Original Owner	Methodist Episcopal Parsonage (this residence is still owned by the ME Church today)					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	2 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence presents as a one-and-one-half story Cape Cod Revival house that exemplifies the popular residential architecture of the late 1940s, representing the post-war residential development that served Flat Rock's established suburban-industrial community during the Late Period of Significance. The building exhibits the characteristic compact, rectangular massing with a side-gabled roof configuration and multiple prominent shed dormers that create the picturesque, traditional New England colonial appearance that defined Cape Cod Revival design during the post-war period. The structure demonstrates the substantial, middle-class residential architecture that continued to attract families to Flat Rock during the late 1940s, reflecting the housing preferences that served established workers and their families who valued traditional architectural styling within the mature suburban-industrial community that had evolved from Henry Ford's Village Industries foundation.

This building exhibits several characteristics that suggest it may be a catalog kit home, though the catalog home industry had significantly declined by 1948 from its 1920s peak. The standardized proportions, efficient floor plan organization with multiple dormers, substantial brick construction, and characteristic Cape Cod Revival styling reflect design principles that characterized later catalog homes that emphasized traditional colonial character. The building's overall composition, particularly the combination of brick construction with multiple symmetrically-placed dormers, is consistent with post-war housing developments that sometimes utilized catalog or pre-fabricated components while emphasizing traditional architectural styling. The substantial construction and traditional character suggest this may represent either a late catalog home or locally-built construction that followed catalog home design principles.

The building features a side-gabled main roof with three prominent shed dormers that create architectural interest and provide natural light and usable space for upper-level rooms while maintaining the characteristic Cape Cod profile. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in colonial revival architecture. A substantial brick chimney rises from the roof, serving both functional heating requirements and providing vertical accent that reinforces the traditional New England colonial character. The roof configuration with multiple dormers demonstrates the efficient use of space that characterized both Cape Cod design and practical residential construction during the post-war period.

The exterior walls are constructed entirely of red brick that provides substantial appearance, durability, and the honest expression of materials that was valued in quality residential construction during the late 1940s. The brick construction creates the substantial, permanent character that distinguished quality housing while demonstrating the prosperity and construction standards that characterized residential development serving Flat Rock's established workforce during the post-war period. The consistent brick treatment across all wall surfaces reflects the unified construction approaches that characterized substantial residential development and demonstrates the investment in quality materials that made this type of housing appealing to middle-class families seeking traditional architectural character.

The window arrangement demonstrates the characteristic Cape Cod Revival emphasis on symmetrical compositions and traditional proportions, designed to create visual balance while serving the functional requirements of the one-and-one-half story floor plan. The three shed dormers contain windows that maximize natural light for upper-level spaces while maintaining the traditional styling appropriate to colonial revival design. The main level features double-hung sash windows arranged in regular patterns that reflect the classical design principles adapted for post-war residential construction. The window placement and proportions demonstrate the balance between traditional architectural character and practical function that distinguished quality residential construction during the late 1940s.

The main entrance is enhanced by a covered front porch that extends across a portion of the front facade, creating welcoming outdoor living space that was valued in both Cape Cod design and post-war residential planning. The porch appears to be supported by columns that provide architectural character while maintaining the traditional styling valued in colonial revival architecture. The porch design demonstrates the balance between traditional architectural elements and practical outdoor living space that made Cape Cod Revival houses attractive to families seeking both colonial character and contemporary convenience during the post-war period.

The building appears to maintain its original architectural character with minimal visible contemporary modifications, demonstrating the successful preservation of essential design elements that define its historical significance. The property exhibits the Cape Cod Revival character that has been maintained throughout multiple decades of continued residential use.

The property exhibits suburban landscape characteristics with maintained lawn areas and mature trees that integrate the building with its residential setting while reflecting the development of the neighborhood over more than seven decades.

The property appears to include basic residential infrastructure that supports suburban living while maintaining the scale and character appropriate to residential development from the late 1940s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

A new Methodist Parsonage was built at 29451 Evergreen and dedicated in a special service on 13 February 1949.[1] The home continues to be the home of the resident Methodist Ministry today.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29451 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the post-war residential development that demonstrated the continued success of Henry Ford's Village Industries model and the community's embrace of traditional Cape Cod Revival architecture during the Late Period of Significance (1922-1972).

Historical Significance Under Criterion A: Event

This 1948 Cape Cod Revival house represents the post-war residential development that demonstrated the continued success of Henry Ford's Village Industries model in sustaining Flat Rock as an attractive suburban-industrial community during the crucial decade following World War II. The property embodies the residential construction that served families attracted by the stable employment opportunities that Flat Rock's established industrial base continued to provide during the post-war period, when communities nationwide sought to accommodate returning veterans and growing families through quality residential development that reflected traditional American values and architectural preferences. The dwelling reflects the housing solutions that served Flat Rock's workforce during 1948, when the community was demonstrating the sustained effectiveness of its industrial foundation while participating in national trends toward traditional colonial revival architecture that appealed to families seeking both modern convenience and connection to American architectural heritage.

The adoption of Cape Cod Revival design during the late 1940s demonstrates how Flat Rock's residential development embraced traditional architectural forms that conveyed stability, American heritage, and family values while serving the housing needs of the established suburban-industrial community. The property represents the residential continuity that characterized Flat Rock's evolution during the post-war period, showing how the community's industrial success enabled residents to invest in substantial housing that reflected both architectural quality and traditional preferences during the period when American residential development emphasized colonial revival styling. The 1948 construction date places this property within the important post-war phase of Flat Rock's Late Period of Significance, when the community had demonstrated over two decades of sustained growth following Henry Ford's Village Industries establishment and was continuing to attract families through quality residential development that reflected both prosperity and traditional architectural values.

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as part of Flat Rock's post-war residential development during the Late Period of Significance.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that had continued to develop throughout Flat Rock's Late Period evolution. The suburban

[1] "Methodists Plan Watch Night; to Burn Mortgage," *The Guardian of The Huron Valley Villages – Illustrated* (Flat Rock, Wayne Co., Michigan), 28 December 1950, p. 1, col. 2; Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

setting preserves the community planning patterns that characterized post-war residential development while maintaining the residential context that supported traditional colonial revival construction.

Design: The property exhibits excellent design integrity in its Cape Cod Revival characteristics, including the one-and-one-half story massing, side-gabled roof with multiple shed dormers, substantial brick construction, and traditional proportions that distinguished quality residential construction during the late 1940s. The building maintains the essential Cape Cod Revival design characteristics that made it representative of the post-war residential architecture that served Flat Rock's established workforce while demonstrating the community's embrace of traditional American architectural values.

Materials: The building maintains its substantial brick construction and essential architectural elements that demonstrate the quality construction approaches that characterized post-war residential development. The materials preserve the substantial character and traditional appearance that reflected the construction standards appropriate to housing that served Flat Rock's prosperous post-war workforce.

Workmanship: The Cape Cod Revival construction demonstrates the building techniques that had evolved to serve Flat Rock's workforce during the post-war phase of the Late Period of Significance, reflecting construction standards that represented the quality residential development that the community's sustained industrial prosperity had enabled.

Setting: The suburban residential context maintains the community character that demonstrated Flat Rock's successful establishment as a stable suburban-industrial center by the late 1940s. The setting demonstrates the mature suburban character that represented the sustained effectiveness of Henry Ford's Village Industries model through over two decades of community development.

Feeling and Association: The property conveys the post-war suburban character that characterized Flat Rock's continued residential development during the late 1940s, maintaining associative connections to the community's established suburban-industrial success while preserving its connection to the traditional architectural preferences that characterized American residential development during the post-war period.

The property's role in representing the post-war Cape Cod Revival development that demonstrated Flat Rock's continued success and embrace of traditional American architectural values makes it a valuable contributor to the district's ability to convey the sustained effectiveness of Henry Ford's Village Industries model throughout the Late Period of Significance. The building demonstrates how Flat Rock residents continued to invest in substantial residential construction that reflected both prosperity and traditional architectural preferences while maintaining the community's suburban-industrial character that had attracted families throughout the Late Period.

The Cape Cod Revival design reflects the post-war preference for traditional American architectural character that served families seeking both modern convenience and connection to colonial heritage, showing how Flat Rock's continued residential development participated in national architectural trends while maintaining the employment stability and community character that had distinguished the community throughout the Late Period of Significance.

The property at 29451 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the post-war residential development that demonstrated Flat Rock's continued success as a suburban-industrial community and residents' embrace of traditional Cape Cod Revival architecture during the Late Period of Significance (1920-1975). The building maintains excellent integrity and contributes to the district's representation of the community's sustained evolution throughout the post-war period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0115_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29505 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0117_000 Lots 117 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0906741		Long: -83.2817822		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1925
Architectural Style	Craftsman Bungalow
Building Form	2 Story Rectilinear
Roof Form	Side gabled w/ dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Brick/concrete block
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	One Garden Shed, One Single Car Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1925-1975 (within district's 1920-1975 period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):
Current/Common Name	29505 Evergreen St.		
Historic/Original Owner	William Henry & Ioda Peters		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Builder:	Oliver E. Case		

Survey Date	4 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1925 two-story Craftsman-influenced residence is a vernacular dwelling situated on a corner lot on Evergreen in Flat Rock. The building represents early 1920s residential development during the initial Ford Village Industries period and demonstrates the larger-scale Craftsman/Bungalow-influenced houses that provided spacious family accommodations while incorporating popular early 20th century design elements.

The house exhibits features influenced by Craftsman and Bungalow design traditions: a side-gabled roof with moderate eaves, a front gabled dormer, full-width front porch, and two-story vertical proportions that distinguish it from typical one-story bungalows while retaining Craftsman design influences. The building displays a side-gabled roof with a front-facing gabled dormer that adds visual interest to the roofline and provides light and headroom to the upper story. The dormer features windows and contributes architectural character to the front elevation. The roof is covered with asphalt shingles appropriate to the period.

The exterior walls are clad in vinyl siding that covers the original exterior materials. The siding is painted in a neutral gray/beige color with darker teal/green trim that provides visual contrast. While the vinyl siding obscures original wall materials, the building's two-story Craftsman-influenced form remains intact and identifiable.

The most significant alteration to the building is the enclosure of what was originally an open front porch. The front elevation features a full-width screened porch that spans the entire first story facade. This enclosed porch maintains the porch's original footprint and location but has been converted from an open structure to a screened enclosure, likely for protection from insects while maintaining outdoor living space functionality. The screened porch retains the horizontal emphasis and prominent relationship to the street that characterized the original open porch design, which would have been a key Craftsman/Bungalow feature emphasizing indoor-outdoor connections and casual living. The foundation/base of the porch is painted in a contrasting teal/green color that coordinates with the window trim.

The full-width front porch (now enclosed) represents a character-defining feature of Craftsman and Bungalow-influenced architecture, reflecting the early 20th century emphasis on outdoor living spaces, casual family life, and connection between interior and exterior environments. Even in its enclosed form, the porch maintains its visual prominence and horizontal emphasis characteristic of Craftsman design.

The windows have been updated with vinyl replacement units but maintain appropriate double-hung configurations and proportions. Decorative shutters in dark teal/green frame selected window openings on the upper story and add traditional detailing. The gabled dormer features windows that provide light to the upper story.

The property occupies a prominent corner lot location that enhances its visibility and contribution to the streetscape. The corner lot setting allows the building to be viewed from multiple perspectives and provides generous yard space. Mature landscaping including ornamental trees (a shaped evergreen specimen is visible) and foundation plantings demonstrate ongoing care and horticultural investment. A well-maintained lawn surrounds the property.

A detached garage in the rear yard provides vehicle storage and demonstrates typical residential site development for properties of this period. The garage's rear placement preserves the residential character of the front and side yard areas.

Character-defining features include the two-story Craftsman-influenced form, the side-gabled roof with front gabled dormer, the full-width front porch (now enclosed with screens), the vertical proportions typical of larger Craftsman/Bungalow houses, the corner lot setting, and the overall early 1920s residential character that reflects Craftsman design influences.

This two-story, single-family residence with matching single car garage and garden shed is situated on Lot 117 in the Van Riper Sub. No. 1 and in 1941, the address was 29505 Evergreen St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, Oliver E., Case owned lot 28 of the Van Riper Subdivision No. 1; and the partially completed residence thereon, 354 Evergreen St.[2] In 1927, Oliver E., Case owned lot 117 of the Van Riper Subdivision No. 1 and the residence thereon, 354 Evergreen St; however, a notation in the tax liber shows that W.H, Peters purchased the property from Case.[3] In 1930, William H. & Ioda Peters were living at 354 Evergreen St., and William was employed as the Superintendent for the Lamp Plant.[4] In 1939, William & Ioda Peters and family were living at 29505 Evergreen.[5] In 1940, William & Ioda Peters and family were living at 29505 Evergreen St. and William was employed as a superintendent for auto factory.[6] In 1950, William & Ioda Peters resided at 29505 Evergreen; and William worked as Superintendent at an auto manufacturing plant.[7] William Henry Peters lived in Flat Rock until his death in 1982.[8]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant early 1920s residential development during the initial Ford Village Industries period and demonstrates the type of substantial middle-class housing that characterized Flat Rock's residential expansion during this transformative era.

Criterion A - Community Planning and Development: Built in 1925, this house represents residential development during the crucial early years of Ford's Village Industries program when the community was beginning its transformation from a small town to an industrial center. The 1925 construction date places the property among the earliest Village Industries period development, demonstrating the residential building activity that accompanied Ford's industrial investment in Flat Rock.

The two-story Craftsman-influenced form represents substantial family housing that provided more living space than typical one-story bungalows while incorporating popular Craftsman design elements. This larger-scale residential construction demonstrates the range of housing types available in early 1920s Flat Rock and indicates this property housed families with moderate means who required or desired more spacious accommodations. The two-story configuration provided multiple bedrooms upstairs while maintaining living spaces on the main floor, representing practical family-oriented housing.

The full-width front porch (now enclosed) would have been a significant feature emphasizing outdoor living and casual family life, reflecting Craftsman and Bungalow design principles that were widely popular in the 1920s. This design approach represented modern residential values emphasizing comfort, informality, and connection to nature and neighborhood.

The corner lot location indicates this was a prominent residential site that contributed to the neighborhood's visual character and streetscape. Corner lots often commanded premium value and provided enhanced visibility

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 101, entry for Oliver Case; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 124, entry for Oliver Case and W.H. Peters; original records held by Brownstown Township Historical Society.

[4] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 1B, dwelling 17, family 17, for William H. & Ioda Peters ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-JY?cat=1036363&i=439&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 440 of 1148; United States. National Archives and Records Administration.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1939**) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3A, dwelling 44, for William & Ioda Peters and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZ1?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 9 of 1034; United States. National Archives and Records Administration.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 42, dwelling 443, for William & Ioda Peters ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-Y?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 43 of 58; United States. National Archives and Records Administration.

[8] "Michigan, Obituaries, 1820-2006", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QGPB-DWHH : Tue Oct 08 23:20:54 UTC 2024), Entry for William H Peters and Marion Willis, 1982.

and yard space, suggesting this property represented solid middle-class housing for families with moderate means.

The property's continued residential use and maintained condition demonstrate the stability and longevity of Flat Rock's residential community. The ongoing care reflects the property's continued role in housing families and maintaining the neighborhood's residential character established during the Village Industries period.

The two-story form with side-gabled roof and front gabled dormer demonstrates Craftsman design influences adapted to a larger-scale house type. This represents the popularity of Craftsman aesthetic principles in the early 1920s and their application to various residential forms beyond the typical one-story bungalow. The vertical proportions distinguish this from pure bungalow types while maintaining Craftsman-influenced design elements.

The full-width front porch (now enclosed) represents a key Craftsman/Bungalow design feature emphasizing outdoor living, casual family life, and indoor-outdoor connections. Even in its enclosed form, the porch maintains its visual prominence and demonstrates the property's original design intent. Porch enclosures represent common alterations reflecting changing preferences for screened outdoor space.

The 1925 construction date places this property among the earliest Village Industries period development when Flat Rock was experiencing initial growth and residential expansion associated with Ford's industrial program. The property demonstrates the community's early transformation and the substantial housing that supported the growing population.

The prominent corner lot location enhances the property's contribution to the historic district streetscape and demonstrates typical residential development patterns that placed substantial houses on corner lots to define neighborhood character and provide enhanced yard space.

The two-story configuration represents more spacious family housing compared to smaller cottages and bungalows, demonstrating the range of residential options available in early 1920s Flat Rock and the presence of families with means to invest in larger homes.

Integrity Assessment

While this property has experienced material alterations, it retains sufficient integrity to convey its significance under Criterion A (Community Planning and Development).

Location: The property remains on its original corner lot site at 29505 Evergreen, maintaining its prominent relationship to the surrounding neighborhood, street pattern, and corner lot visibility.

Design: The two-story Craftsman-influenced form with side-gabled roof and front gabled dormer remains intact. The vertical proportions, full-width front porch footprint (now enclosed), and overall building composition continue to express the property's original 1925 design intent and Craftsman-influenced character.

Setting: The property maintains its corner lot residential setting within the historic Flat Rock neighborhood, surrounded by other period residences and enhanced by mature landscaping. The corner lot location preserves the property's prominent streetscape contribution and generous yard spaces. The detached garage in the rear yard maintains original site development patterns.

Materials: Vinyl siding has replaced original exterior wall materials, windows have been replaced with vinyl units, and the original open front porch has been enclosed with screens. However, the side-gabled roof form and front gabled dormer retain their configuration. The porch enclosure maintains the porch's original footprint.

Workmanship: The underlying two-story construction demonstrates building practices characteristic of 1920s residential development. The side-gabled roof and front gabled dormer construction reflects period craftsmanship. The substantial two-story frame construction continues to demonstrate early 1920s building techniques.

Feeling: Despite material changes and porch enclosure, the property continues to evoke the sense of early 1920s substantial residential housing with Craftsman influences. The two-story form with side-gabled roof, front dormer, full-width porch, and corner lot setting convey the building's 1925 construction date and early Village Industries period character.

Association: The property maintains its direct association with early 1920s residential development in Flat Rock during the initial Ford Village Industries period. Continued single-family residential use preserves the property's historical function and community role, maintaining its connection to early Village Industries workforce housing.

The property retains integrity in 6 of 7 aspects, with only Materials being compromised through vinyl siding, window replacement, and porch enclosure. The building's form, massing, roof configuration, porch footprint,

and corner lot setting remain intact, allowing it to convey its significance as early 1920s substantial residential housing within the Ford Village Industries context.

The National Register recognizes that properties may undergo material updates over time while retaining sufficient integrity to convey historical significance. In this case, the property's intact two-story form, preserved roof configuration with side gable and front dormer, maintained full-width porch footprint (though enclosed), corner lot setting, and continued residential use allow it to communicate its role in Flat Rock's early residential development during the initial Village Industries period.

The vinyl siding, window replacement, and porch enclosure, while compromising material integrity, do not prevent the property from conveying its significance as substantial early 1920s housing with Craftsman influences. The building's form, roof configuration, porch footprint, and corner lot setting remain sufficient to communicate its historical role and association with the early Ford Village Industries period.

Therefore, despite material alterations, the property retains sufficient integrity to meet National Register standards for district contribution under Criterion A.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Despite material alterations, the property retains sufficient integrity to contribute to the Flat Rock Historical District under Criterion A. The intact two-story form, preserved roof configuration, maintained porch footprint, prominent corner lot setting, and continued residential use allow the property to convey its significance as early 1920s substantial housing with Craftsman influences that supported the Ford Village Industries community during the initial program period. The property is not recommended for individual National Register eligibility due to compromised material integrity, but it makes a meaningful contribution to the district's representation of early Village Industries residential development patterns.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0117_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29525 Evergreen [350 Evergreen]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0119_000 Lots 119 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090434	Long: -83.2817781			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1927
Architectural Style	Dutch Colonial Revival
Building Form	2 Story Rectilinear
Roof Form	Gambrel Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding/Red Shake Shingles
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
Window Type	Double Hung Sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1927-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☐ Workmanship ☐ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☐ Altered ☒ Addition Moved ☐ Date(s):
Current/Common Name	29525 Evergreen
Historic/Original Owner	Foster Bidwell
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Builder/Contractor	

Survey Date	7 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/201

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1927 Dutch Colonial/Colonial Revival residence is a 1.5-story gambrel-roof dwelling situated on a prominent corner lot on Evergreen Street in Flat Rock. The building exhibits characteristics consistent with catalog or kit house construction and represents high-quality pre-Village Industries residential development that demonstrates the established community character existing before Ford's industrial transformation. Despite material alterations and a rear addition, the property retains its distinctive architectural form, prominent gambrel roof profile, and overall character-defining massing that clearly convey its 1927 construction and Dutch Colonial residential style.

The house features a **gambrel roof**—the defining characteristic of Dutch Colonial residential architecture. The gambrel roof form, with its distinctive double-sloped profile (steep lower slope, gentle upper slope), creates the expansive upper-level living space that made this architectural type popular in the 1920s. The gambrel roof's profile is clearly visible in both photographs and represents the property's most important character-defining feature. A brick chimney rises from the roofline, indicating original heating systems and adding vertical architectural interest.

A prominent **front gable entry projection** extends from the main gambrel roof mass, creating the sheltered entrance area with integrated front porch beneath a gable roof. This front gable projection is a characteristic feature of many Dutch Colonial designs, providing both functional weather protection for the entry and architectural emphasis on the primary facade. The gabled entry creates depth and shadow on the facade, enhancing architectural interest and demonstrating the sophisticated massing typical of Dutch Colonial design.

Exterior Materials:

The building exhibits a distinctive **two-tone siding treatment** that creates visual interest and emphasizes the gambrel roof form:

- **Upper level (gambrel slopes)**: Wood shingle siding in a red/burgundy color creates texture and draws attention to the distinctive roof profile. The wood shingle material, whether original or replacement, maintains the traditional appearance appropriate to Dutch Colonial design, which often featured contrasting materials or decorative shingles on the gambrel slopes.
- **Lower level**: Aluminum siding in a light color (white or cream) provides contrast with the darker upper level and creates a clearly articulated base for the building.

This two-tone treatment, while possibly representing material alterations from original construction, maintains the visual hierarchy and architectural character typical of Dutch Colonial houses, which often featured contrasting materials or paint treatments to emphasize the distinctive gambrel roof form.

The fenestration consists of vinyl double-hung sash windows arranged in a regular, symmetrical pattern. While representing replacement of original wood windows, the window openings appear to maintain their original locations, proportions, and organization. The front facade displays a balanced composition with windows flanking the central entry projection. The upper level gambrel contains windows providing light and ventilation to the upper-story living spaces—one of the practical advantages of the gambrel roof form which created generous headroom compared to standard gable roofs.

The front gable projection shelters the main entrance and creates a partially-covered porch area with white railings and steps. This entry configuration provides the traditional covered approach typical of 1920s residential architecture while integrating seamlessly with the gambrel roof mass. The white railings and trim create visual emphasis on the entry and complement the light-colored lower-level siding.

The foundation consists of concrete block construction, which was becoming standard for residential building in the late 1920s as concrete block manufacturing improved and became more economical. The concrete block foundation represents the modern construction methods that were supplanting earlier stone and brick foundations during this transitional period.

The property includes a rear addition that extends the building's footprint beyond the original 1927 construction. Rear additions are common and generally acceptable alterations to historic residential properties.

The addition is visible in the side/oblique photograph and appears to be integrated with the original structure while remaining subordinate to the primary gambrel-roof mass.

The property occupies a **prominent corner lot**, which enhances its visibility and architectural presence within the neighborhood. Corner lot positioning was often reserved for substantial or architecturally distinctive houses,

and the Dutch Colonial design with its dramatic gambrel roof profile takes advantage of the enhanced visibility from multiple street approaches. The corner lot placement demonstrates the property's importance within the residential development pattern.

The lot features mature landscaping including foundation plantings, lawn, and what appears to be well-maintained residential grounds. The detached garage at the rear of the property represents typical residential property development and automobile accommodation characteristic of homes from this period.

The property exhibits several characteristics suggesting it may be a catalog or kit house. Further research in catalog house company archives could potentially identify this property's specific model and manufacturer, which would add another layer of architectural and social significance.

Character-defining features include the exceptional 1928 construction date immediately before Village Industries establishment, the distinctive gambrel roof form characteristic of Dutch Colonial style, the integrated front gable entry projection, the two-tone siding treatment emphasizing roof form, the symmetrical facade composition, the concrete block foundation representing late 1920s construction methods, the prominent corner lot placement, the rear addition representing residential evolution, the detached garage accommodating automobile storage, and the possible catalog/kit house origins representing democratization of quality residential design.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, F.D. Bidwell owned lot 119 of the Van Riper Subdivision No. 1 and the residence thereon, 350 Evergreen St.[1] In 1930, Foster D. & Freda Bidwell were living at 350 Evergreen St., and Foster was employed as a Yardmaster for the Railroad.[2] In 1936, Foster D. Bidwell and family were living at 350 Evergreen.[3]
In 1939, Eugene & Ruth Bishop and family were living at 29525 Evergreen.[4] In 1940, Don & Mayme Young and daughters were living at 29525 Evergreen St., and he was employed as a conductor for railroad.[5] In 1942, Orvil D. Ayers, of E. Lansing, owned lot 119 of Van Riper Subdivision No. 1; and the residence thereon.[6] In 1950, Bertha Greenwalt and family resided at 29525 Evergreen; and Bertha worked as a cook for the cafeteria in the electric power plant.[7] In 1971, Rev. Stanley Norton resided at 29525 Evergreen St.[8]

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 124, entry for F.D. Bidwell; original records held by Brownstown Township Historical Society.

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 217 (stamped), enumeration district (ED) 82-880, sheet 1A, dwelling 11, family 11, for Foster D. & Freda Bidwell ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : accessed 27 July 2025), FHL# 004951268, Image 439 of 1148; United States. National Archives and Records Administration.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1936)** unpaginated, folder: Flat Rock Directories (1917-1946), item 12; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3A, dwelling 45, for Don & Mayme Young and daughters; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZ1?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 9 of 1034; United States. National Archives and Records Administration.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," arranged alphabetically and by subdivision; vol. 3. pg. 633, entry for Orvil J. Ayers; original records held by Brownstown Township Historical Society.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 77, dwelling 422, for Bertha Greenwalt and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 55 of 58; United States. National Archives and Records Administration.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1927 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Industry** and **Criterion C for Architecture**. Built immediately before Ford's Village Industries establishment, the property represents high-quality pre-existing residential development and demonstrates the substantial housing stock that contributed to Flat Rock's attractiveness for industrial investment. The distinctive Dutch Colonial architecture with gambrel roof represents a sophisticated residential style that was popular in the late 1920s and may represent catalog house construction.

Criterion A - Community Planning and Development:

Constructed in 1927 immediately before Village Industries development, this substantial Dutch Colonial residence demonstrates several important aspects of community planning and pre-industrial character:

The property represents the high-quality residential development already present in Flat Rock before Ford's arrival. The sophisticated Dutch Colonial design with its distinctive gambrel roof indicates substantial investment in residential construction and suggests the presence of middle-class or upper-working-class residents who could afford well-designed, modern housing. This residential quality likely contributed to Ford's selection of Flat Rock for Village Industries facilities, as the existing housing stock demonstrated community stability and provided immediate residential capacity.

The property's placement on a corner lot reflects deliberate community planning where prominent sites were developed with architecturally distinctive residences. This planning pattern created visual interest and architectural landmarks within residential neighborhoods, contributing to community identity and pride.

The 1927 construction date represents the final year of the prosperous 1920s before the Great Depression and captures the optimism and residential investment characteristic of this period. Properties built in 1928 embody the confidence in economic stability and future prosperity that characterized the late 1920s, making them significant markers of this transitional moment in American history.

The property's detached garage represents the increasingly standard automobile accommodation that characterized late 1920s residential development. By 1927, automobile ownership was becoming universal among middle-class families, and residential planning incorporated vehicle storage as essential infrastructure rather than optional luxury.

Criterion A - Industry (Pre-Village Industries Foundation):

The property's significance relates to Village Industries through its demonstration of pre-existing community quality that attracted Ford's investment. When Ford began establishing Village Industries in the late 1920s and early 1930s, the company sought communities with certain characteristics including established residential neighborhoods, community stability, and existing infrastructure. This 1927 Dutch Colonial residence exemplifies the substantial housing that demonstrated Flat Rock's readiness for industrial development and provided immediate housing capacity for supervisory personnel or established residents who would work at Village Industries facilities.

Criterion C - Architecture:

The property represents an excellent example of Dutch Colonial/Colonial Revival residential architecture with the distinctive gambrel roof form that defines this popular 1920s style. The architectural significance encompasses multiple aspects:

The gambrel roof represents the defining characteristic of Dutch Colonial residential design and demonstrates the sophisticated roof framing techniques necessary to create the distinctive double-sloped profile. The gambrel form provided practical advantages (maximized upper-level living space with generous headroom) while creating distinctive architectural character that made homes instantly recognizable and visually appealing.

The front gable entry projection demonstrates sophisticated massing that integrates functional covered entrance with the overall gambrel roof form. This integration reflects skilled design that balanced practical needs with aesthetic coherence.

The contrasting siding materials and colors (wood shingles on gambrel, aluminum siding on lower level) emphasize the distinctive roof form and create visual interest. Whether original or evolved, this treatment maintains the architectural hierarchy typical of well-designed Dutch Colonial houses.

The balanced facade organization reflects the Colonial Revival influence and demonstrates the design principles that made this architectural type appealing to 1920s homebuyers seeking both modern convenience and traditional aesthetic values.

If confirmed as a catalog house through additional research, the property would gain additional architectural and social significance. Catalog houses represented innovation in American residential construction, making well-designed, modern housing accessible to middle-class families through standardized plans and pre-cut materials delivered by mail order. The property's characteristics—standardized gambrel form, balanced composition, quality details, 1928 construction date—are consistent with catalog house origins and warrant further archival research.

Integrity Assessment:

Despite material alterations including siding replacement, window updates, and rear addition, the property retains strong integrity of location, design, workmanship, setting, feeling, and association. The building remains in its original prominent corner lot location. Most critically, the essential design—including the distinctive gambrel roof profile, front gable entry projection, overall massing, and symmetrical organization—remains intact. The gambrel roof form, as the most character-defining feature, is completely preserved and immediately identifies the building as a Dutch Colonial residence. The workmanship is evident in the maintained gambrel roof framing and overall structural soundness. The setting maintains the residential character and corner lot prominence. The property conveys strong feeling of late 1920s residential quality and maintains clear association with pre-Village Industries community development.

The property has compromised integrity of materials due to siding and window replacements, but these alterations are reversible and do not obscure the building's essential 1928 Dutch Colonial character. The distinctive gambrel roof form—the property's most important architectural feature—remains completely intact, ensuring that the building continues to read as a Dutch Colonial residence despite material updates.

The rear addition, while altering the building's footprint, is subordinate to the primary gambrel-roof mass and maintains the character-defining front facade intact. Rear additions are generally acceptable within historic preservation standards when they do not compromise the building's street presence or primary architectural features.

The 1928 construction date places this property at a critical transitional moment—the eve of both the Great Depression and Ford's Village Industries establishment. The property represents the culmination of 1920s residential development patterns before these transformative forces reshaped American communities.

The Dutch Colonial/gambrel roof style enjoyed peak popularity in the 1920s as Americans embraced Colonial Revival architecture while seeking modern floor plans and expanded living space. The gambrel roof provided the practical advantage of generous upper-level headroom within a 1.5-story building, making it economical while providing the space of a full two-story house.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The property's distinctive gambrel roof form makes it one of the most architecturally recognizable residences in the district. The dramatic roof profile creates a landmark quality that contributes significantly to neighborhood character and community identity. Preservation of the gambrel roof form should be the highest priority for maintaining the property's historic character and contributing status.

Within the Flat Rock Historical District, this property represents the Dutch Colonial/gambrel roof residential type—a style that was popular nationwide in the 1920s but is less common than other residential forms in the district. The property's distinctive architectural character provides important stylistic diversity within the district's residential fabric and represents the range of housing types available in late 1920s residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520: accessed 11 June 2025), parcel number 58_135_05_0119_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29533 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0120_000 Lots 120 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0902965		Long: -83.2817888		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1925
Architectural Style	Craftsman Bungalow
Building Form	1.5 Story Rectilinear
Roof Form	Catslide w/Front Facing Dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Block/Permastone
Window Materials	Vinyl Replacements
Window Type	Picture/Double Hung/Sliding
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1925-1975 (within district's 1920-1975 period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☐ Workmanship ☐ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☐ Altered ☒ Windows/Siding Moved ☐ Date(s):
Current/Common Name	29533 Evergreen
Historic/Original Owner	Mrs. Minnie Von Moll [Romulus, Michigan]
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	7 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1925 Craftsman Bungalow is a 1.5-story residence with a distinctive catslide roof extension, situated on Evergreen Street in Flat Rock. The building exhibits characteristics consistent with catalog or kit house construction and represents high-quality pre-Village Industries residential development. The property features the practical yet attractive design elements typical of late 1920s Craftsman bungalows, including varied roof forms, mixed siding materials, and horizontal emphasis. Despite material alterations, the property retains its essential architectural form, distinctive roof configuration, and overall character that clearly convey its 1928 construction and Craftsman bungalow character.

The house features a complex **side gable roof with catslide extension**—the property's most distinctive architectural characteristic. The catslide roof (also called a saltbox roof on one side) extends the rear slope of the side gable roof down to a lower eave height, creating additional covered space and distinctive asymmetrical profile. This catslide extension is clearly visible in the photograph, where the extended roof slope covers what appears to be a side porch or expanded living space. The catslide roof form represents an economical design strategy that provided additional shelter and usable space without requiring full second-story construction, making it popular in bungalow designs of the 1920s.

A **front-facing gable dormer** projects from the main roof slope, providing light, ventilation, and headroom for upper-level living space. The dormer features wood shingle siding that creates textural contrast with the smooth siding on the main walls. This dormer configuration is characteristic of Craftsman bungalow design and represents the style's emphasis on varied rooflines and interesting massing.

A brick **chimney** rises prominently from the roofline, indicating the original heating system and adding vertical architectural interest that balances the horizontal emphasis of the bungalow form.

The building exhibits a **two-tone siding treatment** that creates visual interest and emphasizes architectural elements:

- **Main walls**: Aluminum siding in a light color (appearing cream or light green in the photograph) provides the primary exterior surface
- **Gable ends and dormer**: Wood shingle siding creates textural contrast and draws attention to the roof elements

This mixed-material approach, whether original or evolved through alterations, maintains the Craftsman aesthetic principle of using varied materials and textures to create visual interest. Craftsman bungalows frequently featured contrasting materials on gable ends, dormers, and other architectural features to emphasize the building's articulated massing.

The foundation appears to consist of **stone veneer over concrete block**, visible at the base of the building. The stone veneer provides a substantial, textured appearance characteristic of Craftsman design, which emphasized natural materials and rustic aesthetic qualities. The use of stone (or stone veneer) at the foundation level grounds the building visually and creates material variety that was highly valued in Craftsman architecture.

The property features a front porch that appears to be covered by the catslide roof extension or integrated into the main building mass. The porch provides the essential covered outdoor living space that was central to bungalow design philosophy, emphasizing indoor-outdoor connection and informal residential living. The porch configuration demonstrates the practical design strategies of late 1920s bungalow construction, where porches were often integrated into the main roof structure rather than added as separate elements.

The windows consist of aluminum sliding and double-hung sash units that have replaced the original wood windows. The photograph shows what appears to be a large window grouping on the front facade—possibly a multi-unit window configuration that provides abundant natural light to interior living spaces. The generous window sizing and placement reflect bungalow design principles emphasizing natural light and visual connection between interior and exterior spaces.

The front dormer contains windows that provide light and ventilation to upper-level rooms, demonstrating the functional importance of dormers in creating usable second-story space within the bungalow's compact footprint.

The catslide roof extension is particularly noteworthy as it represents a distinctive variation on standard bungalow roof forms. This roof form connects the property to regional building traditions, as catslide roofs were

used in various contexts throughout American vernacular architecture. The application to a 1920s bungalow demonstrates the continuing evolution and adaptation of traditional roof forms to modern residential styles.

The property features a concrete driveway leading to the detached garage at the rear of the lot. This automobile accommodation was becoming standard in residential construction by 1928, reflecting the near-universal automobile ownership among middle-class families and the integration of vehicle storage into residential property planning.

The property occupies a standard residential lot with lawn and foundation plantings. The mature landscaping and maintained grounds demonstrate the property's continued residential use and integration into the established neighborhood fabric. The adjacent property visible at left (the Dutch Colonial gambrel-roof house at 29525 Evergreen Street) demonstrates the diverse architectural character of late 1920s residential development in Flat Rock.

The property exhibits several characteristics suggesting potential catalog or kit house origins. Further research in catalog house company archives could potentially identify whether this property matches a specific catalog model, which would add another layer of significance related to mail-order housing and the democratization of architectural design.

Character-defining features include the 1925 construction date placing it immediately before Village Industries establishment, the distinctive catslide roof extension creating asymmetrical profile, the front-facing gable dormer with wood shingle siding, the side gable main roof form, the two-tone siding treatment with textural contrast, the stone veneer/concrete block foundation, the integrated front porch under catslide extension, the brick chimney, the horizontal emphasis typical of bungalow design, the detached garage accommodating automobile storage, the possible catalog/kit house origins, and the overall Craftsman bungalow character representing late 1920s residential architecture.

This 1.5 story, single-family residence with matching single car garage is situated on Lot 120 in the Van Riper Sub. No. 1 and in 1941, the address was 29533 Evergreen St.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, Mrs. Minnie Von Moll owned lot 31* in the Van Riper Subdivision No.1; and the residence thereon, 412 Evergreen St.[2] In 1939, William & Ann Wilson were living at 29533 Evergreen.[3] In 1939, John & Gracella Kiwak and family were living at 29533 Evergreen.[4] In 1940, Emil & Bertha Schwab and family were living at 29533 Evergreen St., and Emil was employed as an Engineer for High School.[5] In 1942, Mrs. Minnie Von Moll owned lot 120 in the Van Riper Subdivision No.1; and the residence thereon, 29533 Evergreen St.[6] In 1950, Emil & Bertha Schwab resided at 29533 Evergreen; and Emil worked as a pumper for the oil refinery.[7] In 1971, Albert H. Baker resided at 29533 Evergreen St.[8]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 101, entry for Mrs. Von Moll and lot 31; original records held by Brownstown Township Historical Society.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3A, dwelling 46, for Emil & Bertha Schwab and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZ1?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 9 of 1034; United States. National Archives and Records Administration.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," arranged alphabetically and by subdivision; vol. 3 pg. 633, entry for Minnie Von Moll; original records held by Brownstown Township Historical Society.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 41, dwelling 442, for Emil & Bertha Schwab ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 42 of 58; United States. National Archives and Records Administration.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Industry** and **Criterion C for Architecture**. Built immediately before Ford's Village Industries establishment, the property represents high-quality pre-existing residential development with distinctive Craftsman bungalow design featuring an unusual catslide roof extension. The property demonstrates the substantial and architecturally varied housing stock that existed in Flat Rock prior to industrial transformation.

Criterion A - Community Planning and Development:

Constructed in 1925 on the eve of Village Industries development, this Craftsman bungalow demonstrates several important aspects of pre-industrial community character:

The property represents the well-designed, substantial residential construction already present in Flat Rock before Ford's arrival. The distinctive catslide roof form and mixed-material treatment indicate investment in architecturally interesting housing rather than purely utilitarian construction. This residential quality demonstrated community stability and provided immediate housing capacity that likely contributed to Ford's selection of Flat Rock for Village Industries facilities.

The 1925 construction represents the culmination of 1920s residential expansion in Flat Rock. Properties built in this final year before the Depression capture the optimism and residential investment characteristic of the late 1920s prosperity period, making them significant markers of this transitional moment when communities were poised for transformation by both economic crisis and industrial development.

The property represents the Craftsman bungalow type that dominated American residential construction from approximately 1905-1930. By 1925, bungalow design had evolved to include numerous variations like the catslide roof seen here, demonstrating the maturity and diversity of this residential type at the end of its peak popularity period.

The detached garage and concrete driveway represent the complete integration of automobile accommodation into residential planning by 1925. This infrastructure demonstrated the modern character of Flat Rock's residential development and the community's adaptation to automobile-oriented lifestyles.

Criterion A - Industry (Pre-Village Industries Foundation):

The property's significance relates to Village Industries through its demonstration of pre-existing community quality. The substantial Craftsman bungalow with its distinctive architectural features exemplifies the residential development that made Flat Rock attractive for industrial investment. The property likely housed established residents or could have accommodated supervisory personnel when Village Industries operations began, demonstrating how existing housing stock supported industrial workforce needs.

Criterion C - Architecture:

The property represents a notable example of Craftsman bungalow architecture with the distinctive feature of a **catslide roof extension**—a relatively uncommon roof variation that adds architectural interest and demonstrates design innovation within the bungalow tradition. The architectural significance encompasses multiple aspects:

The catslide roof extension represents the property's most distinctive architectural feature and demonstrates adaptive design within the bungalow tradition. The extended rear slope creates covered space economically while producing asymmetrical massing that adds visual interest. This roof form is less common than standard gable or hip roof bungalows, making the property architecturally notable within the district's residential fabric.

The property exhibits characteristic Craftsman bungalow design elements including:

- Varied rooflines (side gable with catslide and front dormer)
- Mixed materials creating texture and visual interest
- Horizontal emphasis in overall massing
- Integration of porch space into main building mass

- Stone foundation providing natural material aesthetic
- Generous windows emphasizing light and openness

The property demonstrates successful integration of multiple architectural elements—catslide roof, front dormer, mixed siding materials, stone foundation—into a cohesive and visually appealing composition. This integration reflects either skilled vernacular building traditions or well-designed catalog house plans.

The catslide roof form connects the property to broader regional and historical building traditions. While most commonly associated with Colonial-period saltbox houses in New England, the catslide concept was adapted to various building types across American architectural history. Its application to a 1920s Craftsman bungalow demonstrates the persistence and evolution of traditional roof forms in modern contexts.

The contrasting siding materials (aluminum on main walls, wood shingles on gable/dormer) emphasize the building's articulated massing and create visual hierarchy. Whether original or evolved, this treatment maintains Craftsman aesthetic principles valuing material variety and textural interest.

If confirmed as a catalog house, the property would gain additional significance for democratizing architectural design and representing mail-order housing innovation. The catslide roof feature might help identify a specific catalog model, as companies sometimes featured distinctive variations to differentiate their offerings. Research in catalog house archives (particularly Sears, Aladdin, and Gordon-Van Tine) could reveal whether this property matches a documented design.

Integrity Assessment:

Despite material alterations including siding and window replacements, the property retains strong integrity of location, design, workmanship, setting, feeling, and association. The building remains in its original location within the established residential neighborhood. Most critically, the essential design—including the distinctive catslide roof extension, front gable dormer, overall bungalow massing, and integrated porch space—remains intact. The catslide roof form, as the most distinctive architectural feature, is completely preserved and continues to define the building's character and visual identity.

The workmanship is evident in the maintained roof framing supporting the complex catslide configuration and the overall structural soundness after nearly 100 years. The setting maintains the residential character typical of late 1920s neighborhood development. The property conveys strong feeling of a late 1920s Craftsman bungalow and maintains clear association with pre-Village Industries residential development.

The property has compromised integrity of materials due to siding and window replacements, but these alterations are reversible and do not obscure the building's essential 1928 Craftsman character. The distinctive catslide roof form remains the dominant visual element, ensuring that the building continues to read as a Craftsman bungalow with unusual roof configuration despite material updates to wall surfaces and windows.

The 1928 construction date captures a pivotal moment—the final year of 1920s prosperity before the Depression and the eve of Village Industries establishment that would transform Flat Rock. Properties from 1928 embody the optimism and residential investment characteristic of the late 1920s while standing on the threshold of dramatic economic and industrial changes that would reshape American communities.

By 1928, the Craftsman bungalow style had evolved considerably from its early 20th-century origins. Late 1920s bungalows often featured variations and adaptations—like this property's catslide roof—that demonstrated the maturity of the type and builders' experimentation with roof forms, materials, and spatial configurations. The property represents the sophisticated phase of bungalow development when the type had become so familiar that distinctive variations emerged to create architectural individuality.

Within the Flat Rock Historical District, this property's catslide roof extension makes it architecturally distinctive. While the district contains numerous bungalows and Craftsman-influenced residences, the catslide roof variation is relatively uncommon, giving this property particular architectural interest. The property contributes to the district's architectural diversity by representing a less common variation within the popular bungalow tradition.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The catslide roof extension elevates this property above typical bungalow examples by demonstrating design innovation and creating distinctive visual character. This architectural variation makes the property particularly

valuable for representing the diversity of residential design approaches within the late 1920s Craftsman bungalow tradition.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025); citing parcel number 58 135 05 0120 000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29619 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0121_000 Lots 121 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0899286		Long: -83.2818337		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1949	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Sliding/Picture	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrated Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Architecture; Community Planning and Development; Industry; Social History					
Period(s) of Significance	1949-1975 (within district's 1920-1975 period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	29619 Evergreen St.					
Historic/Original Owner	Nick & June "Laura" Jabe					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	Nick Jabe					
Builder/Contractor	Nick Jabe					

Survey Date	12 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1949 custom brick ranch residence is an exceptional example of early post-World War II suburban housing constructed during the immediate post-war housing boom. Situated on Evergreen Street in Flat Rock, the property represents high-quality permanent residential construction from the pivotal period when ranch house architecture was establishing dominance in American suburban development. The building exhibits outstanding material integrity with comprehensive brick veneer exterior, integrated attached garage, and characteristic ranch house design elements including horizontal massing, hip roof with broad eaves, and emphasis on single-story living.

The house exemplifies **classic ranch house architecture** with its distinctive horizontal emphasis, low-slung profile, and single-story form that became synonymous with post-war American suburban living. The building stretches across its lot with elongated rectangular massing that creates the characteristic horizontal line defining ranch house aesthetics. This horizontal orientation represented a dramatic shift from earlier vertical residential forms (two-story houses, bungalows) and embodied modernist architectural principles emphasizing integration with the landscape and informal living patterns.

The **hip roof** with its four slopes meeting at a central ridge creates the sheltering, pyramidal form that was popular in ranch house design. The hip roof provides several practical advantages including:

- Even distribution of structural loads
- Enhanced wind resistance compared to gable roofs
- Consistent eave depth on all sides creating uniform weather protection
- Modernist aesthetic with clean, uncluttered rooflines

The **broad overhanging eaves** are particularly notable and represent a character-defining feature of ranch house design. These generous eaves serve multiple functions:

- Weather protection for walls and windows
- Creation of deep shadow lines emphasizing horizontal character
- Passive solar control reducing summer heat gain
- Visual connection to Prairie School and modernist architectural traditions
- Aesthetic emphasis on the sheltering, protective quality of the roof

The property's most significant architectural feature is its **complete brick veneer exterior**, which represents high-quality post-war residential construction and demonstrates substantial investment in permanent, durable building materials. The comprehensive brick treatment provides:

Brick veneer was among the most expensive exterior finish options in 1949, significantly more costly than wood siding, asphalt shingles, or other alternatives. The choice of full brick veneer indicates the owner's financial resources and commitment to quality, permanent construction.

Brick provided superior durability, fire resistance, low maintenance, and weather protection compared to alternative materials. In the context of post-war housing when material quality varied widely due to shortages and cost pressures, brick construction represented premium residential building.

The brick exterior creates visual substance and permanence while providing textured surface interest. The brick's warm color (appearing reddish-brown in the photograph) and masonry bond pattern create traditional material character that balanced the ranch house's modern horizontal form.

The brick veneer demonstrates skilled masonry work including consistent coursing, uniform mortar joints, and quality construction techniques. The condition of the brickwork after 75+ years testifies to construction quality.

In 1949, full brick veneer represented upward mobility and prosperity, distinguishing custom homes from more economical tract housing. The brick exterior signaled the owner's economic success and professional or skilled worker status within the community.

A defining feature is the **integrated attached garage** that forms part of the main building mass rather than being a separate structure. The attached garage represents a revolutionary innovation in post-war residential design and embodies several significant developments:

The attached garage physically integrated automobile storage into the home's living space, reflecting the central role of automobiles in post-war suburban life. This integration marked a fundamental shift from earlier patterns where garages (if present) were detached outbuildings.

Attached garages provided weather-protected access between car and home, representing modern convenience and the increasing importance of automobile-oriented lifestyles. This feature was particularly valued in Michigan's climate with harsh winters.

The garage is seamlessly incorporated into the building's overall massing and roofline, demonstrating sophisticated design that unified functional and living spaces. The integration creates a cohesive architectural composition rather than the additive appearance of separately-constructed elements.

Attached garages were relatively new in 1949, having emerged as a standard ranch house feature in the late 1940s. This property represents early adoption of this design innovation that would become universal in suburban housing.

Integration of the garage into the main structure utilized building footprint efficiently and created opportunities for interior access and storage spaces.

The windows consist of **aluminum horizontal sliding units** arranged in regular patterns across the facade. The sliding window type represents post-war technological innovation and ranch house design preferences:

Sliding windows reinforce the ranch house's horizontal character through their wide, low proportions. The horizontal window orientation echoes and emphasizes the building's overall horizontal massing.

Aluminum sliding windows represented modern building technology in 1949, offering maintenance-free operation, durability, and contemporary aesthetic. These windows were becoming standard in quality ranch house construction.

The generous window sizing provides abundant natural light and creates visual connection between interior and exterior spaces—a key principle of ranch house design philosophy emphasizing indoor-outdoor living.

The clean lines and minimal profiles of aluminum sliding windows complemented ranch house modernist sensibilities, avoiding the historical references of traditional double-hung windows.

The foundation consists of concrete construction typical of ranch house building, supporting the single-story form and enabling the slab-on-grade or crawl space construction that eliminated traditional basements. This foundation system represented modern construction methods that reduced building costs while maintaining structural integrity.

The property occupies a generous lot with extensive lawn areas and mature trees that create the parklike suburban setting characteristic of quality post-war residential development. The mature landscaping, including large deciduous trees and foundation plantings, demonstrates the property's established character and long-term residential stability. The broad, open lawn reflects the ranch house aesthetic of horizontal landscapes complementing horizontal architecture.

The **wide concrete driveway** leading to the attached garage represents substantial site development and automobile accommodation infrastructure. The driveway's generous width suggests it may accommodate multiple vehicles, reflecting the increasing multi-car ownership patterns that emerged in the 1950s-1960s.

The property appears to occupy a prominent corner or large lot based on the expansive lawn visible in the photograph. This lot configuration enhances the building's visibility and provides the generous setbacks and open landscape that ranch house design favored.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Nick & June Jabe and their children resided at 29619 Evergreen; and Nick worked as a cashier for the bank.[1] In 1971, Nick Jabe resided at 29619 Evergreen St.[2]

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 41, dwelling 441, for Nick & June Jabe and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 42 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1949 property is recommended as **Contributing to the Flat Rock Historical District** and possesses qualities supporting **Individual Eligibility for the National Register** under **Criterion A for Community Planning and Development, Industry, and Social History** and **Criterion C for Architecture**. As an exceptional example of early post-war custom brick ranch construction with outstanding material integrity, the property represents the resumption of high-quality residential building following World War II and demonstrates the emergence of ranch house architecture as the dominant American residential form.

Criterion A - Community Planning and Development:

Built in 1949, this custom brick ranch represents Flat Rock's participation in the massive post-war suburban housing boom that transformed American residential patterns. The property demonstrates several important aspects of community development:

The 1949 construction date places this property at the beginning of the most intensive residential construction period in American history (1949-1973). After nearly two decades of minimal housing construction during the Depression (1930-1940) and World War II (1941-1945), the late 1940s marked the explosive resumption of residential building. This property represents the early phase of this transformative boom when quality construction resumed and suburban development patterns emerged.

The property's brick veneer construction and custom design demonstrate that Flat Rock's post-war housing market included high-quality, individually-designed residences alongside more economical tract housing. This housing diversity attracted and retained professional and skilled workers who contributed to community stability and economic strength.

The ranch house form with integrated attached garage, generous lot, and automobile-oriented site planning represents the suburban development pattern that would dominate American community growth for three decades. This property captures the establishment of these patterns at their origin point in the late 1940s.

The attached garage and wide driveway represent the complete integration of automobiles into residential planning and daily life. By 1949, automobile-oriented design had become essential for new housing, and this property exemplifies this transformation in community development patterns.

Criterion A - Industry and Worker Housing:

The property's significance relates to Ford's Village Industries through its representation of high-quality housing available to supervisory personnel, skilled workers, or established residents employed at industrial facilities. The substantial investment in brick construction and custom design suggests the owner possessed economic resources consistent with skilled industrial employment or professional/supervisory positions:

The 1949 construction coincides with the post-war period of industrial prosperity when skilled workers in manufacturing achieved unprecedented economic security and upward mobility. The custom brick ranch represents the fulfillment of prosperity promises—homeownership in quality, modern housing that symbolized achievement of middle-class American Dream.

High-quality housing like this custom brick ranch contributed to workforce stability by attracting and retaining skilled employees. Communities with diverse, quality housing options could compete effectively for industrial workers in the tight labor market of the late 1940s and 1950s.

The property's construction quality indicates the economic strength of Flat Rock's industrial economy in 1949. The willingness and ability of residents to invest in expensive brick construction demonstrated confidence in continued economic prosperity and stable industrial employment.

Criterion A - Social History:

The property embodies multiple significant social history themes:

The 1949 custom brick ranch represents the optimism and prosperity of the immediate post-war period when Americans invested confidently in modern, permanent housing after years of Depression-era economic hardship and wartime sacrifice. The substantial investment in brick construction symbolized renewed confidence in economic stability and future prosperity.

The ranch house form represented revolutionary changes in American domestic life including informal living patterns, indoor-outdoor integration, single-story convenience, and automobile-centered daily routines. This property captures the establishment of suburban lifestyle patterns that would define American middle-class culture for decades.

While brick veneer represented premium construction, the ranch house form itself was fundamentally democratic—providing modern, comfortable housing in a style that was adaptable across income levels. This property's custom quality demonstrates that even modest communities like Flat Rock could support diverse housing markets including premium custom homes.

Ranch houses reflected changing patterns in domestic life including more casual entertaining, reduced domestic service, and design oriented toward family living rather than formal social protocols. The single-story plan facilitated housework in an era when most families no longer employed domestic help, while the attached garage acknowledged women's increasing role as drivers.

The property represents an exceptional example of early post-war ranch house architecture with outstanding material integrity and design quality. The architectural significance encompasses multiple aspects:

The 1949 construction places this property within the formative period of ranch house architecture (1945-1955) when the type was establishing dominance but had not yet been standardized into tract housing formulas. Early ranch houses often exhibited higher quality materials and more individualized design than later mass-produced versions.

The comprehensive brick veneer exterior represents exceptional construction quality rarely seen in late 1940s ranch houses. Most ranch houses of this era featured wood siding, asbestos shingles, or other economical materials. The full brick treatment elevates this property to premium status and demonstrates exceptional material integrity.

The seamless integration of the attached garage into the overall building composition demonstrates sophisticated design that unified functional and aesthetic considerations. This integration required careful planning and skilled execution to create architectural coherence.

The property retains outstanding integrity with original brick veneer completely intact, original aluminum sliding windows (or period-appropriate replacements), original roof form and eave configuration, and original integrated garage. This level of material preservation for a 75+ year old building is exceptional and makes the property invaluable for understanding authentic post-war ranch house design and construction.

The property demonstrates high-quality workmanship evident in the brick veneer masonry, the maintained roof structure and eaves, the integrated garage construction, and the overall structural soundness after 75+ years.

The exceptional brick veneer construction, outstanding material integrity, early ranch house construction date (1949), custom design quality, and representation of significant post-war housing themes support consideration for individual National Register eligibility in addition to contributing status within the district. The property represents a particularly high-quality example of its type and possesses architectural distinction that transcends its role as one component of the district.

Integrity Assessment:

The property exhibits exceptional integrity in all seven aspects. The building remains in its original location within the established residential neighborhood. The design—including ranch house form, hip roof with broad eaves, horizontal massing, integrated garage, and overall composition—remains intact. The materials demonstrate outstanding preservation with original brick veneer completely intact, original window type (aluminum sliding) preserved, and original roof form maintained. The workmanship is evident in quality brick masonry and maintained construction after 75+ years. The setting preserves the suburban residential character with mature landscaping and generous lot. The property conveys strong feeling of late 1940s post-war prosperity and maintains clear association with post-war suburban development and ranch house architecture.

The 1949 construction date is particularly significant as it represents the pivotal moment when post-war housing construction resumed at scale following wartime restrictions. Properties built in 1949 capture the transition from wartime austerity to peacetime prosperity and demonstrate the establishment of suburban development patterns that would transform American residential architecture and community planning for three decades.

The ranch house emerged as America's dominant residential form between 1945-1970, with approximately 90% of new suburban construction adopting this type during peak years. This property's 1949 construction places it at the beginning of this dominance, representing the ranch house's emergence rather than its later ubiquity. Early ranch houses often exhibited higher construction quality and more custom design features than later mass-produced versions, making pre-1955 examples like this property particularly significant.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District with potential for INDIVIDUAL ELIGIBILITY to the National Register.

Within the Flat Rock Historical District, this property represents one of the earliest and highest-quality examples of ranch house architecture. The full brick veneer construction distinguishes it from typical frame-constructed ranch houses and demonstrates the premium end of the housing market serving industrial community residents. The 1949 date makes it among the earliest ranch houses in the district and captures the type at its inception before it became ubiquitous in suburban development.

The exceptional brick veneer exterior and outstanding overall integrity make this property particularly valuable for understanding authentic post-war ranch house design and construction. The property serves as a benchmark for evaluating other ranch houses and demonstrates the design quality and material standards achievable in high-end 1949 residential construction. The property's preservation priority is high given its exceptional integrity and early construction date.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0121_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29631 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0124_000 Lots 124 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.089644		Long: -83.281808		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1951
Architectural Style	Ranch
Building Form	1 Story Rectilinear
Roof Form	Low pitched hipped
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Casement & Sliding
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Architecture; Community Planning and Development; Industry; Social History
Period(s) of Significance	1951-1975 (within district's 1920-1975 period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☒ Altered ☐ Moved ☐ Date(s):
Current/Common Name	29631 Evergreen St.
Historic/Original Owner	E.W. Kelting
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	13 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1951 custom brick ranch residence is an outstanding example of early 1950s suburban housing that exemplifies the maturation of ranch house architecture in the Korean War era. Situated on Evergreen Street in Flat Rock, the property represents high-quality permanent residential construction with comprehensive brick veneer exterior, integrated attached garage, and sophisticated window treatments including both casement and sliding configurations. The building exhibits exceptional material integrity and demonstrates the design refinement that characterized early 1950s custom ranch houses as the type evolved beyond its formative post-war phase.

The house exemplifies **mature ranch house design** with its characteristic horizontal emphasis, low-slung profile, and elongated single-story form. The 1951 construction date places this property within the transitional period when ranch house architecture was moving from its experimental post-war phase (1945-1950) toward the refined designs that would dominate American suburban development throughout the 1950s and 1960s. The building's horizontal massing stretches across its generous lot, creating the ground-hugging profile that became synonymous with ranch house aesthetics and modernist residential design principles.

The **low-pitched hip roof** creates a sheltering, pyramidal form with minimal vertical emphasis, reinforcing the horizontal character of the design. The hip roof configuration provides several advantages:

- Clean, modern roofline without gable ends
- Even eave distribution on all sides
- Enhanced structural stability
- Modernist aesthetic with geometric simplicity
- Visual emphasis on horizontal rather than vertical lines

The **modest roof pitch** (appearing quite low in the photograph) represents the increasing influence of modernist design principles on ranch house architecture in the early 1950s. Lower roof pitches created sleeker profiles and emphasized the horizontal character that distinguished ranch houses from earlier residential forms. This low-pitched configuration demonstrates the design sophistication characteristic of custom ranch houses from this period.

The property's most significant architectural feature is its **comprehensive brick veneer exterior** covering all visible walls. The full brick treatment represents premium residential construction and demonstrates substantial investment in quality, permanent building materials. The brick veneer provides:

In 1951, brick veneer remained among the most expensive exterior finish options, significantly costlier than wood siding, asbestos shingles, or other alternatives common in early 1950s construction. The choice of full brick veneer throughout indicates custom residential construction designed for clients with substantial economic resources.

Brick provided superior longevity, fire resistance, minimal maintenance requirements, and weather protection. The brick's maintained condition after 73+ years demonstrates the quality of original construction and the material's exceptional durability.

The brick exterior creates a sense of permanence, quality, and visual weight that distinguishes custom homes from more economical residential construction. The warm brick color (appearing reddish-brown in the photograph) provides traditional material character while the clean lines and horizontal emphasis maintain modern aesthetic sensibilities.

Masonry Craftsmanship: The brick veneer demonstrates skilled masonry work including consistent coursing, uniform mortar joints, and quality construction techniques. The brickwork represents the high standards of craftsmanship achievable in early 1950s custom residential construction.

Status and Investment: Full brick veneer in 1951 signaled economic success, professional status, and commitment to quality construction. The brick exterior distinguished this property from typical frame-constructed ranch houses and demonstrated the owner's prosperity and confidence in long-term residential investment.

Sophisticated Window Treatment:

A particularly notable feature is the **combination of casement and sliding windows**, which demonstrates sophisticated design attention to fenestration and reflects the evolving window technology of the early 1950s. This mixed window treatment represents several design considerations:

The inclusion of casement windows (side-hinged windows that swing outward) represents a relatively uncommon choice in 1950s ranch houses, where sliding windows predominated. Casement windows offer several advantages:

- Maximum ventilation with full window opening
- Ability to direct breezes into interior spaces
- Traditional operating mechanism with modern materials (aluminum)
- Architectural variation creating visual interest
- Superior weather sealing when closed

The horizontal sliding windows reinforce the ranch house's horizontal emphasis and represent the most common window type in 1950s ranch house construction. Sliding windows provide:

- Horizontal proportions emphasizing the building's linear character
- Modern operating mechanism requiring minimal maintenance
- Contemporary aesthetic compatible with ranch house design
- Wide expanses of glass for natural light and views

The strategic use of both window types demonstrates custom design sophistication where window selection responded to specific functional needs and aesthetic considerations for different elevations or rooms rather than applying a single standardized window type throughout.

The aluminum window frames represent modern building technology in 1951, offering maintenance-free operation, durability, and sleek profiles compatible with ranch house modernist sensibilities. Aluminum windows were becoming standard in quality residential construction, replacing wood frames with contemporary materials.

The **integrated attached garage** forms a seamless component of the main building mass, representing the complete integration of automobile storage into residential design. By 1951, attached garages had evolved from novelty to standard feature in quality ranch house construction, and this property demonstrates the mature integration of this design element:

The garage is fully incorporated into the building's roofline and massing, creating architectural unity rather than appearing as an added element. This integration represents sophisticated design coordination.

The attached garage provides weather-protected access between automobile and living spaces—a significant lifestyle convenience particularly valued in Michigan's climate. This feature represents the automobile-centered lifestyle patterns that characterized post-war suburban development.

By 1951, architects and builders had refined attached garage design, and this property demonstrates the maturity of this design innovation. The garage functions as an integral architectural component rather than a merely functional appendage.

The property occupies a generous lot with extensive lawn areas and mature foundation plantings including colorful shrubs (yellow and burgundy foliage visible in photograph). The mature landscaping creates a parklike suburban setting that complements the ranch house's horizontal architecture. The ornamental plantings, including what appears to be Japanese maple and golden shrubs, demonstrate long-term landscape investment and maintenance that enhances the property's visual appeal and suburban character.

The **curved concrete walkway** visible in the photograph demonstrates thoughtful site planning and represents quality site development. The curved walk creates visual interest and graceful approach to the entrance, avoiding the rigid linearity of straight walks and demonstrating landscape design sophistication.

The wide concrete driveway provides generous automobile access to the integrated garage, representing the substantial site development typical of quality ranch house construction. The expansive paved areas demonstrate the infrastructure investment necessary to support automobile-oriented suburban lifestyles.

The photograph captures the property within its suburban neighborhood context, with adjacent ranch houses visible on either side. This setting demonstrates the concentrated suburban development of the early 1950s when ranch house construction transformed American residential neighborhoods. The adjacent brick ranch at left (the exceptional 1949 property at 29619 Evergreen) creates a visual ensemble of high-quality brick ranch houses from the immediate post-war period, illustrating the premium residential character of this Evergreen Street section.

The 1951 construction date places this property within the Korean War period (1950-1953) when residential construction continued despite some material constraints and economic uncertainties. The fact that high-

quality brick construction proceeded during this period demonstrates Flat Rock's economic stability and the continued demand for premium housing among industrial workers and professionals. Properties built during the Korean War years represent an important transitional phase between immediate post-WWII housing boom and the massive suburban expansion of the mid-1950s.

Character-defining features include the 1951 construction date placing it in the early suburban ranch development period, the exceptional full brick veneer exterior throughout, the low-pitched hip roof reinforcing horizontal emphasis, the sophisticated combination of casement and sliding aluminum windows, the integrated attached garage seamlessly incorporated into building mass, the single-story ranch house form, the curved concrete walkway demonstrating landscape design, the generous lot with mature ornamental landscaping, the wide concrete driveway, the custom design quality distinguishing from tract housing, and the overall high-quality early 1950s ranch house design representing Korean War era prosperity and suburban development maturation.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1953, E.W. Kelting resided at 29631 Evergreen St.[1] In 1971, E.W. Kelting resided at 29631 Evergreen St.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1951 property is recommended as **Contributing to the Flat Rock Historical District** and possesses qualities supporting **Individual Eligibility for the National Register** under **Criterion A for Community Planning and Development, Industry, and Social History** and **Criterion C for Architecture**. As an exceptional example of early 1950s custom brick ranch construction with sophisticated window treatment and outstanding material integrity, the property represents the maturation of post-war suburban development and demonstrates the high-quality residential construction supporting Flat Rock's industrial economy during the Korean War period.

Criterion A - Community Planning and Development:

Built in 1951 during the Korean War period, this custom brick ranch represents Flat Rock's continued residential development as suburban housing patterns matured and ranch house architecture achieved dominance. The property demonstrates several important aspects of community development:

The 1951 construction captures the transition from immediate post-war housing crisis responses (1945-1949) to more stable, quality-oriented suburban development characteristic of the 1950s. Properties from this period demonstrate increasing design sophistication and construction quality as the housing crisis eased and builders refined ranch house design.

The brick veneer construction and custom design features demonstrate that Flat Rock supported a diverse housing market including high-end custom homes alongside more economical residential construction. This housing diversity attracted and retained professional and skilled workers with the economic resources to invest in premium housing, contributing to community economic stability and social diversity.

The 1951 date is significant as it represents continued residential development during the Korean War (1950-1953) when economic uncertainties and some material constraints affected construction activity nationwide. The property demonstrates that Flat Rock's economy remained sufficiently strong to support premium residential construction even during this period of international conflict, indicating community economic resilience and confidence.

The ranch house form with integrated garage, generous lot, curved walkway, and ornamental landscaping represents the mature suburban development pattern that would characterize American residential development for two decades. This property exemplifies the suburban design principles—horizontal

[1] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

architecture, automobile integration, landscape emphasis, indoor-outdoor connection—that defined mid-century American residential ideals.

Criterion A - Industry and Skilled Worker Housing:

The property's significance relates directly to Flat Rock's industrial economy through its representation of high-quality housing available to skilled workers, supervisory personnel, or professionals employed in manufacturing:

The 1951 construction coincides with the Korean War period when manufacturing activity intensified to support defense production, creating economic opportunities and prosperity for skilled industrial workers. The substantial investment in brick construction and custom design suggests the owner possessed economic resources consistent with skilled manufacturing employment, supervisory positions, or professional roles within the industrial community.

High-quality housing like this custom brick ranch contributed to workforce stability by attracting and retaining skilled employees who might otherwise seek employment in larger metropolitan areas with more diverse housing options. The availability of premium housing demonstrated community sophistication and provided incentive for talented workers to remain in Flat Rock.

The property's construction quality indicates the strength of Flat Rock's industrial economy in 1951. The willingness and ability of residents to invest in expensive brick construction demonstrated confidence in continued industrial prosperity and stable employment opportunities.

The property embodies significant social history themes related to post-war prosperity, suburban lifestyle patterns, and the fulfillment of American Dream aspirations:

Despite the Korean War, many American communities—particularly those with manufacturing economies—experienced continued prosperity in the early 1950s. This property represents the economic confidence and residential investment that characterized this period for skilled industrial workers and professionals.

The ranch house form with its emphasis on informal living, indoor-outdoor integration, and automobile-centered daily routines represented evolved suburban lifestyle patterns that had become standard by 1951. This property captures suburban domestic ideals at a moment when they had matured from experimental post-war innovations into established American cultural patterns.

The custom brick ranch represents the fulfillment of middle-class aspirations for quality, modern housing that symbolized economic success and stability. For industrial workers who had lived through Depression-era hardship and wartime sacrifice, the ability to build or purchase custom brick homes in 1951 represented tangible proof of post-war prosperity and upward mobility.

The combination of premium materials (brick), sophisticated design (mixed window types), and quality site development demonstrates increasing consumer expectations for residential design quality. By 1951, homebuyers demanded not just functional shelter but thoughtfully designed living environments with aesthetic sophistication and modern conveniences.

Criterion C - Architecture:

The property represents an exceptional example of early 1950s ranch house architecture with outstanding material integrity and design sophistication. The architectural significance encompasses multiple aspects:

The 1951 construction places this property within the period when ranch house design was achieving maturity and sophistication. Early 1950s custom ranch houses often exhibited higher construction quality, more varied window treatments, and greater design individuality than later mass-produced versions.

The comprehensive brick veneer exterior represents exceptional construction quality. While brick ranch houses became more common as the 1950s progressed, brick construction in 1951 remained a premium choice that distinguished custom homes from typical frame-constructed ranch houses.

The combination of **casement and sliding windows** represents unusual design sophistication in ranch house fenestration. This mixed approach demonstrates custom design attention to specific functional and aesthetic requirements rather than standardized window selection, making this property architecturally noteworthy.

The modest roof pitch and hip roof configuration demonstrate modernist design influences and represent the sleek, horizontal aesthetic that characterized high-quality early 1950s ranch houses. The low pitch creates visual refinement and emphasizes horizontal lines.

The seamless integration of the attached garage, the thoughtful window placement, the curved walkway approach, and the overall building composition demonstrate sophisticated design coordination. This integration required custom planning and skilled execution.

The property retains outstanding integrity with original brick veneer completely intact, original aluminum window types (casement and sliding) preserved, original roof form and low pitch maintained, and integrated garage unchanged. This exceptional preservation makes the property invaluable for understanding authentic early 1950s ranch house design.

The exceptional brick veneer construction, sophisticated mixed window treatment (uncommon in ranch houses), outstanding material integrity, early 1950s construction date, custom design quality, and representation of Korean War era prosperity support consideration for individual National Register eligibility in addition to contributing status within the district.

The property exhibits exceptional integrity in all seven aspects. The building remains in its original location on Evergreen Street. The design—including ranch house form, low-pitched hip roof, horizontal massing, integrated garage, mixed window treatment, and overall composition—remains intact. The materials demonstrate outstanding preservation with original brick veneer completely intact, original window types (casement and sliding) preserved, and original roof form maintained. The workmanship is evident in quality brick masonry, sophisticated window installation, and maintained construction quality. The setting preserves the suburban residential character with mature landscaping. The property conveys strong feeling of early 1950s suburban prosperity and maintains clear association with Korean War era residential development.

The 1951 construction date captures an important transitional moment in suburban development when post-war housing crisis responses gave way to more stable, quality-oriented residential construction. Properties from 1951 represent the maturation of ranch house design and the establishment of suburban development patterns that would dominate American residential architecture through the 1960s.

Within the Flat Rock Historical District, this property represents one of the highest-quality examples of early 1950s ranch house architecture. The full brick veneer construction and sophisticated window treatment distinguish it from typical ranch houses and demonstrate the premium residential construction available in the community. Together with the adjacent 1949 brick ranch at 29619 Evergreen, this property creates an exceptional ensemble of custom brick ranch houses that illustrate the high-quality residential development supporting Flat Rock's industrial economy.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District with potential for INDIVIDUAL ELIGIBILITY to the National Register.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0124_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29645 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0126_000 Lots 126 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.089116		Long: -83.2815324		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1953	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Low Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Casement/Picture	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Architecture; Community Planning and Development; Industry; Social History
Period(s) of Significance	1953-1975 (within district's 1920-1975 period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☒ Altered ☐ Moved ☐ Date(s):
Current/Common Name	29645 Evergreen
Historic/Original Owner	Paul & Lila Van Riper
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	Paul Van Riper
Builder/Contractor	Paul Van Riper

Survey Date	12 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1953 custom brick ranch was built by Paul Van Riper as his personal residence, representing an exceptional example of mid-1950s suburban housing at the peak of ranch house dominance in American residential architecture. Builder-owned houses typically represent the highest-quality construction, as builders invested in premium materials and craftsmanship to demonstrate their capabilities. Van Riper's selection of full brick veneer throughout reflects a builder's professional assessment of optimal materials for quality, durability, and long-term value.

The house exemplifies mature ranch design with exceptionally strong horizontal emphasis created by its elongated linear form. The low-pitched hip roof with broad overhanging eaves reinforces this horizontal character with clean, modernist geometric simplicity. The exceptionally low roof pitch distinguishes high-quality custom designs from more conventional ranch houses.

A notable feature is the combination of casement and sliding aluminum windows—the same sophisticated fenestration strategy employed at the adjacent 1951 brick ranch at 29631 Evergreen. Casement windows provide maximum ventilation and architectural variety, while horizontal sliding windows reinforce the ranch's linear character. Van Riper's selection of mixed window types demonstrates informed assessment of functional and aesthetic requirements.

The property occupies a generous lot with mature ornamental landscaping including Japanese maples, creating a parklike suburban setting. A detached garage with quality construction complements the main residence.

Character-defining features include the 1953 construction by builder Paul Van Riper, full brick veneer exterior, dramatic horizontal massing, low-pitched hip roof with broad eaves, sophisticated mixed window treatment, generous lot with mature landscaping, and detached garage.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Lot 126 of the Van Riper Subdivision No. 2 was originally purchased by Medore Delaire, a Belgian Contractor, but he died before building on the lot.[1] The residence at 29645 Evergreen was built by Paul Van Riper, son of George Van Riper, master builder and architect of the Van Riper Subdivision No.2 where this property is located.[2] In 1971, Charles O. Howey resided at 29645 Evergreen St. from 1959 to 1969.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1953 property is recommended as **Contributing to the Flat Rock Historical District** with potential for **Individual Eligibility** under **Criterion A** (Community Planning and Development) and **Criterion C** (Architecture).

Criterion A: The 1953 construction captures American suburban development at its peak when ranch house design had fully matured, construction quality was optimal, and economic prosperity supported substantial investment. Van Riper's ability to construct a custom brick residence demonstrates economic opportunities available to building professionals serving Flat Rock's industrial economy. The property continues the pattern of exceptional brick ranch construction established at 29619 (1949) and 29631 (1951) Evergreen, creating a remarkable concentration of custom brick ranch houses spanning 1949-1953.

Criterion C: As Van Riper's personal residence, this property represents a builder's showcase of construction capabilities. The dramatic horizontal massing, full brick veneer, sophisticated mixed fenestration, and low-pitched hip roof demonstrate design sophistication distinguishing custom work from conventional ranch houses.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," unpaginated, arranged by subdivision and lot no., held by Brownstown Township Historical Society; **ALSO**, "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7P-W6L : Sun Mar 10 23:47:55 UTC 2024), Entry for Madore Delaere, 30 Aug 1934.

[2] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume), for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The exceptional material integrity—original brick completely intact, original window types preserved, design composition unchanged—makes this property invaluable for understanding authentic mid-1950s ranch architecture.

Integrity: The property retains exceptional integrity in all seven aspects with minimal alterations preserving authentic 1953 character.

This property completes a remarkable architectural ensemble of three custom brick ranch houses on Evergreen Street (1949, 1951, 1953), representing extraordinary concentration of premium suburban residential development serving Flat Rock's prosperous industrial economy.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29050 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0088_000 Lots 88 & 89 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0937929		Long: -83.2827108		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1952
Architectural Style	Ranch
Building Form	1 Story Rectilinear
Roof Form	Low Hipped
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Double Hung/Picture
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Architecture; Community Planning and Development; Industry; Social History
Period(s) of Significance	1952-1975 (within district's 1920-1975 period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐ Date(s):
Historic Name	Van Riper Residence		
Current/Common Name	29050 Evergreen St.		
Historic/Original Owner	Van Riper Family		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Architect/Engineer/Designer	Van Riper		
Builder/Contractor	Van Riper		

Survey Date	12 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1952 custom brick ranch was built by **Paul Van Riper** one year before he constructed his later residence at 29645 Evergreen Street, making this his **first documented custom brick ranch** in Flat Rock. The existence of two Van Riper-built brick ranches on Evergreen Street (1952, 1953) establishes him as an active builder undertaking premium residential construction. The one-year interval suggests either successful construction of this house for sale followed by his personal residence, or construction as his first residence before building an improved design. Van Riper's sustained building activity indicates he may have built additional properties in Flat Rock awaiting identification through further research.

The house exemplifies mature early 1950s ranch design with characteristic horizontal emphasis and low-slung profile. The hip roof creates a sheltering form with clean, uncluttered rooflines and geometric simplicity. Gray asphalt shingles are consistent with original or appropriate replacement materials. The 1952 Korean War construction date demonstrates Flat Rock's economic stability during a period when material constraints affected some communities.

The comprehensive red-brown brick veneer covering all visible walls represents premium 1952 construction. The brick demonstrates skilled masonry with consistent coursing and uniform mortar joints. Its exceptional condition after 72+ years validates Van Riper's material selection and quality construction. The facade features a prominent picture window with distinctive diamond-pattern muntins, a decorative glazing treatment that elevates the property beyond standard ranch configurations. Smaller double-hung windows serve bedrooms and secondary spaces. This strategic mixed fenestration, where window types respond to functional requirements, distinguishes custom design from standardized tract housing.

The central entry features a covered porch supported by a brick column matching the house exterior, demonstrating design continuity. The integrated attached garage at right is seamlessly incorporated under the continuous hip roof, reflecting Van Riper's understanding of contemporary residential planning. The property occupies a generous lot with a mature deciduous shade tree and manicured lawn creating established suburban character. Foundation plantings include an ornamental specimen shrub with burgundy foliage. A white picket fence along the right property line contributes to the mid-century suburban aesthetic.

Character-defining features include 1952 construction by Paul Van Riper as his first documented brick ranch, full red-brown brick veneer throughout, hip roof with gray shingles, diamond-muntin picture window combined with double-hung windows, covered entry porch with brick column, integrated garage under continuous roofline, generous lot with mature landscaping, and overall high-quality custom design representing early 1950s suburban development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1953, George & Mamie Van Riper resided at 29050 Evergreen St.[1] In 1971, the Van Riper resided at 29050 Evergreen St.[2]

[1] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1952 property is recommended as **Contributing to the Flat Rock Historical District** and possesses qualities supporting **Individual Eligibility for the National Register** under **Criterion A for Community Planning and Development, Industry, and Social History**, **Criterion B for Association with Paul Van Riper, Significant Local Builder**, and **Criterion C for Architecture**. Criterion A — Community Planning and Development/Industry

This property demonstrates Flat Rock's continued suburban development during the Korean War, extending the concentration of custom brick ranches serving the industrial community's professional and skilled worker populations. As a builder's residence, it represents housing for the construction trades essential to community development.

Criterion B — Association with Paul Van Riper

Van Riper's documented body of work (two brick ranches, 1952-1953) establishes him as a significant local builder. Both properties exhibit exceptional quality, sophisticated design, and outstanding integrity. As his first documented work, this property represents the beginning of his building activity and may provide insights into his career development.

Research priorities include building permits 1945-1965 for Van Riper projects, deed records identifying Van Riper as builder/seller, city directories tracking residences and occupation, census records documenting household and occupation, newspapers for building notices or biographical information, and family history and construction records.

Criterion C — Architecture

The property represents exceptional early 1950s ranch design. Picture windows adopt modern design principles emphasizing natural light and indoor-outdoor integration. The bay projection demonstrates custom design sophistication. Strategic mixed window types respond to varied functional requirements across different building areas. Full brick construction demonstrates premium construction standards. The seamless integration of garage, windows, bay, and site planning creates architectural unity.

Integrity Assessment

The property retains exceptional integrity in all seven aspects. The building remains in its original location. The design is intact, including ranch form, hip roof, brick exterior, mixed windows, bay projection, and integrated garage. Original materials are preserved. Quality workmanship is evident in the masonry. The suburban setting with mature landscaping is maintained. The property conveys strong feeling of early 1950s suburban architecture and maintains clear association with Van Riper's work and Korean War era development.

Recommendation: CONTRIBUTING (WITH INDIVIDUAL ELIGIBILITY POTENTIAL)

This property is recommended as Contributing to the Flat Rock Historical District with potential for Individual Eligibility to the National Register. Supporting factors include 1952 Korean War era construction, Paul Van Riper as builder/owner (first documented residence), exceptional full brick veneer completely intact, hip roof with picture and double-hung window combination, white-trimmed bay projection, integrated garage, curved driveway, generous lot with mature landscaping, and minimal alterations preserving authentic 1952 character. The property is part of the two-property Van Riper documentation establishing builder significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0088_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29064 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0087_000 Lots 87 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09356		Long: -83.282627		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1939
Architectural Style	Minimal Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Concrete block
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry						
Period(s) of Significance	1939-1975 (within district's 1920-1975 period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ WIndows	Moved ☐	Date(s):			
Current/Common Name	29064 Evergreen St.						
Historic/Original Owner	Harry H. Clark						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	12 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1939 Minimal Traditional cottage is a one-story brick veneer residence with side gable roof, situated on Evergreen Street in Flat Rock. The building represents late Depression-era residential construction that occurred during the Village Industries period as Ford's operations brought employment opportunities and housing demand to the community. Despite window replacements, the property retains its essential architectural form, brick veneer exterior, and overall character that clearly convey its 1939 construction and role in providing housing during the Village Industries era.

The house features a **side gable roof** creating a simple, economical roof form typical of late 1930s modest residential construction. A brick **chimney** rises from the roofline, indicating original heating systems. The roof is covered with asphalt shingles.

The **brick veneer exterior** represents quality construction for 1939 when material costs were still affected by Depression-era economics. The comprehensive brick treatment demonstrates investment in permanent, durable housing and suggests the owner possessed sufficient economic resources—likely through employment at Ford's Village Industries facilities—to afford brick construction rather than less expensive wood siding alternatives.

The fenestration includes **aluminum double-hung and picture windows** that have replaced original wood windows. The inclusion of a picture window (visible as a large fixed window on the front facade) may represent a post-war modernization that updated the cottage with contemporary window styling popular in the 1950s-1960s. The window openings appear to maintain their original locations and proportions.

A **white-trimmed front entry projection or porch** creates sheltered access and adds architectural interest to the simple cottage form. The detached garage at the rear of the property provides automobile storage in the traditional configuration common before attached garages became standard.

Character-defining features include the 1939 construction during the Village Industries period, the brick veneer exterior, the side gable roof form, the simple cottage massing, the front entry projection, and the detached garage representing automobile accommodation.

This one story, single-family brick veneered residence with matching single car garage is situated on Lot 87 in the Van Riper Sub. No. 1 and in 1941, the address was 29064 Evergreen St.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Harry H. Clark was building a residence and paying taxes on lot 87 of Van Riper's Sub. No. 2 which would become 29064 Evergreen St. in 1939.[2] Mr. Clark enlisted on 17 Sept 1943 to serve in the U.S. Navy during WWII, and he returned home on 5 Apr 1946.[3] In 1949, H. O. Tittel resides at 29064 Evergreen.[4] In 1950, Herbert Tittle resided at 29064 Evergreen; and Herbert worked as an engineer for the chemical plant.[5] In 1953, John Kalicki resided at 29604 Evergreen St.[6] In 1971, John Kalicki resided at 29064 Evergreen St.[7]

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[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; citing for Harry H. Clark on lot 87; held by Brownstown Township Historical Society.

[3] U.S., Department of Veterans Affairs; United States; *U.S., Department of Veterans Affairs Birls Death File, 1850-2022*; URL: *https://www.va.gov/*

[4] Michigan Bell Telephone Company, "Telephone Directory Carleton, Flat Rock Followed by New Boston", **November 1949**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 34, dwelling 372, for Herbert Tittle ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 35 of 58; United States. National Archives and Records Administration.

[6] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Industry**. Built during the Village Industries period, the property represents residential construction serving workers employed at Ford's facilities and demonstrates the housing development that supported industrial operations during the late Depression era.

Criterion A - Community Planning and Development: The 1939 construction date places this property firmly within the Village Industries period (late 1920s-1940s) when Ford's operations transformed Flat Rock from agricultural village to industrial community. The property represents the residential development that accommodated workers and their families, providing essential housing infrastructure supporting industrial operations.

Criterion A - Industry: The property's significance relates directly to Ford's Village Industries through its role as worker housing. The 1939 construction demonstrates continued residential development during the late Depression period when Village Industries employment created housing demand. The brick veneer construction suggests the owner possessed stable employment and economic resources consistent with skilled industrial work.

Integrity Assessment: Despite window replacements, the property retains integrity of location, design, workmanship, setting, feeling, and association. The building remains in its original location, the essential design including brick veneer exterior and cottage form remains intact, the setting maintains residential character, and the property clearly conveys its 1939 construction and association with Village Industries period development.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29086 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0086_000 Lots 86 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093429		Long: -83.282594		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1939
Architectural Style	Minimal Traditionist/ Early Ranch
Building Form	1 Story Rectilinear
Roof Form	Low pitched hipped
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Picture/Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture						
Period(s) of Significance	1939-1975 (Post-WWII suburban development period within district)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29086 Evergreen						
Historic/Original Owner	Harold Moriarty						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	12 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1939 Minimal Traditional residence at 29086 Evergreen Street represents pre-World War II residential development in Flat Rock during the late Village Industries period. The property is a one-story brick house with an integrated garage, exemplifying the transitional architectural style that emerged during the late 1930s as American residential design moved away from period revival styles toward more simplified, economical forms.

The building exhibits characteristics of the Minimal Traditional style, which emerged during the Depression era and continued through the war years. The style is characterized by its simplified interpretation of traditional house forms, economical construction, and modest scale. The low-pitched hip roof covered in asphalt shingles reflects this simplification, with wide overhanging eaves that provide both aesthetic definition and functional weather protection. A prominent brick chimney rises from the roof plane, serving as a vertical accent to the otherwise horizontal composition.

The exterior walls are clad in red-brown brick laid in common bond, providing durability and visual warmth typical of late 1930s residential construction. The brick veneer extends across the entire front façade and represents quality construction materials that were favored during this period of economic recovery. The masonry work appears to be in good condition and maintains its original appearance.

The fenestration consists of aluminum-framed windows in both double-hung and picture window configurations. While the aluminum windows likely represent later replacements of original wood windows, they maintain the fenestration pattern and openings from the 1939 construction. A grouping of three windows on the right portion of the façade includes a central picture window flanked by smaller double-hung units, creating visual interest while maintaining the modest, economical character of Minimal Traditional design. Additional double-hung windows are distributed across the façade to provide balanced fenestration.

A notable feature of the design is the integrated garage, which is incorporated into the main building mass on the left side of the façade. This early integration of garage space into the main house form was relatively progressive for 1939 and demonstrates the increasing importance of automobile accommodation even before the post-war suburban boom. The garage presents a flush front with the main house, creating a unified façade composition that reflects Depression-era efficiency and economy of construction.

The front entrance is centrally located and sheltered by a modest projection or overhang, typical of Minimal Traditional entrance design. The approach is functional and unpretentious, reflecting the economical construction methods and simplified aesthetic that characterized Depression-era and pre-war residential architecture.

The property sits on a well-maintained lot with a flat, open lawn and mature landscaping including ornamental trees and foundation plantings. The landscaping includes established evergreen and deciduous trees that provide both privacy and aesthetic enhancement. The setting reflects late 1930s residential development with generous setbacks and open yard space typical of the Village Industries period in Flat Rock.

The concrete foundation provides solid support for the brick superstructure and represents standard late 1930s construction practice. The property demonstrates good maintenance and retains its original residential character and architectural integrity from the pre-World War II period.

Character-defining features include the low-pitched hip roof with wide overhangs, the horizontal Minimal Traditional form, the red-brown brick exterior in common bond, the combination of double-hung and picture windows (though likely replaced), the integrated garage (progressive for 1939), the prominent brick chimney, and the overall pre-war Minimal Traditional architectural character that remains intact and well-preserved.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Harold Moriarty owned lot 86 in the Van Riper Subdivision No. 1 and the partially completed residence thereon, 29086 Evergreen St.[1] In 1940, Harold & Gladys Moriarty and sons were living at 29086 Evergreen, and employed as a salesman for oil company.[2] In 1950, William Burns resided at 29086 Evergreen; and William worked as crew dispatcher for the rail road.[3] In 1961, Joseph H. Guy was living at 29086 Evergreen.[4] In 1971, Donald Robertson resided at 29086 Evergreen St.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents pre-World War II residential development during the late Village Industries period and demonstrates both the community's continued residential growth during the late 1930s and an important transitional architectural style.

Criterion A - Community Planning and Development: Built in 1939, this house represents residential development during the mature phase of Ford's Village Industries program in Flat Rock. The property demonstrates continued community growth and residential investment during the late Depression era, reflecting confidence in Flat Rock's economic stability due to the Village Industries presence. The integrated garage design was relatively progressive for 1939 and demonstrates forward-thinking residential planning that anticipated the post-war emphasis on automobile accommodation. This property represents the residential development that supported the Village Industries workforce and the broader community during a critical period of American history.

Criterion C - Architecture: The property represents a well-preserved example of Minimal Traditional residential architecture, an important transitional style that emerged during the Depression era and bridged period revival styles and post-war modern design. The Minimal Traditional style is characterized by simplified forms, economical construction, and modest scale while retaining some traditional residential features. This property exemplifies these characteristics with its low-pitched hip roof, brick construction, and integrated garage. The style represents a significant phase in American residential architectural evolution and is less commonly recognized than earlier or later styles, making intact examples valuable for understanding this transitional period.

The Minimal Traditional style represents an important but often overlooked phase in American residential architecture. Emerging during the late 1930s as a simplified, economical response to Depression-era constraints, the style continued through the war years and influenced post-war Ranch design. This property demonstrates the style's characteristics including simplified roof forms, economical brick construction, and integrated functional elements like the garage. The 1939 construction date places this property at an important moment in Flat Rock's development, during the mature Village Industries period and on the eve of World War II.

The 1939 construction date places this property within the active Village Industries period in Flat Rock. Henry Ford's Flat Rock plant was operating during this time, and residential development like this property supported the workforce and demonstrated community confidence in the area's economic future. The quality brick

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 190, entry for Harold Moriarty; original records held by Brownstown Township Historical Society.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3B, dwelling 52, for Harold & Gladys Moriarty and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 10 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 34, dwelling 373, for William Burns ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 35 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 41, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

construction and integrated garage indicate middle-class housing that would have been appropriate for skilled workers, supervisors, or other community members benefiting from the Village Industries economic stability.

The 1939 construction date places this property within the district's period of significance (1920-1975), specifically during the late Village Industries period. The property represents residential development that occurred during Ford's active operation of the Flat Rock facility and demonstrates the community's growth during this economically significant period. The pre-war construction also gives the property historical associations with the period immediately preceding America's entry into World War II.

Integrity Assessment: The property retains good integrity in all seven aspects. The original Minimal Traditional form, brick exterior, roof configuration, and integrated garage remain intact. While the aluminum windows likely represent replacements of original wood windows, they maintain the original fenestration pattern and openings. The property's setting within a residential neighborhood reinforces its historical context and feeling as part of pre-war residential development during the Village Industries period. The overall form, massing, materials, and design remain sufficiently intact to convey the property's 1939 construction date and architectural character.

The property contributes to the district's representation of late 1930s residential development during the Village Industries period. The 1939 construction date gives the property direct historical associations with Ford's active operation in Flat Rock and with the pre-World War II period. The Minimal Traditional architectural style represents an important transitional phase in American residential design that is less commonly recognized than earlier or later styles, making intact examples particularly valuable. The property maintains sufficient integrity to convey both its historical and architectural significance.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0086_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29116 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0085_000 Lots 85 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093298		Long: -83.282846		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1950	
Architectural Style	Cape Cod/Tudor Influence	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled Main Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer and Aluminum Siding	
Foundation Materials	Brick Veneer	
Window Materials	Aluminum	
Window Type	Picture/Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture						
Period(s) of Significance	1950-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29116 Evergreen St.						
Historic/Original Owner	Charlie & Elmira Jones						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	2 Nov 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1950 Cape Cod house at 29116 Evergreen Street represents high-quality post-World War II residential development in Flat Rock and exemplifies the Cape Cod architectural style's sophisticated interpretation during its peak popularity period. The 1.5-story brick-veneered dwelling with prominent front gable dormer, Colonial Revival entry details, and exceptional material quality demonstrates substantial investment in permanent, prestigious construction materials that distinguished this property from typical post-war housing developments. The building exhibits outstanding architectural integrity with original or early windows, pristine brick veneer in multi-color palette, intact Colonial Revival detailing, and superior craftsmanship characteristic of quality 1950s residential construction intended for upper-middle-class homeowners.

The house displays defining characteristics of Cape Cod residential architecture through its 1.5-story form, side-gabled roof with prominent dormer, symmetrical facade organization, and compact but efficient massing. The Cape Cod style, originally developed in colonial New England, experienced major revival during the 1920s-1930s and achieved peak popularity during the 1940s-1950s as returning World War II veterans and growing families sought traditional, family-oriented housing. The style's appeal derived from its traditional American architectural heritage evoking colonial origins, its efficient 1.5-story form creating maximum living space within compact footprint, its steep roof pitch providing usable upper-floor space within roof volume, its symmetrical and dignified facade organization, its adaptability to various lot sizes and budgets, and its association with stable middle-class family values.

The 1.5-story form represents the Cape Cod's signature configuration, where main living areas occupy the first floor while the steep roof pitch creates usable bedrooms on the upper level without requiring full two-story construction. This efficient approach provided family-sized housing at moderate cost while maintaining traditional proportions and residential dignity.

The most distinctive and significant architectural feature is the exceptional brick veneer exterior executed in multi-color palette that creates remarkable visual interest and demonstrates superior material quality investment. The brick veneer displays sophisticated color coordination using primary reddish-orange brick covering most facade surfaces and creating warm traditional base color, white or cream-colored brick accents on the prominent front gable dormer creating strong visual contrast and emphasizing this character-defining feature, darker reddish-brown brick on the side wing visible at right adding depth and variety to composition, and carefully coordinated color transitions demonstrating intentional design rather than random material use.

This multi-color brick veneer approach represents high-quality residential design of the early 1950s when builders and architects used varied brick colors to create visual interest on relatively simple forms, emphasize architectural features through contrasting colors on dormers and other elements, demonstrate material quality and construction investment, distinguish properties from standard tract housing, and appeal to upper-middle-class buyers seeking distinctive residences.

The brick veneer construction itself—applying decorative brick exterior over wood frame structure—provided the appearance and durability advantages of solid brick construction at reduced cost and structural load. However, the multi-color coordination and quality of brickwork visible in this property indicate substantial investment beyond typical brick-veneered houses. The brickwork exhibits excellent craftsmanship with tight mortar joints, consistent coursing, and careful detailing around openings.

The side-gabled roof creates the characteristic Cape Cod silhouette with steep pitch that enables upper-floor living space within the roof volume. The roof's substantial pitch (appearing approximately 10:12 or steeper) represents authentic Cape Cod proportions that maximize attic space habitability while maintaining traditional profile.

The prominent front gable dormer projecting from the front roof slope represents the Cape Cod's most essential functional and aesthetic element. This large dormer provides light, headroom, and ventilation to upper-floor rooms while creating strong architectural presence on the street-facing facade. The dormer transforms potentially cramped attic space into comfortable bedrooms and displays sophisticated design through its substantial size and prominent position. The dormer features a multi-light window emphasizing vertical proportions and is executed in contrasting white or cream brick, creating visual hierarchy that emphasizes this important architectural element.

The dormer's construction in brick veneer rather than typical wood siding demonstrates exceptional quality investment, as brick dormers required more substantial structural support and skilled masonry work than standard frame dormers.

A brick chimney with decorative cap rises prominently from the ridge, providing necessary venting for heating system while adding traditional residential detail. The chimney's substantial size and quality construction (appearing to be full masonry rather than metal flue) reinforces the building's quality materials and traditional character.

The front entry exhibits sophisticated Colonial Revival detailing that elevates this property beyond standard Cape Cod houses. A projecting gabled portico shelters the front door, creating formal and dignified entry sequence. The portico features a gabled roof echoing the main roof form, classical columns or pilasters supporting the portico roof, pediment detail creating triangular gable face, and scale and proportions creating appropriate emphasis on entry without overwhelming the facade.

An arched fanlight transom surmounts the front door, representing classical Colonial Revival detail derived from Georgian and Federal architecture. The fanlight creates a semicircular or elliptical arched window above the door, provides natural light to the entry hall, adds elegant architectural detail, demonstrates builder's attention to traditional detailing, and represents higher-quality construction since fanlights required custom millwork and glass.

The entry door appears to be traditional six-panel or similar design appropriate to Colonial Revival styling, with simple but refined trim surrounding the opening.

This combination of portico and fanlight represents sophisticated Colonial Revival detailing uncommon in standard post-war housing and indicates this property was designed for discriminating buyers seeking authentic traditional styling rather than simplified builder versions.

The windows exhibit exceptional quality and appear to retain original or early wood frames, representing outstanding preservation of period materials. A large multi-light picture window dominates the right side of the first floor facade when viewed from the street. This substantial window features fixed central pane or panes providing expansive glass area, multiple individual lights creating grid pattern, Colonial Revival muntins dividing window into traditional small panes, and is likely flanked by operable casements or double-hung sashes. The window's substantial size floods interior with natural light while its period-appropriate divided-light configuration maintains traditional character despite modern large window size.

This picture window represents post-war residential design evolution that incorporated modern desires for abundant natural light and indoor-outdoor visual connections while maintaining traditional architectural character through divided-light configurations.

Traditional double-hung windows appear throughout the facade, likely featuring six-over-six or six-over-one light configurations typical of Colonial Revival, wood frames and sashes appearing original or early replacement, traditional proportions with vertical emphasis, and symmetrical placement reinforcing facade organization. The prominent dormer features a multi-light window providing upper-floor illumination.

The foundation combines concrete block and brick construction, with brick veneer extending to grade level on visible elevations, creating unified masonry appearance from ground to roofline. This approach—continuing brick to foundation rather than using contrasting foundation materials—represents quality construction detail that enhances visual coherence.

A detached garage is visible to the left of the main house, appearing as separate white-painted wood-frame structure. The detached garage represents standard residential development pattern of the 1950s, when attached garages had not yet become universal despite their increasing popularity.

The property's character-defining features include multi-color brick veneer in coordinated reddish-orange, white/cream, and darker brown palette creating exceptional visual interest; 1.5-story Cape Cod form with steep side-gabled roof; prominent front gable dormer in contrasting white/cream brick emphasizing this character-defining element; Colonial Revival entry details including gabled portico and arched fanlight transom; large multi-light picture window combining modern window size with traditional divided-light character; original or early wood windows with divided lights throughout; substantial brick chimney with decorative cap; brick veneer dormer construction demonstrating exceptional quality investment; symmetrical facade organization typical of Colonial Revival influences; quality brickwork with tight joints and consistent coursing; brick and concrete block foundation with brick extending to grade; detached garage representing 1950s residential development pattern; and exceptionally mature, well-maintained landscaping.

The building appears to retain exceptional original integrity with minimal visible alterations. No substantial modifications are apparent from street view. This outstanding preservation of original materials and details represents remarkable stewardship across 70+ years.

The property exhibits excellent condition with pristine brick veneer, well-maintained roof, intact windows, and superior landscape maintenance. The level of preservation and maintenance indicates continuous investment in property upkeep characteristic of long-term stable ownership or successive owners committed to maintaining architectural character.

This property retains outstanding integrity in all seven aspects. Location integrity is complete as the property remains on its original site. Design integrity is exceptional with Cape Cod form and Colonial Revival details fully intact. Materials integrity is outstanding with brick veneer and apparent original wood windows preserved along with quality materials throughout. Workmanship integrity is excellent as superior brickwork and detailing remain visible. Setting integrity is excellent as the property maintains residential neighborhood character with mature landscaping. Feeling integrity is outstanding as the property completely conveys 1950s quality Cape Cod residential character. Association integrity is maintained through preservation of all character-defining features.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1942, Cash Ernest owned lot 85 in the van Riper Subdivision No. 1; there was no structure on the lot.[1] In 1953, Charlie & Elmira Jones resided at 29116 Evergreen; and Charlie worked as treater for the oil refinery.[2] Richard Jones, son of Charlies and Elmira, served as mayor for the City of Flat Rock for twenty-five years; he died 17 July 2015.[3] "The Jones family lived here in the fifties and then Richard Jones family lived here and to this day a member of the Jones family still resides here."[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1950 property is **preliminarily recommended as CONTRIBUTING to the Flat Rock Historical District** and **possesses POTENTIAL INDIVIDUAL ELIGIBILITY for the National Register** under **Criterion C for Architecture**, pending completion of historical research that may also support **Criterion A for Community Planning and Development** and potentially **Criterion B** depending on documented associations.

PRELIMINARY Criterion C - Architecture:

This property represents an outstanding example of Cape Cod residential architecture during the style's peak popularity period (1940s-1950s) and demonstrates exceptional quality construction, materials, and detailing that distinguish it from typical post-war housing:

The property's most significant architectural feature is the exceptional multi-color brick veneer executed in coordinated reddish-orange, white/cream, and darker brown palette. This sophisticated material treatment demonstrates substantial investment in premium brick veneer construction surpassing typical post-war housing. The design uses color intentionally to emphasize architectural features, particularly the dormer in contrasting white brick. Quality craftsmanship is evident through tight mortar joints and consistent coursing. The brick veneer extends to the prominent dormer, requiring additional structural support and skilled masonry. Visual

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pag. 628, entry for Cash Ernest; original records held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society; **ALSO**, 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 37, dwelling 401, for Charlie & Elmira Jones ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-B?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 38 of 58; United States. National Archives and Records Administration. NOTE: 1950 Census reference for family and occupation information.

[3] *Detroit Free Press*; Publication Date: *20 Jul 2015*; Publication Place: *Detroit, Michigan, USA*; URL: https://www.newspapers.com/image/116547310/?article=dcdcb329-4183-4581-bf17-680def516fa8&focus=0.50071716,0.6663644,0.6623753,0.8696674&xid=3355 : accessed 2 Nov 2025; obituary for Richard C. Jones, died 17 July 2015.

[4] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

interest is created through coordinated color palette rather than monotone surfaces. This upper-middle-class construction investment distinguishes the property from standard tract development.

Multi-color brick veneer represented high-quality residential construction approach of the early 1950s when builders used varied brick to create distinctive properties appealing to discerning buyers. This property's execution demonstrates superior example of this technique.

The integration of Colonial Revival elements—particularly the gabled entry portico with fanlight transom—represents sophisticated architectural design beyond typical Cape Cod houses. These details demonstrate classical architectural influences requiring custom millwork for the fanlight, traditional American architectural heritage appropriately applied to Cape Cod form, builder and designer attention to authentic period detailing, higher construction budget enabling custom architectural elements, and upper-middle-class market positioning through refined detailing.

The combination of Cape Cod form with sophisticated Colonial Revival entry treatment represents mature design synthesis characteristic of quality 1950s residential architecture.

The prominent front gable dormer's construction in brick veneer (contrasting white/cream color) represents exceptional quality investment, as most Cape Cod dormers used wood siding to reduce weight and cost. Brick dormer construction required substantial structural support to carry masonry weight on projecting dormer, skilled masonry work on complex angled surfaces, coordination between frame construction and brick veneer installation, and significant additional cost over standard wood dormers. This demonstrates builder commitment to quality materials throughout.

: The retention of apparent original wood windows with divided lights represents exceptional preservation of character-defining features. Original windows demonstrate outstanding stewardship across 70+ years, resistance to common pressure for replacement windows, maintenance of authentic historical materials and craftsmanship, preservation of Colonial Revival divided-light character, and increasingly rare survival of original windows in comparable houses.

This property represents high-quality Cape Cod residential architecture with exceptional brick veneer construction, sophisticated Colonial Revival detailing, superior craftsmanship, and outstanding preservation. The multi-color brick veneer, brick dormer construction, fanlight entry, and apparent original windows create an exemplary representation of quality 1950s residential design intended for upper-middle-class market.

PRELIMINARY Criterion A - Community Planning and Development:

Constructed circa 1950, this house represents post-World War II residential expansion during the period when returning veterans, growing families, and economic prosperity created unprecedented housing demand. The property's substantial quality—brick veneer construction, sophisticated detailing, custom architectural elements—indicates development targeting upper-middle-class buyers rather than mass-market veterans' housing.

The 1950 construction date places this property within the peak period of Cape Cod style popularity and the beginning of major suburban residential expansion. The quality materials and detailing suggest original owner with professional or managerial-level income enabling investment in premium construction.

: The property's location on Evergreen Street represents residential expansion of established neighborhood. [Further historical research will document subdivision development, adjacent properties, and neighborhood evolution.]

The property demonstrates strong potential for individual National Register eligibility based on:

property demonstrates exceptional architectural quality with multi-color brick veneer showing superior craftsmanship. Outstanding integrity is evident with apparent original windows and pristine brick veneer preserved. Sophisticated Colonial Revival detailing includes fanlight entry and gabled portico. The rare brick dormer construction represents exceptional quality investment. The property serves as a superior example of 1950s Cape Cod residential architecture and exhibits excellent condition demonstrating continuous maintenance investment. Complete preservation of character-defining features is apparent throughout.

Historical research may document significant original owner, builder, or architect. Property history may reveal community leaders, professionals, or other significant associations. Documentation of neighborhood development patterns and significance is forthcoming. Potential connections to post-WWII veteran housing or economic development narratives may emerge from research.

Based solely on architectural analysis, this property possesses strong individual eligibility potential under Criterion C for Architecture as an exceptional example of high-quality 1950s Cape Cod residential design with

outstanding integrity and superior materials. Historical research may strengthen eligibility through Criterion A or add Criterion B associations.

PRELIMINARY Recommendation: CONTRIBUTING (WITH STRONG POTENTIAL FOR INDIVIDUAL ELIGIBILITY)

This property is preliminarily recommended as CONTRIBUTING to the Flat Rock Historical District, with notation of STRONG POTENTIAL FOR INDIVIDUAL ELIGIBILITY pending completion of historical research.

Reasons Supporting Contributing and Strong Potential Individual Status:

The property demonstrates exceptional multi-color brick veneer with coordinated palette creating superior visual interest. Outstanding integrity is evident through apparent original windows, pristine materials, and minimal alterations. Rare brick dormer construction represents exceptional quality investment beyond typical Cape Cod design. Sophisticated Colonial Revival detailing includes fanlight entry and gabled portico. Superior craftsmanship is visible through tight mortar joints and quality brickwork throughout. The large multi-light picture window exhibits period-appropriate Colonial Revival configuration. Excellent preservation is evident across 70+ years of stewardship. Quality materials throughout include brick veneer, wood windows, and substantial chimney. Mature, well-maintained landscape demonstrates decades of investment and care. The property serves as an exemplary 1950s Cape Cod representing superior example of the style during its peak popularity.

Original owner identity and occupation research is in progress. Property development and builder documentation is being researched. Neighborhood evolution and significance documentation is forthcoming. Community associations and contributions are being investigated.

Location integrity is complete as the property remains on its original site. Design integrity is exceptional with Cape Cod form and Colonial Revival details intact. Materials integrity is outstanding with brick veneer pristine and apparent original windows preserved. Workmanship integrity is excellent as superior craftsmanship is visible throughout. Setting integrity is excellent as residential neighborhood character with mature landscaping is maintained. Feeling integrity is outstanding as the property completely conveys 1950s quality residential character. Association integrity is excellent and will be further enhanced by historical research.

The property exhibits multi-color brick veneer in coordinated palette of reddish-orange, white/cream, and darker brown. Brick veneer dormer construction represents rare quality investment. Fanlight entry with gabled portico demonstrates sophisticated Colonial Revival influence. Apparent original wood windows with divided lights show exceptional preservation. Superior craftsmanship and materials are evident throughout. Outstanding condition and maintenance complete the architectural distinction.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0085_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29122 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0084_000 Lots 84 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0931613		Long: -83.282845		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1935
Architectural Style	Minimal Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Block
Window Materials	Wood with aluminum storm windows
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture						
Period(s) of Significance	1939-1975 (Pre-WWII and wartime residential development within district)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding	Moved ☐	Date(s):			
Current/Common Name	29122 Evergreen						
Historic/Original Owner	Cash & Alice Ernest						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	12 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1939 Minimal Traditional residence at 29122 Evergreen Street represents pre-World War II residential development in Flat Rock during the late Village Industries period. The property is a 1.5-story side-gabled cottage with Cape Cod influences, exemplifying the modest, economical residential architecture that emerged during the late Depression era as American housing design transitioned from period revival styles toward simplified, cost-effective forms.

The building exhibits a side-gabled roof form with a prominent front gabled projection over the entrance, creating visual interest while maintaining the economical simplicity characteristic of Minimal Traditional design. The roof is covered with asphalt shingles and features roof vents visible on the front slope, indicating proper attic ventilation. A substantial brick chimney rises prominently from the right side of the roof ridge, serving as a vertical accent and indicating the presence of a central heating system. The chimney's prominent size and positioning suggest original construction with quality masonry work.

The exterior walls are clad in aluminum siding that covers the original wood siding beneath. While this represents an alteration to the original material appearance, the aluminum siding maintains the original wall plane and preserves the building's form and proportions. The covering protects the original wood siding and represents a common maintenance practice for mid-20th century wood-sided houses. The aluminum siding is in good condition and has been well-maintained.

A particularly significant feature is the retention of original wood double-hung windows protected by aluminum storm windows. The windows display varied configurations including 6-over-6 divided light patterns on some units and 1-over-1 configurations on others, creating visual variety while maintaining the modest character of Depression-era construction. The presence of original wood windows beneath protective storm windows represents good preservation practice and maintains significant material integrity. The window proportions and spacing reflect careful attention to balanced fenestration appropriate to the Minimal Traditional style.

The front façade demonstrates the asymmetrical yet balanced composition typical of Minimal Traditional design. The entrance is sheltered by a front gabled projection supported by decorative metal posts, creating a modest covered entry that provides both functional weather protection and architectural definition. The entrance features a decorative wreath and house numbers, indicating active residential use and maintenance. A concrete stairway with metal railings provides access from the street level to the elevated entrance, responding to the sloped site topography.

To the right of the entrance, a grouping of three windows creates a characteristic Minimal Traditional fenestration pattern, with the windows aligned to provide interior lighting while maintaining the modest scale and proportions of Depression-era design. Additional windows are distributed across the façade to provide balanced natural light throughout the interior spaces.

The property includes a detached garage located to the right side of the house, accessed by a concrete driveway. The presence of a detached garage reflects typical 1939 residential planning when garages were commonly separated from the main house rather than integrated as became standard in post-war construction. The garage appears to be contemporary with the house construction and contributes to the property's historical character.

The house sits on a concrete block foundation appropriate to late 1930s construction practices. The foundation responds to the sloped site, with the elevated entrance and stairs demonstrating how the house was designed to work with the natural topography. The site includes well-maintained lawn with mature foundation plantings, ornamental shrubs, and decorative elements that enhance the residential character.

The property's setting within a residential neighborhood of similar-era homes reinforces its historical context and feeling as part of pre-World War II residential development. The generous setback, open lawn, and established landscaping are characteristic of late 1930s suburban residential planning in communities like Flat Rock.

Character-defining features include the side-gabled roof form with front gabled entrance projection, the prominent brick chimney, the original wood double-hung windows with varied light configurations protected by aluminum storm windows, the covered entrance with metal posts, the concrete block foundation, the detached

garage, the elevated entrance with concrete stairs and metal railings, and the overall Minimal Traditional architectural character that reflects Depression-era residential construction.

This one story, single-family residence with matching single car garage is situated on Lot 84 in the Van Riper Sub. No. 1 and in 1941, the address was 29122 Evergreen St.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Cash & Alice Ernest built the residence at 29122 Evergreen in 1935; they had purchased lot 84 from George Van Riper and were paying taxes since 1931.[2] In 1940, Cash & Alice Ernest and father were living at 29122 Evergreen St., and Cash was the proprietor of a gas station.[3] In 1950, Carl & Nellie Bush and family resided at 29122 Evergreen; and Carl worked as the general foreman for a wheel manufacturer.[4]

"Dr. Cory Himelberger resided here in the late fifties with his wife and family. The Ron Hildebrand family resided here after The Himelberger family left."[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents pre-World War II residential development during the late Village Industries period and demonstrates both the community's continued residential growth during the late Depression era and the important Minimal Traditional architectural style that characterized this transitional period.

Criterion A - Community Planning and Development: Built in 1939, this house represents residential development during the mature phase of Ford's Village Industries program in Flat Rock. The property demonstrates continued community growth and residential investment during the late Depression era, reflecting confidence in Flat Rock's economic stability due to the Village Industries presence. The modest yet well-constructed character of the house reflects the economical building practices necessitated by Depression-era constraints while still providing quality housing for working and middle-class families. The detached garage, standard for 1939 construction, demonstrates the accommodation of automobile ownership that was becoming increasingly common even before the post-war suburban boom. This property represents the residential development that supported the Village Industries workforce and the broader community during a critical period immediately before America's entry into World War II.

Criterion C - Architecture: The property represents a well-preserved example of Minimal Traditional residential architecture, an important transitional style that emerged during the Depression era and bridged ornate period revival styles and streamlined post-war modern design. The style is characterized by simplified forms, economical construction, modest scale, and the retention of some traditional residential features such as gabled roofs and multi-light windows. This property exemplifies these characteristics with its side-gabled form, front gabled entrance projection, varied window configurations, and prominent chimney. The retention of original wood windows (protected by storm windows) represents significant material integrity and demonstrates Depression-era window craftsmanship and glazing patterns. The Minimal Traditional style

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931 & 1939," paginated by hand, arranged by subdivision; citing entry for Cash Ernest on Lots 84 in VanRiper's Sub No. 2; held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3B, dwelling 51, for Cash & Alice Ernst and father; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 10 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 35, dwelling 374, for Carl & Nellie Bush and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 36 of 58; United States. National Archives and Records Administration.

[5] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

represents a significant but often overlooked phase in American residential architectural evolution, making intact examples particularly valuable for understanding this transitional period between the 1920s-30s period revival styles and post-war Ranch design.

The 1939 construction date places this property at a significant moment in American history, representing residential development during the final year of peace before World War II. The modest, economical character reflects both Depression-era constraints and the practical sensibilities that characterized late 1930s American residential architecture. The quality construction with brick chimney, concrete block foundation, and wood windows demonstrates that even economical houses of this period were built with durable materials and solid craftsmanship.

The 1939 construction date places this property within the active Village Industries period in Flat Rock. Henry Ford's Flat Rock plant was operating during this time, and residential development like this property supported the workforce and demonstrated community confidence in the area's economic future based on the Village Industries presence. The modest but well-built character would have been appropriate for skilled workers, craftsmen, or other community members benefiting from the economic stability provided by Ford's operations.

The retention of original wood windows with protective aluminum storm windows represents exceptional preservation of Depression-era building materials and craftsmanship. The varied window configurations (6-over-6 and 1-over-1) demonstrate the attention to fenestration variety that characterized even modest Minimal Traditional houses. While the exterior has been covered with aluminum siding, this alteration is reversible and the original form, proportions, roof configuration, windows, chimney, foundation, and detached garage remain intact, providing sufficient integrity to convey the property's 1939 construction date and architectural character.

The 1939 construction date places this property within the district's period of significance (1920-1975), specifically during the late Village Industries period and immediately before World War II. The property represents residential development that occurred during Ford's active operation of the Flat Rock facility and demonstrates the community's growth during this economically and historically significant period.

Integrity Assessment: The property retains good integrity in all seven aspects. The original Minimal Traditional form, roof configuration, window openings and original wood windows, prominent chimney, entrance projection, concrete block foundation, and detached garage remain intact. While the exterior has been covered with aluminum siding, this alteration maintains the original wall plane and is reversible. The property's setting within a residential neighborhood of similar-era development reinforces its historical context and feeling as part of pre-World War II residential development during the Village Industries period. The overall form, massing, window patterns, and site features remain sufficiently intact to convey the property's 1939 construction date and Depression-era Minimal Traditional architectural character.

The property contributes to the district's representation of late 1930s residential development during the Village Industries period. The 1939 construction date gives the property direct historical associations with Ford's active operation in Flat Rock and with the pre-World War II period in American history. The Minimal Traditional architectural style represents an important transitional phase in American residential design that is less commonly recognized and celebrated than earlier revival styles or later Ranch design, making intact examples particularly valuable for understanding residential architectural evolution. The retention of original wood windows and the overall preservation of the building's form and character provide sufficient integrity to convey both historical and architectural significance.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0084_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29136 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0083_000 Lots 83 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0930212		Long: -83.2828258		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1954	
Architectural Style	Ranch	
Building Form	One Story Rectilinear	
Roof Form	Hipped Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick/Concrete	
Window Materials	Vinyl Replacements	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1954-75 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):			
Current/Common Name	29136 Evergreen						
Historic/Original Owner	Bill & Iris Ritchie						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	Bill Ritchie						

Survey Date	13 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29136 Evergreen presents as a single-story ranch house that exemplifies the fully-developed ranch architecture of the mid-1950s, representing the continued residential growth that demonstrated the sustained success of Henry Ford's Village Industries model in Flat Rock during the Late Period of Significance. The building exhibits an elongated rectangular primary mass with a hip roof configuration that emphasizes the characteristic horizontal profile that had become synonymous with modern suburban living during the post-war period. The structure demonstrates the streamlined, ground-hugging appearance that characterized ranch houses during their period of greatest popularity, reflecting the residential preferences that continued to attract families to Flat Rock as the community maintained its role as a stable suburban-industrial center following World War II.

The building features a hip roof constructed with asphalt shingles that provides the characteristic low profile essential to ranch house design during the mid-1950s. The hip roof configuration creates the unified, horizontal appearance that distinguished ranch houses while providing efficient interior space organization. The roof exhibits wide overhangs and streamlined construction details that reflect the construction standards that had evolved to serve Flat Rock's growing suburban workforce during the post-war period. The roofline demonstrates the simplicity and functionality that made ranch houses economical to construct while appealing to suburban families throughout the post-war period.

The exterior walls are constructed entirely of red brick that provides substantial appearance, durability, and the honest expression of materials that was valued in quality residential construction during the mid-1950s. The brick construction creates visual continuity and demonstrates the prosperity and construction standards that characterized post-war residential development when builders sought to attract families through housing that reflected both architectural quality and the economic prosperity that characterized the mid-1950s. The consistent use of brick materials across all visible wall surfaces creates architectural unity while providing the substantial appearance that distinguished quality housing from more modest construction. Distinctive decorative brick detailing appears above windows, creating visual interest and architectural sophistication.

The window arrangement demonstrates the characteristic ranch house emphasis on horizontal compositions and abundant natural light, designed to create functional interior spaces while maintaining strong visual connections to the surrounding suburban landscape. The windows appear to be horizontal configurations or grouped units arranged to maximize natural illumination while following ranch house conventions for creating open, flowing interior spaces that emphasized indoor-outdoor integration. The window placement and proportions reflect the open planning concepts that had evolved by the mid-1950s to serve suburban families seeking modern living arrangements that reflected contemporary lifestyle preferences.

The main entrance appears to be positioned to maintain the informal accessibility that characterized ranch house design while providing appropriate shelter and architectural definition. The entrance configuration includes what appears to be a recessed entry area that provides weather protection while maintaining the streamlined character that distinguished ranch house design. The entrance treatment demonstrates the balance between functional requirements and architectural character that distinguished well-designed ranch houses during the mature development of the style.

The building incorporates distinctive decorative brick work above windows that creates visual interest and architectural sophistication while maintaining the essential ranch house character. This detailing demonstrates the architectural refinements that builders could incorporate to enhance ranch houses while maintaining construction efficiency and the horizontal emphasis that defined the style. The decorative elements reflect the quality construction and attention to detail that characterized prosperous suburban development during the mid-1950s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

"Bill and Iris Ritchie, my parents, built this house in 1952. They sold in the early 1980's to Grunow Family. Before the house was built my grandfather had a huge garden on the property."[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29136 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the post-war residential development that demonstrated the continued success of Henry Ford's Village Industries model and the community's participation in mature Ranch house architectural development during the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This 1954 Ranch house represents the post-war suburban expansion that demonstrated the continued success of Henry Ford's Village Industries model in attracting and retaining residents in Flat Rock during the prosperous mid-1950s period. The property embodies the residential development that emerged during the post-war period when families sought modern housing that reflected contemporary lifestyle preferences while maintaining access to the stable industrial employment that continuing industrial operations provided. **The dwelling reflects the housing solutions that served Flat Rock's workforce during 1954, when the community was participating in national trends toward mature Ranch house architecture while maintaining its role as a stable suburban-industrial center that had evolved from Henry Ford's Village Industries foundation established over three decades earlier.**

The adoption of Ranch house design with substantial brick construction and decorative details demonstrates how Flat Rock residents embraced modern residential architecture while investing in quality construction that reflected the prosperity that the community's industrial foundation provided. The property represents the residential modernization that characterized Flat Rock's continued evolution during the post-war period, showing how the community's industrial success enabled residents to invest in contemporary housing types that reflected changing family lifestyles and post-war suburban ideals. **The 1954 construction date places this property within the mature post-war phase of Flat Rock's Late Period of Significance, when the community's industrial success enabled residents to participate in national trends toward Ranch house architecture while maintaining the employment stability that sustained community prosperity.**

The dwelling reflects the housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established employment opportunities that attracted workers who sought modern residential accommodations within commuting distance of industrial facilities. The Ranch house design provided the informal, family-oriented living arrangements that appealed to post-war families while offering the single-story convenience and architectural sophistication that reflected modern residential preferences and the prosperity that industrial employment provided during the mid-1950s.

Evaluation of Integrity

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as part of Flat Rock's Ranch house development during the mature post-war phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that developed during Flat Rock's Late Period expansion. The suburban setting with exceptional landscape development preserves the community planning patterns that characterized post-war residential development and maintains the residential context that supported Ranch house construction serving the industrial workforce.

Design: The property exhibits excellent design integrity in its fundamental Ranch house characteristics, including the single-story massing, hip roof, horizontal emphasis, decorative brick details, and substantial

[1] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

construction that distinguished quality suburban construction during the mid-1950s. **The building maintains the essential Ranch house design characteristics enhanced by architectural refinements that made it representative of mature post-war residential architecture in Flat Rock, demonstrating the architectural preferences and prosperity that attracted families to the community during the mid-1950s.**

Materials: The building maintains its distinctive brick construction with decorative elements and coordinated architectural features that demonstrate the construction approaches that characterized quality Ranch house development during the mid-1950s. The materials preserve the substantial appearance and architectural sophistication that reflected the construction standards appropriate to housing that served Flat Rock's prosperous post-war workforce.

Workmanship: The Ranch house construction with decorative brick details demonstrates the building techniques that had evolved to serve Flat Rock's workforce during the mature post-war period, reflecting construction standards appropriate to quality suburban development that supported the community's continued industrial success.

Setting: The suburban residential context with exceptional landscape development maintains the community character that emerged during the post-war phase of Flat Rock's transformation. **The setting demonstrates the community's successful suburban character that emerged from the employment stability provided by Henry Ford's Village Industries and subsequent industrial development.**

Feeling and Association: The property conveys the mature post-war suburban character that characterized Flat Rock's residential modernization during the mid-1950s, maintaining associative connections to the community's embrace of contemporary residential architecture while preserving its industrial employment foundation.

Ranch House Development and Post-War Community Maturation

The property's role in representing the mature post-war Ranch house development with architectural refinements that characterized Flat Rock's suburban modernization makes it a valuable contributor to the district's ability to convey the full range of residential development that emerged from the community's sustained industrial prosperity. The building demonstrates how Flat Rock residents participated in national architectural trends while maintaining their connection to the industrial employment that sustained the community throughout the Late Period of Significance.

The 1954 construction demonstrates the residential development that continued to serve workers attracted by the employment opportunities created through Henry Ford's Village Industries program and subsequent industrial expansion, showing how the community's industrial foundation enabled residents to invest in modern housing that reflected changing lifestyle preferences and contemporary architectural character during the mature post-war period.

The property at 29136 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the post-war residential development that demonstrated Flat Rock's continued success as a suburban-industrial community and residents' embrace of mature Ranch house architecture with architectural refinements during the Late Period of Significance. The building maintains excellent integrity to convey its historical significance and contributes to the district's representation of the community's evolution throughout the mature post-war period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0083_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29146 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0081_002 Lots 81 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0928199		Long: -83.2828334		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1963
Architectural Style	Ranch
Building Form	One Story
Roof Form	Side Gabled Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Brick/Concrete
Window Materials	Vinyl
Window Type	Casement
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1963-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☐ Altered ☒ Windows Moved ☐ Date(s):
Current/Common Name	29146 Evergreen
Historic/Original Owner	Don & Faye Mathias
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Builder/Contractor	Don Mathias

Survey Date	13 Oct 2025	Recorded By	Lesley Gillland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29146 Evergreen presents as a single-story ranch house that exemplifies the evolved ranch architecture of the early 1960s, representing the continued residential growth that demonstrated the sustained success of Henry Ford's Village Industries model in Flat Rock during the Late Period of Significance. The building exhibits an elongated rectangular primary mass with a side-gabled roof configuration that emphasizes the characteristic horizontal profile that had become synonymous with modern suburban living during the post-war period. The structure demonstrates the streamlined, ground-hugging appearance that characterized ranch houses during their continued popularity, reflecting the residential preferences that continued to attract families to Flat Rock as the community maintained its role as a stable suburban-industrial center well into the 1960s.

The building features a side-gabled main roof constructed with asphalt shingles that provides the characteristic low profile essential to ranch house design during the early 1960s. The roof exhibits moderate eaves and streamlined construction details that reflect the construction standards that had evolved to serve Flat Rock's growing suburban workforce during the post-war and early 1960s period. The roofline demonstrates the simplicity and functionality that made ranch houses economical to construct while appealing to suburban families throughout the post-war period, when efficient construction methods and modern architectural principles had become refined through widespread ranch house development.

The exterior walls are constructed primarily of red brick that provides substantial appearance, durability, and the honest expression of materials that was valued in quality residential construction during the early 1960s. The brick construction creates visual continuity and demonstrates the prosperity and construction standards that characterized residential development when builders sought to attract families through housing that reflected both architectural quality and the economic prosperity that characterized the early 1960s. The consistent use of brick materials across all visible wall surfaces creates architectural unity while providing the substantial appearance that distinguished quality housing from more modest construction.

The window arrangement demonstrates the characteristic ranch house emphasis on horizontal compositions and abundant natural light, designed to create functional interior spaces while maintaining strong visual connections to the surrounding suburban landscape. A distinctive picture window or large horizontal window configuration dominates the front facade, creating a prominent architectural feature that maximizes natural light and views while demonstrating the open planning concepts that had evolved by the early 1960s. Additional windows appear to be horizontal configurations or grouped units arranged to maximize natural illumination while following ranch house conventions for creating open, flowing interior spaces that emphasized indoor-outdoor integration.

The main entrance appears to be positioned to maintain the informal accessibility that characterized ranch house design while providing appropriate shelter and architectural definition. The entrance configuration reflects the practical solutions that characterized residential construction during the early 1960s while maintaining the welcoming character that made ranch houses appealing to suburban families. The entrance treatment demonstrates the balance between functional requirements and architectural character that distinguished well-designed ranch houses during the mature development of the style.

The property exhibits well-maintained suburban landscape characteristics with a substantial front lawn that provides generous setback from Evergreen Street, allowing the building's horizontal massing and quality materials to be appreciated within the residential context. Mature trees provide natural framework and demonstrate the integration with natural elements that enhanced ranch house settings. The landscape includes foundation plantings and site elements that create the suburban character that attracted families to Flat Rock throughout the Late Period of Significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

"This was a field where we played softball, built forts and just played in the 50's. Don and Faye Mathias built this home in the early 60's. When they moved to Florida, the Irwin's moved in from their previous home across the street."[1] In 1971, Donald G. Mathias resided at 29146 Evergreen St.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29146 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the continued post-war residential development that demonstrated the sustained success of Henry Ford's Village Industries model and the community's participation in evolved Ranch house architectural development during the Late Period of Significance (1920-1975).

This 1963 Ranch house represents the continued post-war suburban expansion that demonstrated the sustained success of Henry Ford's Village Industries model in attracting and retaining residents in Flat Rock during the early 1960s period. The property embodies the residential development that emerged during the extended post-war period when families continued to seek modern housing that reflected contemporary lifestyle preferences while maintaining access to the stable industrial employment that continuing industrial operations provided. **The dwelling reflects the housing solutions that served Flat Rock's workforce during 1963, when the community was maintaining its participation in national trends toward Ranch house architecture while preserving its role as a stable suburban-industrial center that had evolved from Henry Ford's Village Industries foundation established over four decades earlier.**

The adoption of Ranch house design with substantial brick construction demonstrates how Flat Rock residents continued to embrace modern residential architecture while investing in quality construction that reflected the ongoing prosperity that the community's industrial foundation provided. The property represents the residential continuity that characterized Flat Rock's evolution during the extended post-war period, showing how the community's industrial success enabled residents to continue investing in contemporary housing types that reflected evolving family lifestyles and suburban ideals well into the 1960s. **The 1963 construction date places this property within the concluding phase of Flat Rock's Late Period of Significance, when the community's industrial success continued to enable residents to participate in national trends toward Ranch house architecture while maintaining the employment stability that sustained community prosperity.**

The dwelling reflects the ongoing housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established employment opportunities that continued to attract workers who sought modern residential accommodations within commuting distance of industrial facilities. The Ranch house design provided the informal, family-oriented living arrangements that continued to appeal to suburban families while offering the single-story convenience and architectural sophistication that reflected modern residential preferences during the early 1960s.

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as part of Flat Rock's continued Ranch house development during the concluding phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that developed during Flat Rock's Late Period expansion. The suburban setting preserves the community planning patterns that characterized extended post-war residential development and maintains the residential context that supported Ranch house construction serving the industrial workforce.

Design: The property exhibits good design integrity in its fundamental Ranch house characteristics, including the single-story massing, side-gabled roof, horizontal emphasis, prominent picture window, and substantial brick construction that distinguished quality suburban construction during the early 1960s. **The building maintains the essential Ranch house design characteristics that made it representative of the continued post-**

[1] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

war residential architecture in Flat Rock, demonstrating the architectural preferences that continued to attract families to the community during the early 1960s.

Materials: The building maintains its distinctive brick construction and coordinated architectural elements that demonstrate the construction approaches that characterized Ranch house development during the early 1960s. The materials preserve the substantial appearance and architectural quality that reflected the construction standards appropriate to housing that served Flat Rock's continuing prosperous workforce.

Workmanship: The Ranch house construction demonstrates the building techniques that had evolved to serve Flat Rock's workforce during the early 1960s, reflecting construction standards appropriate to quality suburban development that supported the community's continued industrial success.

Setting: The suburban residential context maintains the community character that had been established during the post-war phase of Flat Rock's transformation and continued into the 1960s. **The setting demonstrates the community's sustained suburban character that emerged from the employment stability provided by Henry Ford's Village Industries and subsequent industrial development.**

Feeling and Association: The property conveys the early 1960s suburban character that characterized Flat Rock's continued residential development, maintaining associative connections to the community's sustained embrace of contemporary residential architecture while preserving its industrial employment foundation.

The property's role in representing the continued Ranch house development that characterized Flat Rock's sustained suburban character makes it a valuable contributor to the district's ability to convey the full chronological range of residential development that emerged from the community's sustained industrial prosperity throughout the Late Period of Significance. The building demonstrates how Flat Rock residents continued to participate in national architectural trends while maintaining their connection to the industrial employment that sustained the community well into the 1960s. The substantial brick construction reflects the ongoing prosperity that the community's industrial foundation enabled during the early 1960s.

The 1963 construction demonstrates the residential development that continued to serve workers attracted by the employment opportunities created through Henry Ford's Village Industries program and subsequent industrial expansion, showing how the community's industrial foundation enabled residents to continue investing in modern housing that reflected contemporary lifestyle preferences throughout the Late Period of Significance.

The property at 29146 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the continued post-war residential development that demonstrated Flat Rock's sustained success as a suburban-industrial community and residents' continued embrace of Ranch house architecture during the concluding phase of the Late Period of Significance. The building maintains good integrity to convey its historical significance and contributes to the district's representation of the community's sustained evolution throughout the Late Period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0081_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29306 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0080_000 Lots 80 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0924768		Long: -83.2828336		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1956
Architectural Style	Ranch
Building Form	One Story Rectilinear
Roof Form	Side Gabled Main Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Brick
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	1 Garage (integrated)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1956-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):

Current/Common Name	29306 Evergreen
Historic/Original Owner	Benjamin Mathew Manor
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	

Survey Date	14 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence presents as a single-story ranch house that exemplifies the fully-developed ranch architecture of the mid-1950s, representing the continued residential growth that demonstrated the sustained success of Henry Ford's Village Industries model in Flat Rock during the Late Period of Significance. The building exhibits an elongated rectangular primary mass with a side-gabled roof configuration that emphasizes the characteristic horizontal profile that had become synonymous with modern suburban living during the post-war period. The structure demonstrates the streamlined, ground-hugging appearance that characterized ranch houses during their period of greatest popularity, reflecting the residential preferences that continued to attract families to Flat Rock as the community maintained its role as a stable suburban-industrial center following World War II.

The building features a side-gabled main roof constructed with asphalt shingles that provides the low profile characteristic of ranch house construction during the mid-1950s. The roof exhibits moderate eaves and streamlined construction details that reflect the construction standards that had evolved to serve Flat Rock's growing suburban workforce during the post-war period. The roofline demonstrates the simplicity and functionality that made ranch houses economical to construct while appealing to suburban families throughout the post-war period, when efficient construction methods and modern architectural principles had become refined through widespread ranch house development.

The exterior walls demonstrate a sophisticated combination of materials that reflects the quality construction standards and design preferences that characterized substantial residential construction during the mid-1950s. The primary walls feature red brick construction that provides substantial appearance and durability, while distinctive stone or masonry accents create textural variety and visual interest that demonstrates the architectural sophistication available in quality ranch house construction. This sophisticated material combination reflects the construction approaches that characterized substantial residential development when builders sought to provide both architectural variety and construction quality through the use of multiple materials and textures that enhanced the ranch house's horizontal emphasis.

The window arrangement demonstrates the characteristic ranch house emphasis on horizontal compositions and abundant natural light, designed to create functional interior spaces while maintaining strong visual connections to the surrounding suburban landscape. A distinctive large picture window or horizontal window configuration creates a prominent architectural feature that maximizes natural light and views while demonstrating the open planning concepts that had evolved by the mid-1950s. Additional windows appear to be horizontal configurations or grouped units arranged to maximize natural illumination while following ranch house conventions for creating open, flowing interior spaces that emphasized indoor-outdoor integration.

The main entrance appears to be positioned to maintain the informal accessibility that characterized ranch house design while providing appropriate shelter and architectural definition. The entrance configuration reflects the practical solutions that characterized residential construction during the mid-1950s while maintaining the welcoming character that made ranch houses appealing to suburban families. The entrance treatment demonstrates the balance between functional requirements and architectural character that distinguished well-designed ranch houses during the mature development of the style.

The building incorporates sophisticated material combinations that create visual interest and architectural sophistication while maintaining the essential ranch house character. The integration of brick and stone materials demonstrates the architectural refinements that builders could incorporate to enhance ranch houses while maintaining construction efficiency and the horizontal emphasis that defined the style. These material combinations reflect the quality construction and attention to detail that characterized prosperous suburban development during the mid-1950s.

The property includes what appears to be an attached garage that provides automobile accommodation while maintaining architectural compatibility with the main house through coordinated materials and styling. The garage represents the automobile-oriented planning that had become standard for suburban residential construction by the mid-1950s, demonstrating the complete residential infrastructure that supported ranch house neighborhoods.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Ben M. Manor resided at 29306 Evergreen St. from 1959 through 1970.[1] In 1971, Frederick G. Hall resided at 29306 Evergreen St.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29306 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the post-war residential development that demonstrated the continued success of Henry Ford's Village Industries model and the community's participation in mature Ranch house architectural development with sophisticated material combinations during the Late Period of Significance (1920-1975).

This 1956 Ranch house represents the post-war suburban expansion that demonstrated the continued success of Henry Ford's Village Industries model in attracting and retaining residents in Flat Rock during the prosperous mid-1950s period. The property embodies the residential development that emerged during the post-war period when families sought modern housing that reflected contemporary lifestyle preferences while maintaining access to the stable industrial employment that continuing industrial operations provided. **The dwelling reflects the housing solutions that served Flat Rock's workforce during 1956, when the community was participating in national trends toward mature Ranch house architecture while maintaining its role as a stable suburban-industrial center that had evolved from Henry Ford's Village Industries foundation established over three decades earlier.**

The adoption of Ranch house design with sophisticated material combinations including brick and stone demonstrates how Flat Rock residents embraced modern residential architecture while investing in quality construction that reflected the prosperity that the community's industrial foundation provided. The property represents the residential modernization that characterized Flat Rock's continued evolution during the post-war period, showing how the community's industrial success enabled residents to invest in contemporary housing types that reflected changing family lifestyles and post-war suburban ideals. **The 1956 construction date places this property within the mature post-war phase of Flat Rock's Late Period of Significance, when the community's industrial success enabled residents to participate in national trends toward Ranch house architecture with architectural sophistication while maintaining the employment stability that sustained community prosperity.**

The dwelling reflects the housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established employment opportunities that attracted workers who sought modern residential accommodations within commuting distance of industrial facilities. The Ranch house design with sophisticated materials provided the informal, family-oriented living arrangements that appealed to post-war families while offering the single-story convenience and architectural character that reflected modern residential preferences and the prosperity that industrial employment provided during the mid-1950s.

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as part of Flat Rock's Ranch house development with sophisticated materials during the mature post-war phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that developed during Flat Rock's Late Period expansion. The suburban setting preserves the community planning patterns that characterized post-war residential development and maintains the residential context that supported Ranch house construction serving the industrial workforce.

Design: The property exhibits excellent design integrity in its fundamental Ranch house characteristics, including the single-story massing, side-gabled roof, horizontal emphasis, sophisticated material combinations, and substantial construction that distinguished quality suburban construction during the mid-1950s. **The**

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume) for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

building maintains the essential Ranch house design characteristics enhanced by architectural sophistication that made it representative of mature post-war residential architecture in Flat Rock, demonstrating the architectural preferences and prosperity that attracted families to the community during the mid-1950s.

Materials: The building maintains its distinctive combination of brick and stone construction and coordinated architectural elements that demonstrate the construction approaches that characterized quality Ranch house development during the mid-1950s. The materials preserve the substantial appearance and architectural sophistication that reflected the construction standards appropriate to housing that served Flat Rock's prosperous post-war workforce.

Workmanship: The Ranch house construction with sophisticated material combinations demonstrates the building techniques that had evolved to serve Flat Rock's workforce during the mature post-war period, reflecting construction standards appropriate to quality suburban development that supported the community's continued industrial success.

Setting: The suburban residential context with mature landscaping maintains the community character that emerged during the post-war phase of Flat Rock's transformation. **The setting demonstrates the community's successful suburban character that emerged from the employment stability provided by Henry Ford's Village Industries and subsequent industrial development.**

Feeling and Association: The property conveys the mature post-war suburban character that characterized Flat Rock's residential modernization during the mid-1950s, maintaining associative connections to the community's embrace of contemporary residential architecture while preserving its industrial employment foundation.

The property's role in representing the mature post-war Ranch house development with sophisticated material combinations that characterized Flat Rock's suburban modernization makes it a valuable contributor to the district's ability to convey the full range of architectural sophistication that emerged from the community's sustained industrial prosperity. The building demonstrates how Flat Rock residents participated in national architectural trends while maintaining their connection to the industrial employment that sustained the community throughout the Late Period of Significance. The sophisticated material combinations and quality construction reflect the prosperity and architectural refinement that the community's industrial foundation enabled during the mid-1950s.

The 1956 construction demonstrates the residential development that continued to serve workers attracted by the employment opportunities created through Henry Ford's Village Industries program and subsequent industrial expansion, showing how the community's industrial foundation enabled residents to invest in modern housing that reflected changing lifestyle preferences and architectural sophistication during the mature post-war period.

The property at 29306 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the post-war residential development that demonstrated Flat Rock's continued success as a suburban-industrial community and residents' embrace of mature Ranch house architecture with sophisticated material combinations during the Late Period of Significance. The building maintains excellent integrity to convey its historical significance and contributes to the district's representation of the community's evolution throughout the mature post-war period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0080_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29316 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0079_000 Lots 79 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0923454		Long: -83.2828379		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1941	
Architectural Style	Cape Cod Revival	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick & Wood Shingles	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Picture/Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1941-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):			
Current/Common Name	29316 Evergreen						
Historic/Original Owner	Paul & Lila Van Riper						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	George Van Riper						

Survey Date	14 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence presents as a one-and-one-half story Cape Cod Revival house that exemplifies the popular residential architecture of the early 1940s, representing the continued phase of residential development that served Flat Rock's established suburban-industrial community during the Late Period of Significance. The building exhibits the characteristic compact, rectangular massing with a side-gabled roof configuration and prominent front-facing gabled projection that creates the picturesque, traditional New England colonial appearance that defined Cape Cod Revival design during this period. Two distinctive shed dormers provide additional upper-level space and natural light while maintaining the building's traditional colonial character. The structure demonstrates the substantial, middle-class residential architecture that continued to attract families to Flat Rock during the early 1940s, reflecting the housing preferences that served workers and their families who valued traditional architectural styling within the mature suburban-industrial community.

The building features a side-gabled main roof with a prominent front-facing gabled projection and two shed dormers that create architectural interest and provide additional usable space while maintaining the characteristic Cape Cod profile. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in colonial revival architecture. A substantial brick chimney rises from the roof, serving both functional heating requirements and providing vertical accent that reinforces the traditional New England colonial character. The roof configuration with multiple dormers demonstrates the efficient use of space and traditional styling that characterized both Cape Cod design and potential catalog home construction during the early 1940s.

The exterior walls demonstrate a sophisticated combination of materials that reflects the quality construction standards and design preferences that characterized residential construction during the early 1940s. The upper portion of the main house and dormers feature wood shingle cladding that creates the authentic New England colonial appearance and textural richness that was central to Cape Cod Revival design philosophy. The lower portions and the front projection appear to feature brick construction that provides visual contrast and structural solidity while demonstrating the quality material combinations that characterized substantial residential construction. This distinctive material combination reflects the construction approaches that characterized quality residential development and potential catalog home design during the early 1940s.

The window arrangement demonstrates the characteristic Cape Cod Revival emphasis on symmetrical compositions and traditional proportions, designed to create visual balance while serving the functional requirements of the one-and-one-half story floor plan. The shed dormers contain multiple windows that maximize natural light for upper-level spaces while maintaining the traditional styling appropriate to colonial revival design. A distinctive multi-paned window configuration in the front projection appears to be a grouped window arrangement that creates architectural emphasis while reflecting the classical design principles adapted for colonial revival construction. The window placement and proportions demonstrate the balance between traditional architectural character and practical function that distinguished quality residential construction.

The main entrance appears to be positioned within or adjacent to the front-facing gabled projection, providing architectural emphasis and shelter while demonstrating the design sophistication that characterized quality Cape Cod Revival construction. The entrance includes what appears to be a covered porch or entry area with railings that provide both functional access and traditional colonial character. The entrance treatment reflects the colonial revival tradition of creating architectural hierarchy and formal emphasis at the main entrance while providing practical weather protection and welcoming residential character.

The building incorporates contemporary elements including updated porch railings, possible additions or modifications to accommodate modern living requirements, and landscape enhancements that reflect the building's continuing residential use and the owners' investment in property enhancement while preserving the essential architectural character that defines the building's historical significance. These modifications demonstrate the adaptability of Cape Cod Revival design and potential catalog home construction to accommodate contemporary lifestyle preferences while maintaining fundamental architectural integrity.

The property exhibits well-maintained suburban landscape characteristics with maintained lawn areas, foundation plantings, and ornamental elements that integrate the building with its residential setting while reflecting the development of the neighborhood over more than eight decades. The landscape includes practical

walkways and ornamental plantings that demonstrate the continuing investment in property enhancement that characterizes successful residential neighborhoods.

The property appears to include detached garage or outbuilding structures that provide automobile accommodation and storage while maintaining architectural compatibility with the main house through coordinated materials and traditional styling appropriate to residential development from the early 1940s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1942, George Van Riper was the owner of lot 79 and the residence thereon was valuated at $2,930.[1] Paul Van Riper resided at 29316 Evergreen in 1947.[2] In 1950, Paul & Lila Van Riper and their family resided at 29316 Evergreen; and Paul worked as a Car Salesman at the auto dealership.[3] In 1953, Paul Van Riper resided at 29316 Evergreen St.[4] "John and Betty Ray lived here in the fifties. Jim And Rita Vreeland lived here with their family. He also owned a drug store on Telegraph around where the Riteaid was located."[5] In 1971, Roger Remer resided at 29316 Evergreen St.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29316 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the early 1940s residential development that demonstrated the continued effectiveness of Henry Ford's Village Industries model during the pre-war period and its potential significance as a catalog kit home that provided traditional colonial housing solutions for Flat Rock's established industrial workforce during the Late Period of Significance (1920-1975).

This 1941 Cape Cod Revival house represents the residential development that demonstrated the continued effectiveness of Henry Ford's Village Industries model in sustaining Flat Rock as a viable suburban-industrial community during the crucial pre-war period. The property embodies the residential construction that served the established workforce that had been sustained by the employment opportunities created through the Headlamp Plant and subsequent industrial development, showing how traditional colonial revival housing provided essential solutions that enabled continued community stability while offering architectural character that appealed to families seeking connection to American colonial heritage during the pre-war period.

The dwelling reflects the accessible traditional homeownership that served Flat Rock's workforce during 1941, nineteen years after Henry Ford's Village Industries program had initiated the community's transformation and when traditional colonial housing solutions provided crucial residential options that enabled community continuity for workers seeking substantial residential accommodations that reflected both architectural sophistication and American colonial values.

The 1941 construction date places this property within the important pre-war phase of the Late Period of Significance, when Flat Rock was demonstrating the resilience of Henry Ford's Village Industries model through continued residential development that accommodated traditional colonial housing solutions while maintaining community stability and employment opportunities during the challenging period leading to American involvement in World War II.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; 3:627, entry for George Van Riper on lot 79; original records held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 35, dwelling 375, for Paul & Lila Van Riper and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 36 of 58; United States. National Archives and Records Administration.

[4] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[5] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The dwelling reflects the continued housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established long-term employment opportunities that attracted workers who sought substantial residential accommodations that combined traditional New England colonial character with practical accessibility within the established suburban-industrial community. The Cape Cod Revival design provided the traditional, family-oriented living arrangements that appealed to established families while offering the colonial styling and architectural character that reflected both residential preferences and connection to American architectural heritage during the early 1940s.

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as part of Flat Rock's early 1940s Cape Cod Revival development during the Late Period of Significance, despite contemporary modifications that reflect the building's continuing residential use.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that had continued to develop throughout Flat Rock's Late Period evolution. The suburban setting preserves the community planning patterns that characterized the continued suburban-industrial development while maintaining the residential context that supported colonial revival housing construction.

Design: The property exhibits good design integrity in its Cape Cod Revival characteristics, including the one-and-one-half story massing, side-gabled roof with front projection and dormers, sophisticated material combinations, and traditional colonial proportions that distinguished residential construction during the early 1940s. **The building maintains the essential Cape Cod Revival design characteristics that made it representative of the traditional colonial architecture that served Flat Rock's established workforce while potentially demonstrating the catalog home solutions that provided accessible colonial styling during the pre-war period.**

Materials: The building maintains its distinctive combination of wood shingle and brick construction and essential architectural elements that demonstrate the construction approaches that characterized Cape Cod Revival development during the early 1940s, despite contemporary modifications that reflect continuing maintenance and adaptation.

Workmanship: The Cape Cod Revival construction with sophisticated materials demonstrates the building techniques that had evolved to serve Flat Rock's workforce during the early 1940s, reflecting construction standards that balanced traditional colonial character with practical residential function and potential catalog home efficiency.

Setting: The suburban residential context maintains the community character that demonstrated Flat Rock's continued viability as a suburban-industrial center during the early 1940s. **The setting demonstrates the community character that was sustained through traditional colonial housing solutions that enabled continued residential development.**

Feeling and Association: The property conveys the early 1940s suburban-industrial character that characterized Flat Rock's continued residential development, maintaining associative connections to the traditional colonial homeownership and potential catalog home solutions that enabled community stability while preserving its connection to the colonial heritage that appealed to established working families.

The property's role in representing the early 1940s Cape Cod Revival development that demonstrated Flat Rock's continued viability during the pre-war period makes it a valuable contributor to the district's ability to convey the community's resilience and the appeal of traditional colonial architecture throughout the Late Period of Significance. The building demonstrates how Flat Rock continued to provide housing solutions that served working families while maintaining the community's suburban-industrial character through traditional colonial design that enabled continued residential development during the challenging pre-war period.

The potential identification as a catalog home would enhance significance by demonstrating how mass-produced housing continued to provide traditional colonial character during the pre-war period, showing how catalog companies supported community stability through accessible architectural solutions that maintained both quality construction and traditional American design values.

The property at 29316 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the early 1940s residential development that demonstrated Flat Rock's continued effectiveness as a suburban-industrial community and the traditional Cape Cod Revival housing solutions that sustained community development during the pre-war period of the Late Period of Significance. The building maintains good integrity despite contemporary

modifications and contributes to the district's representation of the community's resilience and embrace of traditional colonial architecture.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0079_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29320 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0078_000 Lots 78 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0923454		Long: -83.2828379		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1940	
Architectural Style	Colonia Revival	
Building Form	Brick	
Roof Form	Side Gabled Main Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Red Brick	
Foundation Materials	Brick	
Window Materials	Vinyl Replacements	
Window Type	Double Hung Sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1940-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29320 Evergreen						
Historic/Original Owner	Arthur F. & Oma Wright						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	14 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence presents as a two-story Colonial Revival house that exemplifies the popular residential architecture of 1940, representing the continued phase of residential development that served Flat Rock's established suburban-industrial community during the Late Period of Significance. The building exhibits the characteristic rectangular massing with a side-gabled roof configuration that creates the formal, symmetrical appearance that defined Colonial Revival design during this period. The structure demonstrates the substantial, middle-class residential architecture that continued to attract families to Flat Rock during 1940, reflecting the housing preferences that served workers and their families who valued traditional architectural styling within the mature suburban-industrial community that had evolved from Henry Ford's Village Industries foundation.

The building features a side-gabled main roof constructed with asphalt shingles that creates the characteristic Colonial Revival silhouette valued in traditional residential construction during 1940. The roof configuration includes moderate eaves and traditional proportions that reflect the classical design principles adapted for colonial revival architecture. A substantial brick chimney rises from the roof, serving both functional heating requirements and providing vertical accent that reinforces the traditional colonial character. The roof design demonstrates both the architectural sophistication and construction efficiency that characterized quality residential development and potential catalog home construction during this period.

The exterior walls are constructed entirely of red brick that provides substantial appearance, durability, and the honest expression of materials that was valued in quality residential construction during 1940. The brick construction creates visual continuity and demonstrates the prosperity and construction standards that characterized residential development when builders sought to provide both architectural character and permanent construction quality. The consistent use of brick materials across all wall surfaces reflects the unified construction methods that characterized both quality residential development and potential catalog home construction while maintaining the traditional character that connected the building to American colonial architectural heritage.

The window arrangement demonstrates the characteristic Colonial Revival emphasis on symmetrical compositions and traditional proportions, designed to create visual balance while serving the functional requirements of the two-story floor plan. The windows appear to be double-hung sash units with dark shutters that provide color contrast and enhance the traditional colonial character that made Colonial Revival houses appealing to middle-class families during 1940. The window placement follows regular patterns arranged in three bays across the front facade that reflect the classical design principles adapted for colonial revival construction while maintaining the formal character valued in traditional residential architecture.

The main entrance is distinguished by a prominent classical portico with columns that creates architectural emphasis and provides sheltered access while demonstrating the design sophistication that characterized quality Colonial Revival construction. The entrance appears to feature a traditional colonial door with classical detailing that reinforces the building's connection to American architectural heritage. The portico reflects the colonial revival tradition of creating architectural hierarchy and formal emphasis at the main entrance while providing both practical weather protection and the dignified character valued in traditional residential design.

The building incorporates classical architectural details including the columned entrance portico that demonstrate the design sophistication and traditional character that distinguished quality Colonial Revival construction during 1940. These features reflect the architectural strategies that builders could employ to enhance traditional colonial houses while providing both formal character and practical function. The classical details demonstrate the balance between traditional colonial character and contemporary residential requirements that made Colonial Revival houses appealing during the pre-war period.

The building incorporates contemporary elements including patriotic decorative displays and landscape enhancements that reflect the building's continuing residential use and the owners' personal expression while preserving the essential architectural character that defines the building's historical significance. These additions demonstrate the adaptability of Colonial Revival design and potential catalog home construction to accommodate contemporary lifestyle preferences while maintaining fundamental architectural integrity.

The property exhibits well-maintained suburban landscape characteristics with ornamental fencing, maintained lawn areas, foundation plantings, and mature trees that integrate the building with its residential setting while reflecting the development of the neighborhood over more than eight decades. The landscape

includes decorative elements and substantial plantings that demonstrate the continuing investment in property enhancement that characterizes successful residential neighborhoods.

The property appears to include residential infrastructure that supports suburban living while maintaining the scale and character appropriate to traditional colonial revival architecture from 1940.

This two-story, single-family brick veneered residence is situated on Lot 78 in the Van Riper Sub. No. 1 and in 1941, the address was 29320 Evergreen St.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1942, Arthur Wright owned lot 78 and the residence thereon was valuated at $3,870.[2] In 1950, Arthur & Oma Wright and daughters were living at 29320 Evergreen St., and Arthur was employed as a yardmaster for the Railroad.[3]

On May 16, 1959, Mrs. Catherine Wyke resided at 29320 Evergreen.[4] Mr. Walter Wykes resided at 29320 Evergreen from 1959 through 1964.[5] Mr. Larry J. Edwards resided at 29320 Evergreen St. from 1968-1971.[6]

"Dr. Cornel, D.O. Resided here with his family in the fifties, The Wrights lived there before that. Bob and Anne Byrd teachers then Superintendent also resided in this house."[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29320 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1940 residential development that demonstrated the continued effectiveness of Henry Ford's Village Industries model during the pre-war period and its potential significance as a catalog kit home that provided traditional colonial housing solutions for Flat Rock's established industrial workforce during the Late Period of Significance (1920-1975).

This 1940 Colonial Revival house represents the residential development that demonstrated the continued effectiveness of Henry Ford's Village Industries model in sustaining Flat Rock as a viable suburban-industrial community during the crucial pre-war year. The property embodies the residential construction that served the established workforce that had been sustained by the employment opportunities created through the Headlamp Plant and subsequent industrial development, showing how traditional colonial revival housing provided essential solutions that enabled continued community stability while offering architectural character that appealed to families seeking connection to American colonial heritage during the tense pre-war period. **The dwelling reflects the accessible traditional homeownership that served Flat Rock's workforce during 1940, eighteen years after Henry Ford's Village Industries program had initiated the community's transformation and when traditional colonial housing solutions provided crucial residential options that enabled community continuity for workers seeking substantial residential accommodations that reflected both architectural sophistication and American colonial values.**

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[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; 3:627, entry for Arthur F. Wright; original records held by Brownstown Township Historical Society.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 78, dwelling 376, for Arthur & Oma Wright and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL# 108990835, Image 56 of 58; United States. National Archives and Records Administration.

[4] "Records of U.S. Defense Bonds [sold through the bank at Flat Rock, Michigan from 1950-1962]," arranged chronologically by denomination, unpaginated ledger, for purchase of Series E bonds in various denominations; entry for Mrs. Catherine Wyke on May 16, 1959; original ledger book located in the Archival Collections of the Flat Rock Historical Society, Flat Rock, Michigan.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1964**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1968-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

The potential significance of this property as a catalog kit home would add importance, as it would demonstrate the continued role of mass-produced housing in providing traditional colonial architecture during the pre-war period when economical yet architecturally appealing solutions remained important to working families. If confirmed as a catalog home, the property would represent the continued availability of quality colonial revival design through catalog companies that persisted during the challenging pre-war period while maintaining architectural standards. **The 1940 construction date places this property within the important pre-war phase of the Late Period of Significance, when Flat Rock was demonstrating the resilience of Henry Ford's Village Industries model through continued residential development that accommodated traditional colonial housing solutions while maintaining community stability and employment opportunities during the final year of peace before American involvement in World War II.**

The dwelling reflects the continued housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established long-term employment opportunities that attracted workers who sought substantial residential accommodations that combined traditional American colonial character with practical accessibility within the established suburban-industrial community. The Colonial Revival design provided the traditional, family-oriented living arrangements that appealed to established families while offering the colonial styling and architectural character that reflected both residential preferences and connection to American architectural heritage during 1940.

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as part of Flat Rock's 1940 Colonial Revival development during the Late Period of Significance.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that had continued to develop throughout Flat Rock's Late Period evolution. The suburban setting preserves the community planning patterns that characterized the continued suburban-industrial development while maintaining the residential context that supported colonial revival housing construction.

Design: The property exhibits excellent design integrity in its Colonial Revival characteristics, including the two-story massing, side-gabled roof, symmetrical facade, classical entrance portico, and traditional colonial proportions that distinguished residential construction during 1940. **The building maintains the essential Colonial Revival design characteristics that made it representative of the traditional colonial architecture that served Flat Rock's established workforce while potentially demonstrating the catalog home solutions that provided accessible colonial styling during the pre-war period.**

Materials: The building maintains its substantial brick construction and essential architectural elements that demonstrate the construction approaches that characterized Colonial Revival development during 1940. The materials preserve the substantial character and traditional appearance that reflected the construction standards appropriate to housing that served Flat Rock's prosperous pre-war workforce.

Workmanship: The Colonial Revival construction with classical details demonstrates the building techniques that had evolved to serve Flat Rock's workforce during 1940, reflecting construction standards that balanced traditional colonial character with practical residential function and potential catalog home efficiency.

Setting: The suburban residential context with mature landscaping maintains the community character that demonstrated Flat Rock's continued viability as a suburban-industrial center during 1940. **The setting demonstrates the community character that was sustained through traditional colonial housing solutions that enabled continued residential development.**

Feeling and Association: The property conveys the 1940 suburban-industrial character that characterized Flat Rock's continued residential development, maintaining associative connections to the traditional colonial homeownership and potential catalog home solutions that enabled community stability while preserving its connection to the colonial heritage that appealed to established working families.

The property's role in representing the 1940 Colonial Revival development that demonstrated Flat Rock's continued viability during the pre-war period makes it a valuable contributor to the district's ability to convey the community's resilience and the appeal of traditional colonial architecture throughout the Late Period of Significance. The building demonstrates how Flat Rock continued to provide housing solutions that served working families while maintaining the community's suburban-industrial character through traditional colonial design that enabled continued residential development during the challenging pre-war period.

The potential identification as a catalog home would enhance significance by demonstrating how mass-produced housing continued to provide traditional colonial character during the pre-war period, showing how

catalog companies supported community stability through accessible architectural solutions that maintained both quality construction and traditional American design values.

The property at 29320 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1940 residential development that demonstrated Flat Rock's continued effectiveness as a suburban-industrial community and the traditional Colonial Revival housing solutions that sustained community development during the pre-war period of the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's resilience and embrace of traditional colonial architecture.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0078_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29336 Evergreen				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0077_000 Lots 77 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0923454	Long: -83.2828379			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1948	
Architectural Style	Cape Cod Revival	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled Main Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Red Brick	
Foundation Materials	Brick	
Window Materials	Vinyl Replacements	
Window Type	Double Hung Sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1948-1972 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Windows/Porch	Moved ☐	Date(s):

Current/Common Name	29336 Evergreen
Historic/Original Owner	Charles F. & Margaret Broughton Family
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	Andrew Bodary

Survey Date	14 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence presents as a one-and-one-half story Cape Cod Revival house that exemplifies the popular residential architecture of the late 1940s, representing the post-war residential development that served Flat Rock's established suburban-industrial community during the Late Period of Significance. The building exhibits the characteristic compact, rectangular massing with a side-gabled roof configuration and prominent front-facing gabled projection that creates the picturesque, traditional New England colonial appearance that defined Cape Cod Revival design during the post-war period. The structure demonstrates the substantial, middle-class residential architecture that continued to attract families to Flat Rock during the late 1940s, reflecting the housing preferences that served established workers and their families who valued traditional architectural styling within the mature suburban-industrial community that had evolved from Henry Ford's Village Industries foundation.

The building features a side-gabled main roof with a prominent front-facing gabled projection that creates architectural interest and provides additional interior space while maintaining the characteristic Cape Cod profile. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in colonial revival architecture. A substantial brick chimney rises prominently from the roof, serving both functional heating requirements and providing vertical accent that reinforces the traditional New England colonial character. The roof configuration demonstrates the efficient use of space and traditional styling that characterized Cape Cod design during the post-war period.

The exterior walls are constructed entirely of red brick that provides substantial appearance, durability, and the honest expression of materials that was valued in quality residential construction during the late 1940s. The brick construction creates visual continuity and demonstrates the prosperity and construction standards that characterized post-war residential development when builders sought to attract families through housing that reflected both architectural quality and the economic prosperity that characterized the late 1940s. The consistent use of brick materials across all wall surfaces creates architectural unity while providing the substantial appearance that distinguished quality housing from more modest construction.

The window arrangement demonstrates the characteristic Cape Cod Revival emphasis on traditional proportions and colonial character, designed to create visual balance while serving the functional requirements of the one-and-one-half story floor plan. The windows appear to be double-hung sash units arranged in configurations that reflect the classical design principles adapted for colonial revival construction. The window placement and proportions demonstrate the balance between traditional architectural character and practical function that distinguished quality residential construction during the late 1940s.

The main entrance is positioned within or adjacent to the front-facing gabled projection, providing architectural emphasis and shelter while demonstrating the design sophistication that characterized quality Cape Cod Revival construction. The entrance is enhanced by a covered front porch that extends across the front facade, creating welcoming outdoor living space that was valued in both Cape Cod design and post-war residential planning. The porch features contemporary white railings that provide safety while maintaining compatibility with the building's traditional character.

The front-facing gabled projection represents a significant architectural feature that demonstrates the design sophistication used to create visual interest and additional interior space within Cape Cod Revival construction. This feature reflects the architectural strategies that builders employed to enhance traditional colonial houses while providing practical function and architectural character. The gabled projection demonstrates the balance between traditional colonial character and contemporary residential requirements that made Cape Cod Revival houses appealing during the post-war period.

The building incorporates contemporary elements including updated porch railings and possible modifications that reflect the building's continuing residential use and maintenance over more than seven decades. These modifications demonstrate the adaptability of Cape Cod Revival design to accommodate modern safety requirements and maintenance needs while preserving the essential architectural character that defines the building's historical significance.

The property exhibits well-maintained suburban landscape characteristics with maintained lawn areas, foundation plantings, and mature trees that integrate the building with its residential setting while reflecting the development of the neighborhood over more than seven decades. The landscape includes practical

walkways and site elements that support residential function while maintaining the traditional character appropriate to Cape Cod Revival design.

The property includes what appears to be a detached garage or carport structure that provides automobile accommodation while maintaining architectural compatibility with the main house through coordinated materials and scale appropriate to residential development from the late 1940s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1942, Andrew Bodary owned lot 77 in the Van Riper Subdivision No. 1; and there was no structure on the lot.[1] Charles F. Broughton resided at 29336 Evergreen in 1947.[2] In 1950, Della Herpat resided at 29336 Evergreen St.[3] Della was a sixty-eight-year-old widow, the head of household, living with her daughter, Margaret Broughton and her family. Charles Broughton, Della's son-in-law was employed as an electrician for the steel mill in 1950.[4] Charles F. Broughton resided at 29336 Evergreen in 1971.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29336 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the post-war residential development that demonstrated the continued success of Henry Ford's Village Industries model and the community's embrace of traditional Cape Cod Revival architecture during the Late Period of Significance (1922-1972).

Historical Significance Under Criterion A: Event

This 1948 Cape Cod Revival house represents the post-war residential development that demonstrated the continued success of Henry Ford's Village Industries model in sustaining Flat Rock as an attractive suburban-industrial community during the crucial decade following World War II. The property embodies the residential construction that served families attracted by the stable employment opportunities that Flat Rock's established industrial base continued to provide during the post-war period, when communities nationwide sought to accommodate returning veterans and growing families through quality residential development that reflected traditional American values and architectural preferences. **The dwelling reflects the housing solutions that served Flat Rock's workforce during 1948, when the community was demonstrating the sustained effectiveness of its industrial foundation while participating in national trends toward traditional Cape Cod Revival architecture that appealed to families seeking both modern convenience and connection to American colonial architectural heritage.**

The adoption of Cape Cod Revival design with substantial brick construction demonstrates how Flat Rock's residential development embraced traditional architectural forms that conveyed stability, American heritage, and family values while serving the housing needs of the established suburban-industrial community. The property represents the residential continuity that characterized Flat Rock's evolution during the post-war period, showing how the community's industrial success enabled residents to invest in substantial housing that reflected both architectural quality and traditional preferences during the period when American residential development emphasized colonial revival styling. **The 1948 construction date places this property within the important post-war phase of Flat Rock's Late Period of Significance, when the community had demonstrated over two decades of sustained growth following Henry Ford's Village Industries establishment and was**

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision, original records held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 35, dwelling 377, for Della Herpat ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 36 of 58; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

continuing to attract families through quality residential development that reflected both prosperity and traditional architectural values.

The dwelling reflects the continued housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established long-term employment opportunities that attracted workers and their families who sought substantial residential accommodations that combined traditional architectural character with modern convenience within the established suburban-industrial community. The Cape Cod Revival design provided the traditional, family-oriented living arrangements that appealed to post-war families while offering the modern conveniences and colonial styling that reflected both contemporary residential preferences and connection to American architectural heritage during the late 1940s.

Evaluation of Integrity

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as part of Flat Rock's post-war Cape Cod Revival development during the Late Period of Significance.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that had continued to develop throughout Flat Rock's Late Period evolution. The suburban setting preserves the community planning patterns that characterized post-war residential development while maintaining the residential context that supported traditional colonial revival construction.

Design: The property exhibits excellent design integrity in its Cape Cod Revival characteristics, including the one-and-one-half story massing, side-gabled roof with front gabled projection, substantial brick construction, and traditional proportions that distinguished quality residential construction during the late 1940s. **The building maintains the essential Cape Cod Revival design characteristics that made it representative of the post-war traditional architecture that served Flat Rock's established workforce while demonstrating the community's embrace of colonial heritage and architectural sophistication.**

Materials: The building maintains its substantial brick construction and essential architectural elements that demonstrate the quality construction approaches that characterized post-war residential development. The materials preserve the substantial character and traditional appearance that reflected the construction standards appropriate to housing that served Flat Rock's prosperous post-war workforce.

Workmanship: The Cape Cod Revival construction demonstrates the building techniques that had evolved to serve Flat Rock's workforce during the post-war period, reflecting construction standards that represented the quality residential development that the community's sustained industrial prosperity had enabled.

Setting: The suburban residential context maintains the community character that demonstrated Flat Rock's successful establishment as a stable suburban-industrial center by the late 1940s. **The setting demonstrates the mature suburban character that represented the sustained effectiveness of Henry Ford's Village Industries model through over two decades of community development.**

Feeling and Association: The property conveys the post-war suburban character that characterized Flat Rock's continued residential development during the late 1940s, maintaining associative connections to the community's established suburban-industrial success while preserving its connection to the traditional architectural preferences that characterized American residential development during the post-war period.

Cape Cod Revival Development and Post-War Community Continuity

The property's role in representing the post-war Cape Cod Revival development that demonstrated Flat Rock's continued success and embrace of traditional American architectural values makes it a valuable contributor to the district's ability to convey the sustained effectiveness of Henry Ford's Village Industries model throughout the Late Period of Significance. The building demonstrates how Flat Rock residents continued to invest in substantial residential construction that reflected both prosperity and traditional architectural preferences while maintaining the community's suburban-industrial character that had attracted families throughout the Late Period.

The Cape Cod Revival design reflects the post-war preference for traditional American architectural character that served families seeking both modern convenience and connection to colonial heritage, showing how Flat Rock's continued residential development participated in national architectural trends while maintaining the employment stability and community character that had distinguished the community throughout the Late Period of Significance.

The property at 29336 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the post-war residential development

that demonstrated Flat Rock's continued success as a suburban-industrial community and residents' embrace of traditional Cape Cod Revival architecture during the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's sustained evolution throughout the post-war period.

This property should be documented as a contributing resource that represents the post-war traditional architecture phase of the district's development, demonstrating the community's continued attractiveness to working families and its successful maintenance of quality residential development during the late 1940s phase of the Late Period of Significance. The property exemplifies the housing solutions that served Flat Rock's established workforce during the period when the community's industrial foundation enabled continued prosperity and residential investment that reflected both architectural quality and traditional American values, showing how the suburban-industrial character continued to attract families throughout the Late Period of Significance while maintaining connection to traditional architectural heritage that characterized American residential development during the post-war period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number58_135_05_0077_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29344 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0075_000 Lots 75 & 76 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0919377		Long: -83.282543		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1927	
Architectural Style	Colonial Revival	
Building Form	2 Story Rectilinear	
Roof Form	Hip Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Light Brick	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung Sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1927-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):			
Current/Common Name	29344 Evergreen						
Historic/Original Owner	Dr. Milton & Norene Comfort						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	Jesse Van Riper/Joseph Bodary						

Survey Date	17 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

This 1927 two-story Colonial Revival residence is a substantial brick dwelling representing Flat Rock's residential development during the early Ford Village Industries period. The house demonstrates the quality housing stock constructed to serve the growing industrial community following Henry Ford's 1922 establishment of the Flat Rock lamp factory.

The house exhibits a formal two-story rectangular form with hip roof, characteristic of the Colonial Revival style's emphasis on symmetry and classical proportion. The hip roof with brown asphalt shingles creates a dignified profile, while the prominent brick chimney on the left elevation indicates original heating systems. The variegated tan and buff brick veneer displays quality masonry with subtle color variation creating visual texture across the facade.

The facade displays near-symmetrical composition with a central entry flanked by paired windows on each side. The entry features a Classical Revival portico with triangular pediment supported by pilasters, representing the Colonial Revival style's characteristic classical references. The portico shelters a paneled entry door with sidelights. A small porch with white metal railing extends across the entry bay, providing a welcoming transition from the brick walkway. Diamond-shaped decorative brick elements positioned between the first and second floor windows add architectural interest and demonstrate quality craftsmanship in the brickwork.

The windows have been replaced with vinyl units, representing a significant alteration affecting integrity of materials and workmanship. The replacement windows maintain the original double-hung configuration and opening sizes, preserving the fenestration pattern. White shutters frame the windows, consistent with Colonial Revival styling.

Character-defining features include the 1927 construction date within the Ford Village Industries period, two-story Colonial Revival form with hip roof, variegated tan/buff brick veneer throughout, Classical Revival entry portico with pediment and pilasters, diamond-shaped decorative brick elements, symmetrical facade composition, brick chimney, and formal site planning with brick walkway.

This two-story, single-family brick veneered residence with matching single car garage is situated on Lot 76 in the Van Riper Sub. No. 1 and in 1941, the address was 29344 Evergreen St.[1]

History of the Resource

In 1925, Joe Bodary owned lot 56 of Van Riper Subdivision No. 1; no structure was indicated on the lot.[2] In 1927, Joe Bodary owned lot 76 of Van Riper Subdivision No. 1; no structure was indicated on the lot.[3] In 1931, Jesse Van Riper owned lot 76 of Van Riper Subdivision No. 1; and the structure thereon 29344 Evergreen St.[4] In 1939, Dr. Milton D. Comfort owned lot 76 of Van Riper Subdivision No. 1; and the structure thereon 29344 Evergreen St.[5] In 1939, Dr. Milton and Norene Comfort and daughter were living at 29344 Evergreen.[6] In 1940, Dr. Milton D. & Norene Comfort and family were living at 29344 Evergreen St. and employed as a Surgeon and Physician for Own Practice.[7] In 1950, Milton & Norene Comfort and children resided at 29344 Evergreen; and Milton worked as physician at medical.[8]

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[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 101, entry for Joe Bodary; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and subdivision, pg. 123, entry for Andrew Bodary; original records held by Brownstown Township Historical Society.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically and by subdivision; pg. 118, entry for Jesse Van Riper; original records held by Brownstown Township Historical Society.

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," arranged alphabetically and by subdivision; pg. 189, entry for Dr. Milton D. Comfrot; original records held by Brownstown Township Historical Society.

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1939**) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3B, dwelling 49, for Dr. Milton D. & Norene Comfort and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 10 of 1034; United States. National Archives and Records Administration.

[8] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 35, dwelling 378, for Milton & Norene Comfort and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 36 of 58; United States. National Archives and Records Administration.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1927 residence represents Flat Rock's residential growth during the early Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating a transformation that brought industrial employment and population growth to the community. This substantial Colonial Revival house demonstrates the quality housing constructed to serve workers, supervisors, or professionals associated with the expanding industrial economy. The 1927 construction date places the property within the significant period of community development following Ford's investment.

Criterion C — Architecture

The property represents a good local example of Colonial Revival residential architecture, a style popular throughout the 1920s that conveyed traditional American values and domestic stability. The house exhibits characteristic Colonial Revival features including symmetrical facade composition, classical entry portico with pediment and pilasters, hip roof form, and formal proportions. The variegated brick veneer and diamond-shaped decorative brick elements demonstrate quality materials and craftsmanship. While vinyl window replacement diminishes integrity of materials and workmanship, the property retains its essential Colonial Revival form, massing, brick exterior, distinctive entry, and decorative brickwork.

Integrity Assessment

The property retains integrity of location, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The setting preserves suburban character with mature landscaping. The property conveys the feeling of a substantial late-1920s residence and maintains association with the Ford Village Industries development period. However, integrity of materials and workmanship has been compromised by vinyl window replacement. Integrity of design is partially affected, though the original window openings and configurations are maintained.

Recommendation: CONTRIBUTING

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1927 Colonial Revival residence retains sufficient integrity to convey its historic character and association with the Ford Village Industries development period. Supporting factors include 1927 construction during the significant early Ford period, Colonial Revival architectural style with distinctive Classical entry portico, quality variegated brick veneer intact throughout, decorative diamond-shaped brick elements demonstrating craftsmanship, hip roof form and brick chimney preserved, symmetrical facade composition maintained, original window openings and configurations retained despite vinyl replacement, and continued residential use consistent with historic function.

The vinyl window replacement represents an alteration affecting integrity but does not disqualify the property from contributing status. The brick exterior, entry portico, decorative brickwork, roof form, chimney, and overall Colonial Revival character remain intact and clearly communicate the property's 1927 construction and architectural significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0075_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29386 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0074_000 Lots 74 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0918043		Long: -83.2828222		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1954
Architectural Style	Ranch
Building Form	One Story Rectilinear
Roof Form	Hipped Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Red Brick
Foundation Materials	Brick
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1954-1972 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	29386 Evergreen					
Historic/Original Owner	James Vance Jr. / Luigi Fiorella					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	17 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1954 one-story brick ranch represents Flat Rock's continued suburban residential development during the post-Korean War building boom. The house exemplifies the mature ranch form that dominated American suburban construction throughout the 1950s, featuring characteristic horizontal emphasis, low-slung profile, and full brick veneer exterior demonstrating premium residential construction.

The hip roof with brown asphalt shingles creates a sheltering, low-pitched form that emphasizes the building's horizontal character. The roof extends in an unbroken line across both the living quarters and the integrated garage, creating unified massing characteristic of quality ranch design. The comprehensive red-brown brick veneer covering all visible walls represents premium mid-1950s construction, significantly costlier than wood siding alternatives. The brick demonstrates consistent coursing and quality masonry that has maintained excellent condition over 70 years.

The facade displays asymmetrical composition typical of ranch house design, with the integrated two-car garage occupying the left portion and living spaces extending to the right. A prominent picture window on the front facade provides generous natural light to the main living area, representing the modernist emphasis on indoor-outdoor visual connection characteristic of 1950s residential design. The windows have been replaced with vinyl units including the picture window and sliding configurations. While this alteration affects integrity of materials and workmanship, the replacement windows maintain appropriate scale and the overall fenestration pattern.

The integrated attached garage represents complete incorporation of automobile storage into the residential design, standard in quality 1954 ranch construction. The garage is seamlessly integrated under the continuous hip roof, demonstrating coordinated design and construction. The property occupies a generous lot with exceptional landscaping including manicured lawn, abundant flowering plants along the foundation, a mature ornamental tree with bronze-red foliage, and carefully maintained shrub plantings. An American flag on a pole in the front yard reflects continued property pride and community connection.

Character-defining features include the 1954 construction date within the post-Korean War suburban expansion, one-story ranch form with strong horizontal emphasis, full red-brown brick veneer throughout, hip roof with continuous roofline, prominent picture window, integrated two-car garage, generous lot with mature landscaping, and overall quality suburban residential design representing mid-1950s development patterns.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

James Vance Jr. resided at 29386 Evergreen St from 1954 through 1966.[1] Luigi Fiorelli resided at 29386 Evergreen St. from 1966 though 1971.[2]

[1] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by New Boston*, Rockwood and Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1954**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; **<u>ALSO</u>**; "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1966**)for Evergreen St.; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1966-1971**) for Evergreen St.; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1954 residence represents Flat Rock's suburban expansion during the prosperous post-Korean War period. By the mid-1950s, Flat Rock had developed a substantial residential community serving workers employed at local industries and the broader Detroit metropolitan industrial economy. The property demonstrates the quality housing stock—characterized by full brick construction and generous lot sizes—that distinguished Flat Rock's residential neighborhoods. The 1954 construction date places the property within the significant period of suburban growth when ranch house construction reached peak popularity nationwide.

Criterion C — Architecture

The property represents a good local example of mid-1950s ranch house architecture, the dominant residential style of the postwar suburban era. The house exhibits characteristic ranch features including single-story horizontal form, low-pitched hip roof, asymmetrical facade composition, prominent picture window, and integrated garage. The full brick veneer exterior represents premium construction within the ranch typology. While vinyl window replacement diminishes integrity of materials and workmanship, the property retains its essential ranch form, massing, brick exterior, roofline, and integrated garage configuration.

Integrity Assessment

The property retains integrity of location, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The setting preserves suburban character with mature landscaping and generous lot. The property conveys the feeling of a quality mid-1950s suburban residence and maintains association with post-Korean War residential development. However, integrity of materials and workmanship has been compromised by vinyl window replacement including picture window and sliding units. Integrity of design is partially affected, though original window openings and the overall fenestration pattern are maintained.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1954 brick ranch retains sufficient integrity to convey its historic character and association with post-Korean War suburban development. Supporting factors include 1954 construction during the significant suburban expansion period, ranch architectural form with characteristic horizontal emphasis, quality red-brown brick veneer intact throughout, hip roof with continuous roofline preserved, integrated two-car garage demonstrating period residential planning, original window openings maintained despite vinyl replacement, generous lot with mature landscaping, and continued residential use consistent with historic function.

The vinyl window replacement represents an alteration affecting integrity but does not disqualify the property from contributing status. The brick exterior, hip roof form, integrated garage, horizontal massing, and overall ranch character remain intact and clearly communicate the property's 1954 construction and architectural significance within Flat Rock's mid-century residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0074_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29416 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0073_000 Lots 73 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0915148		Long: -83.28296		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1950 (major modifications)
Architectural Style	Colonial Revival
Building Form	2 Story Rectilinear
Roof Form	Cross Gabled Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick and Vinyl Siding
Foundation Materials	Brick
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	One Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1950-1972 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐
General Integrity:	Intact ☐	Altered ☒ 2nd Story	Moved ☐	Date(s):		
Current/Common Name	29416 Evergreen					
Historic/Original Owner	Hal Jones / Sherwood Matthes					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	17 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This two-story residence was originally constructed in 1950 but has undergone extensive modifications that have substantially altered its historic character. The current appearance reflects cumulative changes including application of vinyl siding over original exterior materials, replacement of original windows with modern configurations, and potential alterations to the roofline and facade composition. These modifications have obscured the original 1950 architectural character to the extent that the property no longer conveys its historic appearance or associations.

The current exterior presents a mixed-material facade with red brick veneer retained on the first floor and vinyl siding applied to the second floor and gable areas. The tan/cream vinyl siding with contrasting dark trim creates a contemporary cottage aesthetic inconsistent with 1950 residential design. The roof features multiple steep gables with a prominent central front-facing gable and flanking secondary gables, creating a complex roofline. Whether this gable configuration is original or represents later modification is unclear, though the steep pitches and multiple projecting elements are atypical of 1950 residential construction.

The fenestration has been significantly altered with modern vinyl replacement windows in configurations inconsistent with 1950 design. The prominent arched window in the upper central gable represents a contemporary decorative treatment. First-floor windows include multi-light units flanking the entry. The window placements and configurations do not reflect typical mid-century fenestration patterns, suggesting either substantial window modifications or alterations to wall openings. The entry features a projecting vestibule with brick piers and a red door, though whether this entry configuration is original or represents later modification is uncertain.

The property occupies a lot with manicured lawn and decorative landscaping including a Japanese maple with burgundy foliage, hostas, ornamental garden features, and flowering plants. A detached garage is located to the rear of the property.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

Hal Jones and family resided at 29416 Evergreen St in 1953.[1] Sherwood Matthes resided at 29416 Evergreen St. in 1955 through 1971.[2]

[1] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

[2] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; ALSO; "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is classified as **Non-Contributing** to the Flat Rock Historical District due to extensive modifications that have compromised historic integrity. While the 1950 construction date falls within the district's period of significance, the cumulative alterations have substantially diminished the property's ability to convey its historic character and associations.

Integrity Assessment

The property retains integrity of location and setting only. Integrity of design has been severely compromised by alterations to the exterior appearance including vinyl siding application and fenestration changes. Integrity of materials has been compromised by replacement of original exterior cladding with vinyl siding and installation of modern replacement windows. Integrity of workmanship associated with original 1950 construction is no longer evident. Integrity of feeling has been compromised as the property no longer conveys the character of a 1950 residence. Integrity of association with mid-century residential development is diminished as the property cannot clearly communicate its 1950 construction through its current appearance.

Alterations Affecting Integrity

Major modifications include vinyl siding applied over original second-floor exterior materials obscuring historic cladding, replacement windows in modern configurations inconsistent with 1950 design, arched window in upper gable representing contemporary decorative treatment, and potential alterations to facade composition and roofline. The combination of exterior material changes and fenestration alterations has transformed the property's appearance to the extent that its 1950 construction date is not readily apparent from visual inspection.

This property is recommended as **Non-Contributing** to the Flat Rock Historical District. While the 1950 construction date places the property within the district's period of significance, extensive modifications have compromised integrity to the extent that the property can no longer convey its historic character.

The property does not meet the threshold for contributing status due to vinyl siding application replacing or covering original second-floor exterior materials, modern replacement windows in configurations inconsistent with 1950 design, fenestration changes altering the historic facade composition, cumulative modifications obscuring original mid-century residential character, and inability to convey association with 1950 construction through current appearance.

The retention of brick veneer on the first floor represents the primary surviving historic material, but this partial retention is insufficient to overcome the cumulative impact of other modifications. The property's current appearance reflects contemporary residential aesthetics rather than its 1950 origins.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0073_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29424 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0072_000 Lots 72 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0913878	Long: -83.2826135			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1925	
Architectural Style	Craftsman Bungalow	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gable Main Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung Sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1925-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29424 Evergreen						
Historic/Original Owner	William Mittlestat						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	unknown						

Survey Date	17 Oct. 2025	Recorded By	Lesley Gillland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1926 Craftsman Bungalow represents Flat Rock's residential development during the early Ford Village Industries period. The house exhibits the characteristic 1.5-story bungalow form with catslide roof that was popular throughout the 1920s, demonstrating the quality housing stock constructed to serve the community following Henry Ford's 1922 establishment of the Flat Rock lamp factory.

The distinctive catslide roof—a gable roof with one slope extending lower than the other—creates the asymmetrical profile characteristic of this bungalow variant. The longer rear slope sweeps down to cover additional living space, a practical design feature that maximized interior volume while maintaining modest exterior scale. Gray asphalt shingles cover the roof surface. A front-facing gable dormer with paired windows projects from the main roof, providing light and headroom to the upper half-story. A brick chimney rises from the roof, indicating original heating systems.

The exterior has been re-clad with light blue-gray vinyl siding, an alteration affecting integrity of materials. However, the vinyl application appears to follow original wall planes and trim configurations, preserving the visual rhythm of the historic facade. The siding color and horizontal orientation are reasonably compatible with the building's historic character.

The full-width front porch represents a defining Craftsman Bungalow feature and remains substantially intact. The porch features white-painted wood railings and simple square columns supporting the porch roof, which extends from the main catslide roofline. Wood stairs with white railings provide access from grade level. The elevated porch and prominent entry create the welcoming domestic character central to bungalow design philosophy.

The fenestration includes a mix of original and replacement windows. Some original wood windows with aluminum storm caps survive, representing important retention of historic fabric. Aluminum double-hung replacement windows are present in other openings. The front dormer displays paired windows, while the first floor features windows flanking the central entry.

The property occupies a well-maintained lot with manicured lawn and foundation plantings including Japanese maple specimens with burgundy foliage. An American flag displayed on the porch reflects continued property pride. A detached garage is located at the rear of the property, accessed by a concrete driveway.

Character-defining features include the 1926 construction date within the early Ford Village Industries period, 1.5-story bungalow form, distinctive catslide roof configuration, front-facing gable dormer, full-width front porch with railings and columns, brick chimney, retention of some original wood windows, detached garage, and overall Craftsman Bungalow massing and proportions despite vinyl siding application.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, William Mittlestat owned lot 53 in the Van Riper Subdivision No. 1; and the residence thereon, 415 Evergreen St.[1] In 1930, William F. & Omeline Mittlestat were living at 415 Evergreen St., and William was employed as a Cleaner for the Lamp Plant.[2] In 1939, Anna Kaiser and Emil & Bertha Schwab were living at 29424 Evergreen.[3] In 1940, William & Omeline Mittlestat were living at 29424 Evergreen St., and were retired.[4] In 1950, Glenn & Lucille Munro and their daughters were living at 29424 Evergreen St., and Glenn was employed in an office for a local radio.[5]

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," unpaginated, arranged alphabetically, original records held by Brownstown Township Historical Society.

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-880, sheet 1B, dwelling 21, family 21,William F. & Omeline; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-JY?cat=1036363&i=439&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 440 of 1148; United States. National Archives and Records Administration.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3B, dwelling 48, William & Amelia Mittlestat ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 10 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 77, dwelling 379, for Glenn & Lucille Munro family, NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL# 108990835, Image 55 of 58; United States. National Archives and Records Administration.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1926 residence represents Flat Rock's residential growth during the early Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This bungalow demonstrates the modest but well-constructed housing built to serve workers associated with the expanding industrial economy. The 1926 construction date places the property within the significant early period of development following Ford's investment, contemporary with the establishment of residential patterns that would define the community.

Criterion C — Architecture

The property represents a good local example of the Craftsman Bungalow, a residential style that dominated American middle-class housing during the 1910s and 1920s. The house exhibits characteristic bungalow features including 1.5-story form, catslide roof configuration, front-facing dormer, full-width front porch, and modest domestic scale. The catslide roof variant represents a distinctive regional interpretation providing additional interior space. While vinyl siding application has affected integrity of materials, the property retains its essential bungalow form, massing, roof configuration, porch, and fenestration pattern. The retention of some original wood windows enhances authenticity.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The design retains the essential bungalow form including catslide roof, front dormer, and full-width porch. The setting preserves suburban character with mature landscaping. The property conveys the feeling of a 1920s bungalow residence and maintains association with early Ford Village Industries development. Integrity of materials and workmanship has been compromised by vinyl siding application and partial window replacement, though retention of some original wood windows and the intact porch configuration partially mitigate these losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1926 Craftsman Bungalow retains sufficient integrity to convey its historic character and association with early Ford Village Industries development. Supporting factors include 1926 construction during the significant early Ford period, distinctive Craftsman Bungalow form with catslide roof, front-facing gable dormer intact, full-width front porch with railings and columns preserved, brick chimney retained, some original wood windows surviving with aluminum storms, original window openings and fenestration pattern maintained, and overall bungalow massing and proportions clearly readable.

The vinyl siding represents an alteration affecting integrity of materials but does not disqualify the property from contributing status. The distinctive catslide roof form, intact front porch, surviving original windows, dormer, chimney, and overall bungalow character remain clearly evident and communicate the property's 1926 construction and architectural significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0072_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29436 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0071_000 Lots 71 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0912505		Long: -83.2826156		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1926
Architectural Style	Cape Cod Revival
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled Main Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick and Vinyl
Foundation Materials	Brick
Window Materials	Vinyl Replacements
Window Type	Double Hung Sash
Outbuildings	Yes ☒ No ☐
Number/Type:	One Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1926-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	29436 Evergreen					
Historic/Original Owner	John & Julia Karoly					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Builder/Contractor	unknown					

Survey Date	17 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1926 Craftsman Bungalow represents Flat Rock's residential development during the early Ford Village Industries period. The house exhibits the characteristic 1.5-story bungalow form with catslide roof that was popular throughout the 1920s, demonstrating the quality housing stock constructed to serve the community following Henry Ford's 1922 establishment of the Flat Rock lamp factory.

The distinctive catslide roof—a gable roof with one slope extending lower than the other—creates the asymmetrical profile characteristic of this bungalow variant. The longer rear slope sweeps down to cover additional living space, a practical design feature that maximized interior volume while maintaining modest exterior scale. Gray asphalt shingles cover the roof surface. A front-facing gable dormer with paired windows projects from the main roof, providing light and headroom to the upper half-story. A brick chimney rises from the roof, indicating original heating systems.

The exterior has been re-clad with light blue-gray vinyl siding, an alteration affecting integrity of materials. However, the vinyl application appears to follow original wall planes and trim configurations, preserving the visual rhythm of the historic facade. The siding color and horizontal orientation are reasonably compatible with the building's historic character.

The full-width front porch represents a defining Craftsman Bungalow feature and remains substantially intact. The porch features white-painted wood railings and simple square columns supporting the porch roof, which extends from the main catslide roofline. Wood stairs with white railings provide access from grade level. The elevated porch and prominent entry create the welcoming domestic character central to bungalow design philosophy.

The fenestration includes a mix of original and replacement windows. Some original wood windows with aluminum storm caps survive, representing important retention of historic fabric. Aluminum double-hung replacement windows are present in other openings. The front dormer displays paired windows, while the first floor features windows flanking the central entry. The retention of some original wood windows enhances the property's integrity compared to complete window replacement.

The property occupies a well-maintained lot with manicured lawn and foundation plantings including Japanese maple specimens with burgundy foliage. An American flag displayed on the porch reflects continued property pride. A detached garage is located at the rear of the property, accessed by a concrete driveway.

Character-defining features include the 1926 construction date within the early Ford Village Industries period, 1.5-story bungalow form, distinctive catslide roof configuration, front-facing gable dormer, full-width front porch with railings and columns, brick chimney, retention of some original wood windows, detached garage, and overall Craftsman Bungalow massing and proportions despite vinyl siding application.

This 1.5 story, single-family brick veneer residence with matching single car garage is situated on Lot 71 in the Van Riper Sub. No. 1 and in 1941, the address was 29436 Evergreen St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, John Karoly Sr. owned 71 of Van Riper Subdivision No. 1; and the residence thereon, 29436 Evergreen St.[2] In 1939, John & Julia Karoly and family were living at 29436 Evergreen.[3] In 1940, John & Julia Karoly and family were living at 29436 Evergreen St., and employed as a foreman for the auto plant.[4] In 1950, John & Julia Karoly resided at 29436 Evergreen; and John worked as a Polisher for an auto parts manufacturer.[5] John Karoly Sr. died on 10 Nov 1954.[6] Julia Karoly lived at 29436 Evergreen until shortly before her death in 1987.[7]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," unpaginated, arranged alphabetically, original records held by Brownstown Township Historical Society.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1939**) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 3B, dwelling 47, family ,John & Julia Karoly and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 10 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 35, dwelling 380, for John & Julia Karoly ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 36 of 58; United States. National Archives and Records Administration.

[6] "Michigan, Deaths and Burials, 1800-1995," database, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FH3F-TVP : 2 January 2026), John Karoly, Sr., 1954.

[7] "Julia Karoly," Obituary, Lansing State Journal (Lansing, Michigan), 21 Jun 1987; imaged, Newspapers.com (https://www.newspapers.com/image/208791546/ : accessed 17 Jan 2026).

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1926 residence represents Flat Rock's residential growth during the early Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This bungalow demonstrates the modest but well-constructed housing built to serve workers associated with the expanding industrial economy. The 1926 construction date places the property within the significant early period of development following Ford's investment, contemporary with the establishment of residential patterns that would define the community.

Criterion C — Architecture

The property represents a good local example of the Craftsman Bungalow, a residential style that dominated American middle-class housing during the 1910s and 1920s. The house exhibits characteristic bungalow features including 1.5-story form, catslide roof configuration, front-facing dormer, full-width front porch, and modest domestic scale. The catslide roof variant represents a distinctive regional interpretation providing additional interior space. While vinyl siding application has affected integrity of materials, the property retains its essential bungalow form, massing, roof configuration, porch, and fenestration pattern. The retention of some original wood windows enhances authenticity.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The design retains the essential bungalow form including catslide roof, front dormer, and full-width porch. The setting preserves suburban character with mature landscaping. The property conveys the feeling of a 1920s bungalow residence and maintains association with early Ford Village Industries development. Integrity of materials and workmanship has been compromised by vinyl siding application and partial window replacement, though retention of some original wood windows and the intact porch configuration partially mitigate these losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1926 Craftsman Bungalow retains sufficient integrity to convey its historic character and association with early Ford Village Industries development. Supporting factors include 1926 construction during the significant early Ford period, distinctive Craftsman Bungalow form with catslide roof, front-facing gable dormer intact, full-width front porch with railings and columns preserved, brick chimney retained, some original wood windows surviving with aluminum storms, original window openings and fenestration pattern maintained, and overall bungalow massing and proportions clearly readable.

The vinyl siding represents an alteration affecting integrity of materials but does not disqualify the property from contributing status. The distinctive catslide roof form, intact front porch, surviving original windows, dormer, chimney, and overall bungalow character remain clearly evident and communicate the property's 1926 construction and architectural significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0071_000 ; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29446 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0070_000 Lot 70 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09111126		Long: -83.2826117		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1940	
Architectural Style	Cape Cod Revival	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled w/dormers	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding w/permastone	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung Sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1940-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29446 Evergreen					
Historic/Original Owner	Wayne E. Squires					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					

Survey Date	17 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1940 Cape Cod Revival residence represents Flat Rock's residential development during the mature Ford Village Industries period, constructed on the eve of American entry into World War II. The house exhibits the characteristic 1.5-story form with side gable roof and paired front dormers that defined the Cape Cod Revival style, one of the most popular residential designs of the late 1930s and early 1940s. The style's associations with colonial New England heritage and modest domestic scale made it particularly appealing during the uncertain prewar years.

The side gable roof with gray asphalt shingles creates the classic Cape Cod profile. Twin front-facing gable dormers with dark trim project from the roof slope, providing light and headroom to the upper half-story bedrooms. The dormers are evenly spaced on either side of the central axis, creating the symmetrical facade composition characteristic of the style. The prominent brick chimney on the left elevation represents an important surviving original feature, indicating the home's original heating system and contributing substantial historic character.

The exterior has been re-clad with light blue-gray vinyl siding, an alteration affecting integrity of materials. The vinyl application appears to follow original wall planes, preserving the visual proportions of the historic facade. The entry area features stone veneer flanking the central door, which may represent a later modification or an original design feature providing textural contrast. A small covered entry porch with decorative scalloped trim shelters the front door.

The windows have been replaced with aluminum double-hung units, affecting integrity of materials and workmanship. However, the replacement windows maintain the original opening sizes and double-hung configuration appropriate to Cape Cod design. The first floor displays symmetrical fenestration with windows flanking the central entry, while each dormer contains a single window.

The property occupies a generous lot with manicured lawn and decorative landscaping. The original detached garage remains at the rear of the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the 1940 construction date within the mature Ford Village Industries period, 1.5-story Cape Cod Revival form, side gable roof configuration, paired front-facing gable dormers with symmetrical placement, prominent brick chimney as surviving original feature, central entry with small covered porch, original detached garage, and overall Cape Cod massing and proportions despite exterior material alterations.

This 1.5 story, single-family residence with matching single car garage is situated on Lot 70 in the Van Riper Sub. No. 1 and in 1941, the address was 29446 Evergreen St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, Wayne & Rose Squires and son were living at 29446 Evergreen St., and Wayne was employed as a Conductor for the steam railroad.[2] In 1942, Wayne Squires owned lot 70 of the Van Riper Subdivision No. 1; and the residence thereon, 29446 Evergreen St.[3] In 1950, Clarence Edwin & Helen L. Cummins resided at 29446 Evergreen; and Clarence worked as District Superintendent for the Prudential Life Insurance Company.[4] Edwin died in 1966 and Helen continued to live at 29446 Evergreen until her death on 23 Dec 1971; they are buried in Knox County, Ohio.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, Discussion of the seven aspects of integrity and recommendations on eligibility. This is required for all propertis.

Criterion A — Community Planning and Development/Industry

This 1940 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By 1940, nearly two decades after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods serving industrial workers. The 1940 construction date places this property at the end of the prewar building period, just before wartime restrictions curtailed residential construction. The Cape Cod Revival style's popularity during this period reflected American domestic preferences emphasizing traditional values and modest scale during uncertain times.

Criterion C — Architecture

The property represents a good local example of Cape Cod Revival residential architecture, a style that achieved widespread popularity during the late 1930s and early 1940s. The house exhibits characteristic Cape Cod features including 1.5-story form, side gable roof, paired symmetrical front dormers, central entry, and modest domestic scale. The prominent brick chimney represents an important original feature enhancing the property's historic character. While vinyl siding and aluminum window replacement have affected integrity of materials, the property retains its essential Cape Cod form, roof configuration, dormers, chimney, and fenestration pattern. The survival of the original detached garage strengthens the property's integrity.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The design retains the essential Cape Cod form including side gable roof, paired front dormers, and symmetrical facade composition. The setting preserves suburban character with generous lot and landscaping. The property conveys the feeling of a 1940 Cape Cod residence and maintains association with late prewar residential development. Integrity of materials and workmanship has been compromised by vinyl siding application and aluminum window replacement. However, the retention of the prominent brick chimney and original detached garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1940 Cape Cod Revival retains sufficient integrity to convey its historic character and association with late prewar residential development. Supporting factors include 1940 construction during the mature Ford Village Industries period, distinctive Cape Cod Revival form with side gable roof, paired front-facing gable dormers intact with symmetrical placement, prominent brick chimney surviving as original feature, central entry configuration

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3B, dwelling 46, for Wayne & Rose Squires and son ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, image 10 of 1034; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 625, for Wayne Squires; original records held by Brownstown Township Historical Society.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 35, dwelling 381, for Clarence & Helen ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 36 of 58; United States. National Archives and Records Administration.

[5] https://www.findagrave.com/memorial/80001138/edwin_c-cummins

preserved, original detached garage retained as contributing outbuilding, original window openings and fenestration pattern maintained, and overall Cape Cod massing and proportions clearly readable.

The vinyl siding and aluminum window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The distinctive Cape Cod form, paired dormers, prominent brick chimney, original garage, and overall historic character remain clearly evident and communicate the property's 1940 construction and architectural significance within Flat Rock's prewar residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0070_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29456 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0069_000 Lot 69 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0909754		Long: -83.2826096		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1939	
Architectural Style	Minimal Traditionalist	
Building Form	1-Story rectilinear	
Roof Form	Side Gabled Main Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick, Stone, Vinyl	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
Window Type	Double Hung Sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1939-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29456 Evergreen						
Historic/Original Owner	William J. & Anna Wilson						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	unknown						

Survey Date	17 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This late 1939 one-story brick residence represents Flat Rock's residential development during the final years of the Depression era and the mature Ford Village Industries period. The house exhibits the Minimal Traditional style that emerged during the late 1930s, characterized by simplified forms, modest scale, and restrained ornamentation reflecting economic constraints while maintaining traditional residential character.

The side gable roof with gray asphalt shingles provides the primary roof form, with a prominent front-facing gable projecting over the entry bay. This front gable creates visual interest and defines the entrance, a common Minimal Traditional design strategy that provided architectural distinction within economical construction. A circular decorative window or vent in the front gable peak adds an ornamental element referencing Colonial Revival precedents. The prominent brick chimney on the right elevation represents an important original feature, indicating the home's heating system and contributing substantial historic character.

The comprehensive red-brown brick veneer covering the exterior walls represents quality late-1930s construction. The brick demonstrates consistent coursing and skilled masonry that has maintained excellent condition over 85 years. The full brick exterior distinguishes this property as premium construction within the Minimal Traditional typology, where many examples featured wood siding or partial brick treatment.

The prominent bay window on the right portion of the facade represents a distinctive architectural feature providing enhanced interior space and natural light. The bay projects from the main wall plane with a metal awning-style roof, creating visual interest and breaking the simple rectangular form. The bay window configuration with multiple lights demonstrates design sophistication beyond basic Minimal Traditional examples. A covered entry porch with simple white columns and trim shelters the front door, providing a welcoming transition while maintaining the style's characteristic restraint.

The windows have been replaced with aluminum double-hung units, affecting integrity of workmanship. However, the replacement windows maintain appropriate scale and configurations, and the original window openings including the distinctive bay window are preserved. White trim frames the windows, providing crisp contrast against the brick exterior.

The property occupies a well-maintained lot with manicured lawn and abundant foundation plantings including evergreen shrubs and ornamental specimens. The original detached garage with white siding remains at the left side of the property, representing an important contributing outbuilding that enhances the property's historic integrity. A decorative lamp post near the entry adds to the property's maintained character.

Character-defining features include the late 1939 construction date within the mature Ford Village Industries period, one-story Minimal Traditional form, side gable roof with front-facing gable over entry, full red-brown brick veneer exterior, prominent brick chimney as original feature, distinctive bay window with metal awning roof, circular decorative element in gable peak, covered entry porch with simple columns, original detached garage, and overall quality Depression-era residential design.

This two-story, single-family residence with matching single car garage is situated on Lot 69 in the Van Riper Sub. No. 1 and in 1941, the address was 29456 Evergreen St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, George Dunkin owned lot 69 of the Van Riper Subdivision No. 1; and no structure existed on this lot.[2] In 1940, William J. & Anna Wilson were living at 29456 Evergreen St., and William was employed as a Conductor for the D.T.&I.[3] In 1942, William J. Wilson owned lot 69 of the Van Riper Subdivision No. 1; and the residence thereon, 29456 Evergreen St.[4] William J. Wilson died on 13 Jan 1944.[5] Anna Wilson, now widowed, married Clayton Van Cleef on 14 Dec 1945.[6] The couple decided to reside at 29456 Evergreen St.
In 1947, Clayton Van Cleef resided at 29456 Evergreen St.[7] In 1950, Clayton & Anna VanCleef were living at 29456 Evergreen St., and Clayton was employed as the Clerk for the Village of Flat Rock.[8] Anna Van Cleef continued to reside at 29456 Evergreen St. through 1968; she died on 20 Sep 1968.[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This late 1939 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By the late 1930s, nearly two decades after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods. The 1939 construction date places this property at the end of the Depression era, demonstrating that Flat Rock's economy remained sufficiently stable to support quality brick residential construction even during challenging economic times. The Minimal Traditional style's emergence during this period reflected the balance between economic constraints and continued demand for traditional residential character.

Criterion C — Architecture

The property represents a good local example of Minimal Traditional residential architecture, a style that dominated American modest housing during the late 1930s and early 1940s. The house exhibits characteristic Minimal Traditional features including compact one-story form, simplified massing, front-facing gable accent, and restrained ornamentation. The full brick veneer exterior and prominent bay window elevate this example above typical Minimal Traditional construction, demonstrating quality materials and design sophistication. The prominent brick chimney, circular gable ornament, and bay window with metal awning roof provide architectural distinction. While aluminum window replacement has affected integrity of workmanship, the property retains its essential form, brick exterior, distinctive bay window, chimney, and original garage.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 189, entry for George Dunkin; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3B, dwelling 45, for William J & Anna E. Wilson ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 10 of 1034; United States. National Archives and Records Administration.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol.3" hand paginated, arranged by subdivision; vol.3, pg. 625, entry for William J, Wilson; original records held by Brownstown Township Historical Society.

[5] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7Y-W2X : accessed 20 Jan 2026), Entry for William J. Wilson, 13 Jan 1944.

[6] "Ohio, County Marriages, 1789-2016", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:K3G3-BYJ : accessed 20 Jan 2026), entry for Clayton Van Cleef and Anna E Wilson, 14 Dec 1945.

[7] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[8] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 77, dwelling 382, for Clayton & Anna VanCleef, NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL# 108990835, Image 55 of 58; United States. National Archives and Records Administration.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1968**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library; **ALSO**; "Mrs. Anna Van Cleef," *The Evening Review* (E. Liverpool, Ohio), 20 Sep 1968, obituary, pg.3; **imaged**, *Newspapers.com* (https://www.newspapers.com/image/58123468/ : accessed 20 Jan 2026).

Integrity Assessment

The property retains integrity of location, design, materials, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The design retains the essential Minimal Traditional form including front-facing gable, bay window, and covered entry porch. The materials retain the original brick veneer exterior, brick chimney, and bay window configuration. The setting preserves suburban character with generous lot and mature landscaping. The property conveys the feeling of a late-1930s residence and maintains association with Depression-era residential development. Integrity of workmanship has been partially compromised by aluminum window replacement, though the original window openings and bay window are preserved. The survival of the original detached garage strengthens overall integrity.

This property is recommended as **Contributing** to the Flat Rock Historical District. The late 1939 Minimal Traditional residence retains strong integrity conveying its historic character and association with Depression-era residential development. Supporting factors include late 1939 construction during the mature Ford Village Industries period, Minimal Traditional form with front-facing gable accent, quality full brick veneer exterior intact throughout, prominent brick chimney surviving as original feature, distinctive bay window with metal awning roof preserved, circular decorative element in gable peak retained, covered entry porch configuration maintained, original detached garage as contributing outbuilding, original window openings preserved despite aluminum replacement, and overall quality late-1930s residential design clearly readable.

The aluminum window replacement represents an alteration affecting integrity of workmanship but does not disqualify the property from contributing status. The full brick exterior, prominent bay window, brick chimney, front gable with decorative element, original garage, and overall Minimal Traditional character remain intact and clearly communicate the property's 1939 construction and architectural significance within Flat Rock's late Depression-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0069_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29464 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0068_000 Lot 68 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0908342		Long: -83.2825861		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1924	
Architectural Style	Craftsman Bungalow	
Building Form	1.5 Story Rectilinear	
Roof Form	Front Facing Main Gabled Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding (replacement)	
Foundation Materials	Brick	
Window Materials	Double Hung Sash Windows	
Window Type	Vinyl Replacements	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1924-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/WIndows	Moved ☐	Date(s):			
Current/Common Name	29464 Evergreen						
Historic/Original Owner	Jerome & Margaret Burchnell						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer							

Survey Date	20 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1924 Craftsman residence represents Flat Rock's early residential development during the initial Ford Village Industries period, constructed just two years after Henry Ford established the Flat Rock lamp factory in 1922. The house exhibits the characteristic Craftsman form with prominent front-facing gable, shed dormer, and full-width enclosed front porch that defined American middle-class housing during the 1920s.

The steeply-pitched front-facing gable creates the distinctive Craftsman profile, with the gable end featuring horizontal siding and modest eave overhang. A large shed dormer extends across the side elevation, providing generous headroom and natural light to the upper floor. This dormer configuration represents a practical Craftsman solution for maximizing usable second-floor space while maintaining the characteristic roofline. Gray asphalt shingles cover the roof surfaces.

The exterior has been re-clad with white vinyl siding, an alteration affecting integrity of materials. However, the vinyl application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is visible at grade level, representing original construction materials typical of 1920s residential building in the region.

The full-width enclosed front porch represents a defining architectural feature and remains substantially intact. The porch features a low-pitched roof, multiple window bays with white frames creating a sun porch effect, and brick piers supporting the structure. The brick piers and foundation walls provide textural contrast and visual weight anchoring the porch to the site. The central entry with red door is accessed by brick steps with black metal railings. The enclosed porch configuration provides additional living space and weather protection while maintaining the welcoming character central to Craftsman design philosophy.

The windows have been replaced with aluminum double-hung and sliding units, affecting integrity of materials and workmanship. However, the replacement windows maintain the overall fenestration pattern and the porch window configuration preserves the historic rhythm of multiple light openings characteristic of enclosed sun porches.

The property occupies a generous lot with manicured lawn and a mature Norway maple providing substantial shade. Foundation plantings include a Japanese maple with burgundy foliage. The original detached garage with white siding remains at the rear left of the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the 1924 construction date within the early Ford Village Industries period, two-story Craftsman form with front-facing gable, shed dormer providing upper-floor space, full-width enclosed front porch with multiple window bays, brick porch piers and foundation, concrete block foundation, original detached garage, and overall Craftsman massing and proportions despite vinyl siding application.

This two-story, single-family residence with matching single car garage is situated on Lot 68 in the Van Riper Sub. No. 1 and in 1941, the address was 29464 Evergreen St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, Jerome Burchnell owned lot 49 in the Van Riper Subdivision and the residence thereon, 361 Evergreen St.[2] In 1930, Jerone & Margaret Burchnell were living at 361 Evergreen St., and employed as a Foreman for Railroad.[3] In 1939, Jerome & Margaret Burchnell and family were living at 29464 Evergreen. In 1940, Jerome & Margaret Burchnell and family were living at 29464 Evergreen St., and Jerome was employed as a rail car foreman for oil & gas company.[4]

In 1950, Fred & Madge Dietrich and family resided at 29464 Evergreen; and Fred worked as mechanic for the oil refinery.[5] Fred L. Dietrich resided at 29464 Evergreen St from about 1953 through 1968.[6] In 1971, Carl L. Van Note resided at 29464 Evergreen St.[7]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 101, entry for Jerome Burchnell; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 1B, dwelling 20, family 20, for Jerome & Margaret Burchnell ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-JY?cat=1036363&i=439&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 440 of 1148; United States. National Archives and Records Administration.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3B, dwelling 44, for Jerome & Margaret Burchnell and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 10 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 35, dwelling 383, for Fred & Madge Dietrich and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, Image 36 of 58; United States. National Archives and Records Administration.

[6] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society; **ALSO**; "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1924 residence represents Flat Rock's early residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This Craftsman house, constructed just two years after Ford's investment, demonstrates the immediate housing response to industrial development. The property represents the type of quality working-class and middle-class housing constructed to serve workers associated with the expanding industrial economy during the community's formative years under Ford's influence.

Criterion C — Architecture

The property represents a good local example of Craftsman residential architecture, a style that dominated American middle-class housing during the 1910s and 1920s. The house exhibits characteristic Craftsman features including front-facing gable form, steeply-pitched roof, shed dormer, full-width enclosed porch, and modest domestic scale. The enclosed front porch with brick piers and multiple window bays represents an important surviving feature demonstrating Craftsman design principles emphasizing indoor-outdoor connection and practical living space. While vinyl siding and aluminum window replacement have affected integrity of materials, the property retains its essential Craftsman form, roof configuration, distinctive enclosed porch, shed dormer, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The design retains the essential Craftsman form including front-facing gable, shed dormer, and full-width enclosed porch with brick piers. The setting preserves suburban character with generous lot and mature shade tree. The property conveys the feeling of a 1920s Craftsman residence and maintains association with early Ford Village Industries development. Integrity of materials and workmanship has been compromised by vinyl siding application and aluminum window replacement. However, the retention of the enclosed porch with brick piers, concrete block foundation, shed dormer, and original detached garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1924 Craftsman residence retains sufficient integrity to convey its historic character and association with early Ford Village Industries development. Supporting factors include 1924 construction during the significant early Ford period just two years after the lamp factory establishment, distinctive Craftsman form with front-facing gable, shed dormer intact providing characteristic roofline, full-width enclosed front porch with brick piers substantially preserved, concrete block foundation visible as original material, original detached garage retained as contributing outbuilding, overall Craftsman massing and proportions clearly readable, and continued residential use consistent with historic function.

The vinyl siding and aluminum window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The distinctive Craftsman form, front-facing gable, shed dormer, enclosed porch with brick piers, original garage, and overall historic character remain clearly evident and communicate the property's 1924 construction and architectural significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0068_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29504 Evergreen Street [355 Evergreen St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0067_000 Lot 67 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0907003		Long: -83.2825974		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1924	
Architectural Style	Craftsman Bungalow	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled Main Roof w/ dormer	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Brick	
Window Materials	Vinyl Replacements	
Window Type	Double Hung Sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1924-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☐	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/windows	Moved ☐	Date(s):			
Current/Common Name	29504 Evergreen						
Historic/Original Owner	Otto & Rose Geissler						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						

Survey Date	20th Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1924 Craftsman residence represents Flat Rock's early residential development during the initial Ford Village Industries period, constructed just two years after Henry Ford established the Flat Rock lamp factory in 1922. The house exhibits the characteristic Craftsman form with prominent front-facing gable, shed dormer, and full-width enclosed front porch that defined American middle-class housing during the 1920s.

The steeply-pitched front-facing gable creates the distinctive Craftsman profile, with the gable end featuring horizontal siding and modest eave overhang. A large shed dormer extends across the side elevation, providing generous headroom and natural light to the upper half-story. This dormer configuration represents a practical Craftsman solution for maximizing usable space within a 1.5-story form while maintaining the characteristic roofline. Gray asphalt shingles cover the roof surfaces.

The exterior has been re-clad with white vinyl siding, an alteration affecting integrity of materials. However, the vinyl application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is visible at grade level, representing original construction materials typical of 1920s residential building in the region.

The full-width enclosed front porch represents a defining architectural feature and remains substantially intact. The porch features a low-pitched roof, multiple window bays with white frames creating a sun porch effect, and brick piers supporting the structure. The brick piers and foundation walls provide textural contrast and visual weight anchoring the porch to the site. The central entry with red door is accessed by brick steps with black metal railings. The enclosed porch configuration provides additional living space and weather protection while maintaining the welcoming character central to Craftsman design philosophy.

The windows have been replaced with aluminum double-hung and sliding units, affecting integrity of materials and workmanship. However, the replacement windows maintain the overall fenestration pattern and the porch window configuration preserves the historic rhythm of multiple light openings characteristic of enclosed sun porches.

The property occupies a generous lot with manicured lawn and a mature Norway maple providing substantial shade. Foundation plantings include a Japanese maple with burgundy foliage. The original detached garage with white siding remains at the rear left of the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the 1924 construction date within the early Ford Village Industries period, 1.5-story Craftsman form with front-facing gable, shed dormer providing upper half-story space, full-width enclosed front porch with multiple window bays, brick porch piers and foundation, concrete block foundation, original detached garage, and overall Craftsman massing and proportions despite vinyl siding application.

This 1.5 story, single-family residence with matching single car garage is situated on Lot 67 in the Van Riper Sub. No. 1 and in 1941, the address was 29504 Evergreen St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, Otto Geissler owned lot 48 in the Van Riper Subdivision and the residence thereon, 355 Evergreen St.[2] In 1930, Otto W. & Rose Geissler were living at 355 Evergreen St., and Otto was employed as a carpenter.[3] In 1939, Otto Sr. & Rose Geissler were living at 29504 Evergreen with Otto Jr., his wife Betty Geissler and their children.[4] In 1940, Otto & Rose Geissler and family were living at 29504 Evergreen St., and employed as a carpenter for building construction.[5] In 1950, Otto & RoseGeissler resided at 29504 Evergreen; and Otto worked as carpenter for local construction.[6] In 1968, Otto Geissler resided at 29504 Evergreen St.[7] Otto Geissler died on 22 Dec 1969; he was eighty-five years old.[8]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 101, entry for Otto Geissler; original records held by Brownstown Township Historical Society. *Note: Tax record shows residence was partially built in 1925.*

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 1B, dwelling 19, family 19, for Otto W. & Rose Geissler ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-JY?cat=1036363&i=439&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 440 of 1148; United States. National Archives and Records Administration.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1939**) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3B, dwelling 43, Otto & Rose Geissler and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 10 of 1034; United States. National Archives and Records Administration.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 36, dwelling 384, for Otto & Rose Geissler ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 37 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1968**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:X346-KRHY : Thu Apr 10 04:40:29 UTC 2025), Entry for Otto Walter Geissler.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1924 residence represents Flat Rock's early residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This Craftsman house, constructed just two years after Ford's investment, demonstrates the immediate housing response to industrial development. The property represents the type of quality working-class and middle-class housing constructed to serve workers associated with the expanding industrial economy during the community's formative years under Ford's influence.

Criterion C — Architecture

The property represents a good local example of Craftsman residential architecture, a style that dominated American middle-class housing during the 1910s and 1920s. The house exhibits characteristic Craftsman features including 1.5-story form with front-facing gable, steeply-pitched roof, shed dormer, full-width enclosed porch, and modest domestic scale. The enclosed front porch with brick piers and multiple window bays represents an important surviving feature demonstrating Craftsman design principles emphasizing indoor-outdoor connection and practical living space. While vinyl siding and aluminum window replacement have affected integrity of materials, the property retains its essential Craftsman form, roof configuration, distinctive enclosed porch, shed dormer, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The design retains the essential 1.5-story Craftsman form including front-facing gable, shed dormer, and full-width enclosed porch with brick piers. The setting preserves suburban character with generous lot and mature shade tree. The property conveys the feeling of a 1920s Craftsman residence and maintains association with early Ford Village Industries development. Integrity of materials and workmanship has been compromised by vinyl siding application and aluminum window replacement. However, the retention of the enclosed porch with brick piers, concrete block foundation, shed dormer, and original detached garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1924 Craftsman residence retains sufficient integrity to convey its historic character and association with early Ford Village Industries development. Supporting factors include 1924 construction during the significant early Ford period just two years after the lamp factory establishment, distinctive 1.5-story Craftsman form with front-facing gable, shed dormer intact providing characteristic roofline, full-width enclosed front porch with brick piers substantially preserved, concrete block foundation visible as original material, original detached garage retained as contributing outbuilding, overall Craftsman massing and proportions clearly readable, and continued residential use consistent with historic function.

The vinyl siding and aluminum window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The distinctive 1.5-story Craftsman form, front-facing gable, shed dormer, enclosed porch with brick piers, original garage, and overall historic character remain clearly evident and communicate the property's 1924 construction and architectural significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0067_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29512 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0066_000 Lot 66 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0905631		Long: -83.2825955		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1939-40	
Architectural Style	Minimal Traditionalist	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled w/2 dormers	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum Replacements	
Window Type	Double Hung Sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1940-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):
Current/Common Name	29512 Evergreen		
Historic/Original Owner	Albert & Margaret Wagner		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Builder/Contractor	Likely Geissler		

Survey Date	20th Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1940 Minimal Traditional residence is situated on Lot 66 in the Van Riper Subdivision No. 1, representing Flat Rock's residential development during the mature Ford Village Industries period. The house exhibits the characteristic Minimal Traditional form with simplified massing, modest scale, and restrained ornamentation that defined American working-class and middle-class housing during the late Depression era.

The side gable roof with gray asphalt shingles creates the classic Minimal Traditional profile. Twin front-facing gable dormers project from the roof slope, providing light and headroom to the upper half-story. The dormers are symmetrically placed on either side of the central axis, creating balanced facade composition. The compact 1.5-story form maximized living space within an economical footprint, characteristic of late-1930s and early-1940s housing responding to economic constraints.

The exterior has been re-clad with white aluminum siding, an alteration affecting integrity of materials. The aluminum application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is visible at grade level, representing original construction materials typical of the period.

The facade displays symmetrical composition with a central entry flanked by windows on each side. Black decorative shutters frame the first-floor windows, providing visual accent consistent with traditional residential styling. The entry features a simple door with modest trim, reflecting Minimal Traditional restraint. Window boxes with flowers add domestic character. The windows have been replaced with aluminum double-hung units, affecting integrity of materials and workmanship, though the replacement windows maintain appropriate scale and the original fenestration pattern.

The property occupies a generous lot with manicured lawn and mature shade trees. The original detached single-car garage remains at the left rear of the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the 1940 construction date within the mature Ford Village Industries period, location within Van Riper Subdivision No. 1, 1.5-story Minimal Traditional form, side gable roof with paired front dormers, symmetrical facade composition, central entry, concrete block foundation, original detached garage, and overall Minimal Traditional massing and proportions despite aluminum siding application.

This 1.5 story, single-family residence with matching single car garage is situated on Lot 66 in the Van Riper Sub. No. 1 and in 1941, the address was 29512 Evergreen St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Albert Wagner owned lot 66 in the Van Riper Subdivision No. 1; there was no indication of a structure on the lot.[2] In 1939, Albert & Margaret Wagner and family were living at 29512 Evergreen.[3] In 1940, Albert & Margaret Wagner and daughters were living at 29512 Evergreen St., and he was employed as a fireman for Eloise, the Wayne County Poor House/Institution.[4] In 1942, Albert Wagner owned lot 66 in the Van Riper Subdivision No. 1; and the residence thereon, 29512 Evergreen St.[5] In 1950, Albert & Margaret Wagner and family resided at 29512 Evergreen; and Albert worked as a watchman for the Eloise/Wayne County Hospital.[6] In 1950, John Vincent & Mildred Geissler resided at 29512 Evergreen; and John worked as Carpenter for local house construction.[7] Albert D. Wagner died on 19 June 1954.[8] Margaret Wagner continued to reside at 29512 Evergreen until her death on 7 Nov 1966.[9]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 189, entry for Albert Wagner; original records held by Brownstown Township Historical Society.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1939**) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3A, dwelling 50, for Albert and Margaret Wagner and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZ1?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 9 of 1034; United States. National Archives and Records Administration.

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 625, entry for Albert Wagner; original records held by Brownstown Township Historical Society.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 36, dwelling 386, for Albert & Margaret Wagner and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 37 of 58; United States. National Archives and Records Administration.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 36, dwelling 385, for John V. & Mildred Geissler ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 37 of 58; United States. National Archives and Records Administration.

[8] "Michigan, Deaths and Burials, 1800-1995," *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FH3F-G5F : 2 January 2026), Albert D. Wagner, 19 June1954.

[9] "Michigan, Deaths and Burials, 1800-1995," database, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FHH3-PM9 : 2 January 2026), Margaret Virginia Wagner, 7 Nov 1966.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1940 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. The property's location within Van Riper Subdivision No. 1 places it within one of the community's documented residential plats. By 1940, nearly two decades after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods. The 1940 construction date places this property at the end of the prewar building period, demonstrating continued housing demand serving the industrial workforce.

Criterion C — Architecture

The property represents a good local example of Minimal Traditional residential architecture, a style that dominated American modest housing during the late 1930s and early 1940s. The house exhibits characteristic Minimal Traditional features including compact 1.5-story form, side gable roof, paired symmetrical dormers, central entry, and modest domestic scale. While aluminum siding and window replacement have affected integrity of materials, the property retains its essential Minimal Traditional form, roof configuration, dormers, symmetrical composition, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site within Lot 66 of Van Riper Subdivision No. 1 on Evergreen Street. The design retains the essential Minimal Traditional form including side gable roof, paired front dormers, symmetrical facade, and central entry. The setting preserves suburban character with generous lot and mature landscaping. The property conveys the feeling of a 1940 residence and maintains association with prewar residential development. Integrity of materials and workmanship has been compromised by aluminum siding application and window replacement. However, the retention of the original detached garage and concrete block foundation partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1940 Minimal Traditional residence retains sufficient integrity to convey its historic character and association with prewar residential development. Supporting factors include 1940 construction during the mature Ford Village Industries period, location within Van Riper Subdivision No. 1, 1.5-story Minimal Traditional form with side gable roof, paired front dormers intact with symmetrical placement, central entry and symmetrical facade composition preserved, concrete block foundation visible as original material, original detached garage retained as contributing outbuilding, original fenestration pattern maintained, and overall Minimal Traditional massing and proportions clearly readable.

The aluminum siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The Minimal Traditional form, paired dormers, symmetrical composition, original garage, and overall historic character remain clearly evident and communicate the property's 1940 construction and architectural significance within Flat Rock's prewar residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0066_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29524 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0065_000 Lot 65 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0904255		Long: -83.2825787		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1925	
Architectural Style	Dutch Colonial Revival	
Building Form	2 Story Rectilinear	
Roof Form	Gambrel Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Brick	
Window Materials	Aluminum	
Window Type	Double Hung Sash Units	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1925-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29524 Evergreen					
Historic/Original Owner	F.A. Grimmer / Dr. John Harvey & Evelyn Penix					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	20th Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1924 Dutch Colonial Revival residence represents Flat Rock's early residential development during the initial Ford Village Industries period, constructed just two years after Henry Ford established the Flat Rock lamp factory in 1922. The house exhibits the characteristic gambrel roof that defines the Dutch Colonial Revival style, a popular residential design during the 1920s that evoked colonial American heritage while providing practical advantages of expanded second-floor living space.

The gambrel roof—with its distinctive double-sloped profile on each side—creates the signature Dutch Colonial silhouette. The lower, steeper slope transitions to an upper, shallower slope, maximizing usable space in the upper story while creating a visually distinctive roofline. Gray asphalt shingles cover the roof surfaces. A brick chimney rises from the roof, indicating the home's original heating system and representing an important surviving original feature.

The exterior has been re-clad with white aluminum siding, an alteration affecting integrity of materials. The aluminum application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is visible at grade level, representing original construction materials typical of 1920s residential building in the region.

The enclosed front porch represents a defining architectural feature and remains substantially intact. The porch features multiple window bays with white frames, brick piers and foundation walls providing visual weight and textural contrast against the siding. Metal awnings over the porch windows provide weather protection and add period character. The porch configuration provides additional living space while creating the welcoming domestic character typical of 1920s residential design.

The second floor displays paired windows with black decorative shutters on the front facade, positioned within the gambrel roof's lower slope. This window placement within the gambrel profile is characteristic of Dutch Colonial design, demonstrating how the roof form accommodates full-height second-floor rooms. The windows have been replaced with aluminum double-hung units, affecting integrity of materials and workmanship, though the replacement windows maintain appropriate scale and the original fenestration pattern.

The property occupies a generous lot with manicured lawn and foundation plantings including hostas and a Japanese maple with burgundy foliage. A decorative lamp post with American flag reflects continued property pride. The original detached garage remains at the left side of the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the 1924 construction date within the early Ford Village Industries period, two-story Dutch Colonial Revival form, distinctive gambrel roof profile, enclosed front porch with brick piers, brick chimney as original feature, concrete block foundation, black decorative shutters, metal awnings, original detached garage, and overall Dutch Colonial massing and proportions despite aluminum siding application.

This two-story, single-family residence with matching car garage is situated on Lot 65 in the Van Riper Sub. No. 1 and in 1941, the address was 29524 Evergreen St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, Firmin A. Grimmer [married Claire Bates 1922] owned lot 65 of the Van Riper No. 1; and the residence and garage thereon.[2]

In 1939, Dr. John and Evelyn Penix and family were living at 29524 Evergreen.[3] In 1940, Dr. John Harvey & Evelyn Penix together with their daughters were living at 29524 Evergreen St., and Dr. Penix was employed as a physician in private practice.[4] In 1950, Dr. John Harvey & Evelyn Penix and their daughter were living at 29524 Evergreen St., and Dr. Penix was employed as a local physician in private practice.[5] In 1942, Dr. John H. Penix owned lot 65 of the Van Riper No. 1; and the residence and garage thereon.[6]

Dr. John Harvey Penix was born in Bowling Green, Missouri, on December 7, 1879. He attended undergrad at A.B. William Jewell College (Missouri), graduated in 1906. Dr. Penix attended Harvard Medical College (Massachusetts) and graduated in 1911. He completed his medical internships in Detroit starting on December 12, 1912. Dr. Penix and his family arrived in Flat Rock about April 5, 1939, purchased the residence at 29524 Evergreen St. and began practicing as a local physician. Dr. Penix died on 1 March 1967, at the age of eighty-seven.[7]

Evelyn Penix died on 10 June 1998 at the age of ninety-four.[8]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 102, entry for F.A. Grimmer for lot 65; original records held by Brownstown Township Historical Society.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3A, dwelling 49, for Dr. John Harvey & Evelyn Penix and daughters; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZ1?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 9 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 77, dwelling 387, for Dr. John Harvey & Evelyn Penix and family, NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL# 108990835, Image 55 of 58; United States. National Archives and Records Administration.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," arranged alphabetically and by subdivision; vol. 3, pg. 625, entry for J.H. Penix for lot 65; original records held by Brownstown Township Historical Society.

[7] "United States, Deceased Physician File (AMA), 1864-1968", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:CG6W-XF3Z: accessed 22 Jan 2026), File for John Harvey Penix, 1 Mar 1967. *Note: These two cards detail the education and licensure of Dr. John Harvey Penix over his lifetime.*

[8] "Michigan, Obituaries, 1820-2006", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QL9V-QCQ1 : accessed 22 January 2026), Entry for Evelyn Penix, 1998.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1924 residence represents Flat Rock's early residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This Dutch Colonial Revival house, constructed just two years after Ford's investment, demonstrates the immediate housing response to industrial development. The property represents the type of quality housing constructed to serve workers, supervisors, or professionals associated with the expanding industrial economy during the community's formative years.

Criterion C — Architecture

The property represents a good local example of Dutch Colonial Revival residential architecture, a style popular throughout the 1920s that evoked colonial American heritage. The house exhibits the characteristic Dutch Colonial feature—the gambrel roof—which distinguishes the style and provides expanded second-floor living space. The enclosed front porch with brick piers represents an important period feature demonstrating the style's adaptation to regional building practices. While aluminum siding and window replacement have affected integrity of materials, the property retains its essential Dutch Colonial form, distinctive gambrel roof profile, enclosed porch, brick chimney, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The design retains the essential Dutch Colonial form including the distinctive gambrel roof, enclosed front porch with brick piers, and two-story massing. The setting preserves suburban character with generous lot and mature landscaping. The property conveys the feeling of a 1920s Dutch Colonial residence and maintains association with early Ford Village Industries development. Integrity of materials and workmanship has been compromised by aluminum siding application and window replacement. However, the retention of the gambrel roof profile, enclosed porch with brick elements, brick chimney, and original detached garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1924 Dutch Colonial Revival residence retains sufficient integrity to convey its historic character and association with early Ford Village Industries development. Supporting factors include 1924 construction during the significant early Ford period just two years after the lamp factory establishment, distinctive Dutch Colonial Revival form with gambrel roof, enclosed front porch with brick piers substantially preserved, brick chimney surviving as original feature, concrete block foundation visible as original material, original detached garage retained as contributing outbuilding, original fenestration pattern maintained, and overall Dutch Colonial massing and proportions clearly readable.

The aluminum siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The distinctive gambrel roof, enclosed porch with brick piers, brick chimney, original garage, and overall Dutch Colonial character remain clearly evident and communicate the property's 1924 construction and architectural significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0065_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29536 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0064_000 Lot 64 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0902831		Long: -83.2825226		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1940	
Architectural Style	Colonial Revival	
Building Form	2 Story Rectilinear	
Roof Form	Hip Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Red Brick	
Foundation Materials	Brick	
Window Materials	Vinyl Replacements	
Window Type	Picture/Double Hung Sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1940-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):
Current/Common Name	29536 Evergreen Street			
Historic/Original Owner	Grandville & Geraldine Baker			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	unknown			

Survey Date	22 Jan 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1940 Colonial Revival residence represents Flat Rock's residential development during the mature Ford Village Industries period, constructed on the eve of American entry into World War II. The house exhibits the formal two-story brick form and restrained classical references characteristic of the Colonial Revival style, executed with quality materials and thoughtful design that distinguish it as a substantial dwelling serving the industrial community.

The hip roof with tan asphalt shingles creates a dignified, formal profile characteristic of Colonial Revival design. The hip configuration—sloping on all four sides—provides a more refined appearance than gabled alternatives and emphasizes the building's solid, balanced massing. The roof extends in an unbroken plane, creating clean horizontal lines that complement the brick exterior.

The comprehensive dark red-brown brick veneer covering all exterior walls represents premium 1940 construction. The brick demonstrates skilled masonry with consistent coursing, uniform mortar joints, and subtle color variation creating visual richness. The brick foundation continues the masonry treatment to grade level, providing design continuity and quality construction detailing. The brick's excellent condition after 85 years demonstrates quality materials and construction.

The facade displays asymmetrical composition with a projecting bay window on the left and the entry on the right. The bay window features a hip roof echoing the main roof form, with multiple window lights providing generous natural light to the interior living space. This bay window represents a distinctive architectural feature that adds visual interest and demonstrates design sophistication beyond basic Colonial Revival configurations. Cream-colored trim frames the bay window, providing contrast against the dark brick.

The entry features a green door with sidelights, accessed by concrete steps. An American flag displayed at the entry reflects continued property pride. The second floor displays paired windows with cream trim, symmetrically placed to create balanced composition on the upper facade. Decorative brick detailing is visible beneath the second-floor windows, adding subtle ornamentation consistent with Colonial Revival restraint.

The windows have been replaced with vinyl units including picture and double-hung configurations, affecting integrity of workmanship. However, the replacement windows maintain appropriate scale and the original fenestration pattern, and the intact brick exterior represents the primary historic material.

The property occupies a generous lot with exceptional landscaping including manicured lawn, extensive foundation plantings with hostas, flowering perennials, ornamental shrubs, and stone-edged garden beds demonstrating outstanding property stewardship. The original detached garage remains on the property, representing an important contributing outbuilding.

Character-defining features include the 1940 construction date within the mature Ford Village Industries period, two-story Colonial Revival form, hip roof with clean horizontal lines, full dark red-brown brick veneer throughout, brick foundation providing design continuity, projecting bay window with hip roof, cream trim contrasting with dark brick, asymmetrical facade with balanced upper story, original detached garage, and overall quality prewar residential design.

This two-story, single-family brick veneered residence is situated on Lot 64 in the Van Riper Sub. No. 1 and in 1941, the address was 29536 Evergreen St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, Gertrude Lambrix, of Carleton, Michigan, owned lot 64 in the Van Riper Subdivision No. 1; there was no structure on the lot.[2] In 1939, Gertrude Lambrix, of Carleton, Michigan, owned lot 64 in the Van Riper Subdivision No. 1; there was no structure on the lot.[3]

In 1942, Granville Baker owned lot 64 in the Van Riper Subdivision No. 1; and the residence thereon 29536 Evergreen St.[4] Granville Monroe Baker registered for the draft on 16 Feb 1942; he was born on 19 Oct 1900, in Liberty Center, Henry County, Ohio, was employed by the Detroit, Toledo, & Ironton (Vreeland Rd.) and his family resided at 29536 Evergreen St.[5]

In 1950, Granville & Geraldine Baker and family resided at 29536 Evergreen; and Granville worked as foreman at the round house at rail road.[6]

"Granville Baker once a Mayor of Flat Rock lived here in the 50's."[7] Granville Baker served as president of the Village of Flat Rock in 1952, and was Mayor of Flat Rock from 1968 to June 1971.[8] Granville Baker died on 14 June 1983 and is interred in Michigan Memorial Park.[9]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged by subdivision; pg. 122, entry for Gertrude Lambrix; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 189, entry for Gertrude Lambrix; original records held by Brownstown Township Historical Society.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol.3, pg. 624, entry for Grandville Baker; original records held by Brownstown Township Historical Society.

[5] "U.S. World War II Draft Registration Cards: Young Men, 1940-1947", *Ancestry.com* (https://www.ancestry.com/search/collections/2238/records/267649339 : accessed 22 Jan 2026), Entry for Granville Monroe Baker and D.T&I. Railroad, 16 Feb 1942.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 36, dwelling 388, for Graville & Geraldine Baker and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 37 of 58; United States. National Archives and Records Administration.

[7] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

[8] "Former mayor of Flat Rock dies in hospital," The Monroe Evening News (Monroe, Michigan), 15 June 1983, obituary for Granville M. Baker; **imaged**, Newspapers.com (https://www.newspapers.com/image/1282038949/ : accessed 23 Jan 2026).

[9] "Former mayor of Flat Rock dies in hospital," The Monroe Evening News (Monroe, Michigan), 15 June 1983.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1940 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By 1940, nearly two decades after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods serving industrial workers and professionals. The 1940 construction date places this property at the end of the prewar building period, demonstrating that Flat Rock's economy remained sufficiently robust to support quality brick residential construction. The substantial Colonial Revival design suggests housing for supervisory, professional, or skilled worker households with economic resources generated by industrial prosperity.

Criterion C — Architecture

The property represents a good local example of Colonial Revival residential architecture with distinctive hip roof form. The house exhibits characteristic Colonial Revival features including formal two-story massing, balanced composition, classical restraint, and quality brick construction. The hip roof distinguishes this example from more common gable-roofed Colonial Revival houses, providing a refined appearance. The projecting bay window with matching hip roof adds architectural interest while maintaining stylistic consistency. The full brick veneer exterior represents premium construction within the Colonial Revival typology. While vinyl window replacement has affected integrity of workmanship, the property retains its essential form, intact brick exterior, distinctive bay window, hip roof, and original garage.

Integrity Assessment

The property retains integrity of location, design, materials, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The design retains the essential Colonial Revival form including hip roof, projecting bay window, and two-story massing. The materials retain the original brick veneer exterior, brick foundation, and bay window configuration. The setting preserves suburban character with generous lot and exceptional landscaping. The property conveys the feeling of a substantial 1940 residence and maintains association with prewar residential development. Integrity of workmanship has been partially compromised by vinyl window replacement, though the original fenestration pattern and the high-quality brick construction remain evident.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1940 Colonial Revival residence retains strong integrity conveying its historic character and association with prewar residential development. Supporting factors include 1940 construction during the mature Ford Village Industries period, Colonial Revival form with distinctive hip roof, quality dark red-brown brick veneer intact throughout, brick foundation demonstrating construction quality, projecting bay window with hip roof preserved, cream trim details retained, original detached garage as contributing outbuilding, original fenestration pattern maintained despite vinyl replacement, exceptional property maintenance and landscaping, and overall substantial prewar residential design clearly readable.

The vinyl window replacement represents an alteration affecting integrity of workmanship but does not disqualify the property from contributing status. The full brick exterior, hip roof, distinctive bay window, brick foundation, original garage, and overall Colonial Revival character remain intact and clearly communicate the property's 1940 construction and architectural significance within Flat Rock's prewar residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0064_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29546 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0063_000 Lot 63 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0901552	Long: -83.2825529			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1938	
Architectural Style	Cape Cod Revival	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled Main Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding (Replacement)/Vertical Wood Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung Sash Units	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1938-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29546 Evergreen						
Historic/Original Owner	Benjamin & Laura Wales						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						

Survey Date	20th Oct, 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1938 Cape Cod Revival residence represents Flat Rock's residential development during the mature Ford Village Industries period, constructed during the late Depression years. The house exhibits the characteristic 1.5-story form with side gable roof and paired front dormers that defined the Cape Cod Revival style, one of the most popular residential designs of the late 1930s. The style's associations with colonial New England heritage and modest domestic scale made it particularly appealing during economically uncertain times.

The side gable roof with gray asphalt shingles creates the classic Cape Cod profile. Twin front-facing gable dormers project from the roof slope, providing light and headroom to the upper half-story bedrooms. The dormers feature dark trim at their bases, creating visual definition against the roof plane. The steeply-pitched roof extends low toward the first floor, characteristic of Cape Cod proportions. The prominent brick chimney on the left elevation represents an important surviving original feature, indicating the home's original heating system and contributing substantial historic character to the property.

The exterior displays a combination of siding materials. The front facade features vertical wood siding (board and batten style), while vinyl siding covers the side elevations. The vertical wood treatment on the front facade provides textural interest and may represent an original design feature or a sympathetic later modification that references traditional building materials. The concrete block foundation is visible at grade level.

The facade displays symmetrical composition with a central entry flanked by windows on each side. The entry features a red door accessed by wood stairs with white railings, creating a welcoming approach. The first-floor windows are evenly placed, while each dormer contains a single window, maintaining balanced composition. The windows have been replaced with aluminum double-hung units, affecting integrity of materials and workmanship, though the replacement windows maintain appropriate scale and the original fenestration pattern.

A white picket fence encloses the front yard, contributing to the property's cottage-like character and complementing the Cape Cod styling. Foundation plantings include evergreen specimens flanking the entry stairs. The original detached garage with matching white siding remains at the left rear of the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the 1938 construction date within the mature Ford Village Industries period, 1.5-story Cape Cod Revival form, side gable roof with paired front-facing gable dormers, prominent brick chimney as surviving original feature, vertical wood siding on front facade, central entry with symmetrical fenestration, white picket fence contributing to cottage character, original detached garage, and overall Cape Cod massing and proportions.

This 1.5 story, single-family residence with matching single car garage is situated on Lot 63 in the Van Riper Sub. No. 1 and in 1941, the address was 29546 Evergreen St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Benjamin & Laura Wales owned lot 63 in Van Riper Subdivision No. 1; and the residence thereon 29546 Evergreen St.[2] In 1939, Benjamin & Laura Wales and family were living at 29546 Evergreen.[3] In 1940, Benjamin & Laura Wales and nephew were living at 29546 Evergreen St., and Benjamin was employed as an assistant cashier for the bank.[4]

In 1950, Philip & Irene Harty and daughter resided at 29546 Evergreen; and Philip worked as a roller for Steel Manufacturing.[5]

Joseph Karoly resided at 29546 Evergreen St. from 1953 through 1971.[6]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," hand paginated, arranged by subdivision; pg. 189, entry for Benjamin & Laura Wales; original records held by Brownstown Township Historical Society.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1939**) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3A, dwelling 48, for Ben Buel & Laura Wales and nephew; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZ1?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 9 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 36, dwelling 389, for Philip & Irene Harty and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 37 of 58; United States. National Archives and Records Administration.

[6] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society; **ALSO**; "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1938 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By the late 1930s, more than fifteen years after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods serving industrial workers. The 1938 construction date places this property within the late Depression era, demonstrating that Flat Rock's economy remained sufficiently stable to support continued residential construction. The Cape Cod Revival style's popularity during this period reflected American domestic preferences emphasizing traditional values and modest scale during uncertain economic times.

Criterion C — Architecture

The property represents a good local example of Cape Cod Revival residential architecture, a style that achieved widespread popularity during the late 1930s. The house exhibits characteristic Cape Cod features including 1.5-story form, side gable roof, paired symmetrical front dormers, central entry, and modest domestic scale. The prominent brick chimney represents an important original feature enhancing the property's historic character. The vertical wood siding on the front facade provides textural interest consistent with traditional building practices. While siding modifications and aluminum window replacement have affected integrity of materials, the property retains its essential Cape Cod form, roof configuration, dormers, chimney, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The design retains the essential Cape Cod form including side gable roof, paired front dormers, and symmetrical facade composition. The setting preserves suburban character with generous lot, white picket fence, and mature landscaping. The property conveys the feeling of a late-1930s Cape Cod residence and maintains association with Depression-era residential development. Integrity of materials and workmanship has been compromised by siding application and aluminum window replacement. However, the retention of the prominent brick chimney, original detached garage, and Cape Cod form partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1938 Cape Cod Revival residence retains sufficient integrity to convey its historic character and association with Depression-era residential development. Supporting factors include 1938 construction during the mature Ford Village Industries period, Cape Cod Revival form with side gable roof, paired front-facing gable dormers intact with symmetrical placement, prominent brick chimney surviving as original feature, vertical wood siding on front facade providing traditional character, central entry with symmetrical fenestration preserved, white picket fence enhancing cottage character, original detached garage retained as contributing outbuilding, original fenestration pattern maintained, and overall Cape Cod massing and proportions clearly readable.

The siding modifications and aluminum window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The distinctive Cape Cod form, paired dormers, prominent brick chimney, original garage, and overall historic character remain clearly evident and communicate the property's 1938 construction and architectural significance within Flat Rock's late Depression-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0063_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29554 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0061_003 Lots 60 & 61 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0900363		Long: -83.2825799		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1927
Architectural Style	Tudor Revival
Building Form	1.5 Story Rectilinear
Roof Form	Complex Cross Gabled Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl (Replacement)
Foundation Materials	Concrete Slab
Window Materials	Original Leaded Glass/Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage & Porte Cochere

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1927-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐ Date(s):
Current/Common Name	29554 Evergreen		
Historic/Original Owner	Madore & Helen DeLaere / Leonard & Anne Clement		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Architect/Engineer/Designer	Madore DeLaere		

Survey Date	21st Oct.2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1927 Tudor Revival residence is an exceptional example of skilled craftsmanship built by **Madore DeLaere**, a Belgian immigrant who worked as a specialty brick mason. DeLaere constructed this house as his personal residence, and the property showcases the exceptional masonry skills he brought from European building traditions. The house exhibits the characteristic Tudor Revival features—steeply-pitched gables, decorative half-timbering, and prominent chimney—executed with extraordinary brick detailing that distinguishes it as one of the finest examples of masonry craftsmanship in Flat Rock.

The multiple steeply-pitched front-facing gables create the distinctive Tudor silhouette, with the rooflines intersecting to form a picturesque composition. The gables feature decorative half-timbering with stucco infill in the upper sections, contrasting with the brick below and creating the medieval English cottage aesthetic central to Tudor Revival design. Brown asphalt shingles cover the roof surfaces.

The **decorative brickwork** throughout the property represents DeLaere's specialty masonry skills and constitutes the building's most significant architectural feature. The prominent chimney rises dramatically from the facade, featuring elaborate decorative brick patterning with contrasting brick colors creating geometric designs. This chimney represents a masterwork of masonry craftsmanship, demonstrating techniques and artistic sensibility reflecting DeLaere's European training. The brick foundation continues the quality masonry to grade level.

The exterior walls display carefully executed brick veneer with consistent coursing and thoughtful color variation. The brick treatment around windows and at corners demonstrates the refined craftsmanship of a specialty mason rather than standard residential construction. Diamond-shaped brick accents visible in the gable areas add decorative interest consistent with Tudor Revival styling.

The property retains many **original leaded glass windows**, a significant survival of historic fabric representing both the Tudor Revival style and quality 1920s residential construction. The diamond-paned leaded glass windows visible in the gable and facade create the medieval English character essential to Tudor styling while demonstrating DeLaere's commitment to quality materials throughout. Some aluminum double-hung replacement windows are present, representing a minor alteration that does not substantially diminish the property's exceptional integrity.

The **original porte cochere** (covered carriage entrance) extends from the left side of the house, supported by brick piers matching the house exterior. This feature represents both the Tudor Revival style's embrace of picturesque medieval forms and the accommodation of automobile access characteristic of 1920s residential design. The porte cochere's survival as an original feature significantly enhances the property's integrity.

The entry features a red door with burgundy trim, accessed beneath the porte cochere. The asymmetrical facade composition with multiple projecting gables creates visual interest characteristic of Tudor Revival design's rejection of formal symmetry in favor of picturesque massing.

The property occupies a generous lot with exceptional landscaping including mature evergreen specimens (arborvitae, blue spruce, weeping conifer), Japanese maples with burgundy foliage, and ornamental shrubs creating a lush setting. The original detached garage remains at the rear of the property, representing an important contributing outbuilding.

Character-defining features include the 1927 construction by specialty brick mason Madore DeLaere, 1.5-story Tudor Revival form with multiple steep gables, exceptional decorative brickwork throughout, prominent chimney with elaborate decorative brick patterning, brick foundation demonstrating masonry quality, half-timbering and stucco in gable areas, original leaded glass windows with diamond panes, original porte cochere with brick piers, asymmetrical picturesque composition, original detached garage, and overall exceptional craftsmanship representing Belgian immigrant masonry traditions.

This 1.5 story, single-family brick veneered residence with matching single car garage is situated on Lot 60 & 61 in the Van Riper Sub. No. 1 and in 1941, the address was 29554 Evergreen St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, Medore DeLaere owned lots 60 & 61 of the Van Riper Subdivision No. 1; and the residence thereon, 331 Evergreen St.[2] In 1930, Medore J. [Belgian Immigrant] & Helen Delacre and their children were living at 331 Evergreen St., and Medore was employed as a brick Mason.[3] Medore DeLaere died on 20 Aug 1934.[4]

In 1939, Leonard & Ann Clement were living at 29554 Evergreen.[5] In 1940, Leonard & Anne Clement were living at 29554 Evergreen St., and employed as a Superintendent for Gas Company.[6] In 1950, Leonard & Anne Clement resided at 29554 Evergreen; and Leonard worked as a representative for the gas utility.[7] Leonard Clement resided at 29554 Evergreen St. in 1971.[8]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Ethnic Heritage

This 1927 residence represents Flat Rock's residential development during the early Ford Village Industries period and the contributions of European immigrants to the community's built environment. The property was constructed by Madore DeLaere, a Belgian immigrant specialty brick mason whose work demonstrates the skilled building trades practitioners who settled in Flat Rock during this period. Belgian immigrants brought distinctive masonry traditions to Michigan, and DeLaere's work represents this ethnic heritage contribution to local architecture. The property demonstrates how immigrant craftsmen applied European building skills to American residential design, enriching the community's architectural character.

Criterion B — Association with Significant Person (Madore DeLaere)

This property possesses special significance for its association with **Madore DeLaere**, a Belgian immigrant specialty brick mason whose exceptional craftsmanship is embodied in the house he built as his personal residence. DeLaere's significance derives from his mastery of decorative brickwork reflecting European masonry traditions, his contribution to Flat Rock's architectural heritage through skilled craftsmanship, his representation of the immigrant craftsmen who built the community during the Ford Village Industries period, and his creation of one of Flat Rock's finest examples of residential masonry.

Tragically, DeLaere died just six years after completing this house in 1934, succumbing to a spinal tumor at the young age of 50. His early death makes this residence particularly significant as a surviving monument to his skills and his contribution to the community. The house stands as DeLaere's personal statement of his masonry abilities, built to showcase the decorative techniques that distinguished his work.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 122, entry for Madore DeLaere; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 217 (stamped), enumeration district (ED) 82-880, sheet 1A, dwelling 12, family 12,Medart J & Helen Delacre ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : accessed 27 July 2025), FHL# 004951268 Image 439 of 1148; United States. National Archives and Records Administration.

[4] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7P-W6L : Fri Jan 02 10:27:07 UTC 2026), Entry for Madore Delaere, 30 Aug 1934.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 3A, dwelling 47, family ,Leonard & Anne Clement ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZ1?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 9 of 1034; United States. National Archives and Records Administration.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 36, dwelling 390, for Leonard & Anne Clement ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL# 108990835, image 37 of 58; United States. National Archives and Records Administration.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Criterion C — Architecture

The property represents an exceptional example of Tudor Revival residential architecture distinguished by extraordinary decorative brickwork executed by a specialty brick mason. The house exhibits characteristic Tudor Revival features including steeply-pitched multiple gables, half-timbering with stucco, prominent decorative chimney, asymmetrical picturesque composition, and leaded glass windows.

The decorative brickwork elevates this property above typical Tudor Revival examples. The chimney with its elaborate geometric brick patterning represents a masterwork of masonry craftsmanship. The careful brick detailing throughout—around windows, at corners, in the foundation—demonstrates the refined skills of a European-trained mason. The survival of original leaded glass windows further distinguishes the property's architectural significance.

The original porte cochere represents an important character-defining feature demonstrating the Tudor Revival style's adaptation to automobile-era residential design while maintaining medieval picturesque character.

Integrity Assessment

The property retains exceptional integrity in all seven aspects. The building remains in its original location. The design is substantially intact including Tudor Revival form, multiple gables, half-timbering, decorative chimney, porte cochere, and leaded glass windows. The materials demonstrate outstanding preservation with original brick veneer, decorative brickwork, stucco, and leaded glass surviving. The workmanship—representing DeLaere's specialty masonry skills—is clearly evident throughout the property. The setting preserves suburban character with generous lot and mature landscaping. The property conveys strong feeling of a quality 1920s Tudor Revival residence and maintains clear association with Madore DeLaere's craftsmanship and the early Ford Village Industries development period.

This property is recommended as **Contributing** to the Flat Rock Historical District with strong potential for **Individual Eligibility** to the National Register under Criteria A, B, and C.

Factors Supporting Contributing and Individual Eligibility:

The property meets multiple criteria for significance. Under Criterion A, the 1927 construction during the early Ford Village Industries period and representation of Belgian immigrant contributions to the community's built environment establish significance for community development and ethnic heritage. Under Criterion B, the association with Madore DeLaere, specialty brick mason whose exceptional craftsmanship is embodied in this personal residence, establishes significance for association with a significant person in Flat Rock's building trades. Under Criterion C, the exceptional Tudor Revival design with outstanding decorative brickwork executed by a European-trained specialty mason, survival of original leaded glass windows, original porte cochere, and overall exceptional craftsmanship establish architectural significance.

The property exhibits exceptional integrity with original brick veneer and decorative brickwork intact, original leaded glass windows preserved, original porte cochere surviving, original detached garage retained, Tudor Revival form and detailing substantially unaltered, and DeLaere's masonry craftsmanship clearly evident throughout.

Madore DeLaere Documentation:

This property provides important documentation of Belgian immigrant contributions to Flat Rock's development:

- **Builder:** Madore DeLaere, Belgian immigrant specialty brick mason
- **Construction:** 1927 as personal residence
- **Death:** 1934, age 50, spinal tumor (six years after completing house)
- **Significance:** Exceptional decorative brickwork representing European masonry traditions

Further research into DeLaere's life and other work could strengthen the Criterion B case and potentially identify additional properties he constructed in Flat Rock.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0061_003; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29632 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0061_000 Lots 61 & 62 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0897692		Long: -83.282534		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1953	
Architectural Style	Colonial Revival	
Building Form	2 Story Rectilinear	
Roof Form	Side Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Red Brick	
Foundation Materials	Brick	
Window Materials	Vinyl Replacements	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1953-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	29632 Evergreen					
Historic/Original Owner	Richard Crosby & Ida Mae (nee Quick) Reichard					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	21 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1953 Colonial Revival residence represents Flat Rock's suburban residential development during the post-Korean War prosperity period. The house exhibits the formal two-story brick form characteristic of Colonial Revival styling, adapted with mid-century features including large picture windows that blend traditional massing with contemporary design elements. The 1953 construction date places this property within the same year as Paul Van Riper's second brick residence at 29645 Evergreen, indicating sustained demand for quality brick construction during this period.

The side gable roof with dark asphalt shingles creates the classic Colonial Revival profile. The gable ends are simply finished, and the roofline maintains clean horizontal lines characteristic of the style. The prominent brick chimney on the exterior side wall represents an important original feature, indicating the home's heating system and contributing to the Colonial Revival character.

The comprehensive red-brown brick veneer covering all exterior walls represents premium 1953 construction. The brick demonstrates skilled masonry with consistent coursing and uniform mortar joints. The brick foundation continues the masonry treatment to grade level, providing design continuity and quality construction detailing. The brick's excellent condition after 70+ years demonstrates quality materials and construction.

The facade displays the formal two-story massing characteristic of Colonial Revival design. Two large picture windows on the first floor represent a mid-century adaptation, providing generous natural light to the main living spaces while maintaining traditional overall proportions. These picture windows demonstrate how 1950s Colonial Revival houses incorporated contemporary design elements within traditional forms. The second floor displays regularly-spaced double-hung windows with white trim providing contrast against the dark brick. The windows have been replaced with aluminum units, affecting integrity of workmanship, though the replacement windows maintain appropriate scale and the overall fenestration pattern.

The central entry with white door and trim creates a focal point on the facade. The entry appears simply detailed consistent with mid-century Colonial Revival restraint. Climbing vines on portions of the brick facade add established residential character.

The property occupies a generous lot with mature shade trees and extensive foundation landscaping including ornamental shrubs and perennial plantings demonstrating careful property stewardship. The detached garage with brick veneer matching the house is located to the right, connected by a driveway. The garage appears to be original or an early addition that complements the house design.

Character-defining features include the 1953 construction date within the post-Korean War prosperity period, two-story Colonial Revival form with side gable roof, full red-brown brick veneer throughout, brick foundation providing design continuity, prominent brick chimney, large picture windows representing mid-century adaptation, white trim contrasting with dark brick, detached brick garage, mature landscaping with shade trees, and overall quality suburban residential design.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1942, Helen DeLaere owned lots 61 and 62 (except the northern 60 feet) of the Van Riper Subdivision No. 1; and there was no structure on these lots.[1] Richard Crosby Reichard and his wife Ida Mae (nee Quick) resided at 29632 Evergreen from 1953 through 1968.[2] Richard Crosby Reichard was a veteran of World War II, he died on 9 March 1995, and is interred at Fort Custer National Cemetery in Kalamazoo County, Michigan.[3] The Reichard Family continues to reside at 29632 Evergreen St.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 624, entry for Mrs. Helen DeLaere; original records held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society; **<u>ALSO</u>**; "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVVQ-KRW6 : Tue Apr 01 08:22:53 UTC 2025), Entry for Richard C Reichard.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1953 residence represents Flat Rock's continued suburban development during the prosperous post-Korean War period. By the early 1950s, Flat Rock had developed substantial residential neighborhoods serving workers employed at local industries and the broader Detroit metropolitan industrial economy. The 1953 construction date places this property within a significant period of suburban growth when quality brick Colonial Revival houses demonstrated the community's prosperity. The property represents the type of substantial housing constructed for professional, supervisory, or skilled worker households with economic resources generated by industrial employment.

Criterion C — Architecture

The property represents a good local example of mid-century Colonial Revival residential architecture, demonstrating how the traditional style adapted to incorporate contemporary features. The house exhibits characteristic Colonial Revival features including formal two-story massing, side gable roof, symmetrical tendencies, and quality brick construction. The large picture windows represent mid-century adaptation, blending traditional Colonial Revival form with contemporary emphasis on natural light and indoor-outdoor visual connection. The full brick veneer exterior represents premium construction within the Colonial Revival typology. While aluminum window replacement has affected integrity of workmanship, the property retains its essential form, intact brick exterior, prominent chimney, and original garage.

Integrity Assessment

The property retains integrity of location, design, materials, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The design retains the essential Colonial Revival form including side gable roof, two-story massing, and formal composition. The materials retain the original brick veneer exterior, brick foundation, and brick chimney. The setting preserves suburban character with generous lot, mature shade trees, and extensive landscaping. The property conveys the feeling of a quality 1950s Colonial Revival residence and maintains association with post-Korean War residential development. Integrity of workmanship has been partially compromised by aluminum window replacement, though the high-quality brick construction remains evident.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1953 Colonial Revival residence retains strong integrity conveying its historic character and association with post-Korean War residential development. Supporting factors include 1953 construction during the post-Korean War prosperity period, Colonial Revival form with side gable roof, quality red-brown brick veneer intact throughout, brick foundation demonstrating construction quality, prominent brick chimney as original feature, large picture windows representing mid-century design adaptation, detached brick garage complementing house design, mature landscaping with shade trees, original fenestration pattern maintained despite aluminum replacement, and overall substantial 1950s residential design clearly readable.

The aluminum window replacement represents an alteration affecting integrity of workmanship but does not disqualify the property from contributing status. The full brick exterior, side gable roof, prominent chimney, brick garage, and overall Colonial Revival character remain intact and clearly communicate the property's 1953 construction and architectural significance within Flat Rock's post-Korean War residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0061_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25461 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0171_000 Lot 171 Van Riper Sub No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0941482		Long: -83.2802156		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1971
Architectural Style	Ranch
Building Form	Single Story
Roof Form	Simple Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Red Brick Veneer
Foundation Materials	Brick
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	One Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1971-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	25461 Gibraltar Rd.						
Historic/Original Owner	Christopher & Melanie Hickman						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	21 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1971 one-story brick ranch represents the final years of residential development within the Flat Rock Historical District's period of significance. The house exhibits the characteristic ranch form that continued to dominate American suburban construction into the early 1970s, featuring single-story horizontal massing, brick veneer exterior, and integrated design reflecting mature ranch house conventions.

The front gable roof with brown asphalt shingles creates a compact profile. A brick chimney rises from the roof, indicating the home's heating system. The roof form represents a variation from the more common hip or side gable ranch configurations, providing a slightly more traditional appearance.

The comprehensive red-brown brick veneer covering the exterior walls represents quality 1971 construction continuing the local tradition of brick residential building established in earlier decades. The brick demonstrates consistent coursing and quality masonry. The concrete foundation is typical of the period.

The facade displays asymmetrical composition with a recessed entry porch supported by a simple post, creating a sheltered approach. A large picture window on the left portion of the facade provides generous natural light to the main living area. Aluminum sliding windows are present in other locations. The fenestration represents typical early 1970s residential design with emphasis on natural light and horizontal proportions.

The property occupies a modest lot with lawn and a mature fruit tree in the front yard. A detached garage is located at the rear of the property, accessed by a concrete driveway.

Character-defining features include the 1971 construction date, one-story ranch form with front gable roof, full brick veneer exterior, brick chimney, recessed entry porch, large picture window, aluminum sliding windows, and detached garage.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Christopher Charles & Melanie Hickman resided at 25461 Gibraltar Road about 1975 through 2012.[1]

[1] "United States, Residence Database, 1970-2024", , *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:6TYY-3LJ8 : 8 June 2024), Christophe C Hickman, 1976; **ALSO**; City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0171_000; citing records held by the City of Flat Rock.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development

This 1971 residence represents the final phase of residential development within the Flat Rock Historical District's period of significance. The property demonstrates the continuation of quality brick residential construction that characterized Flat Rock's neighborhoods from the early Ford Village Industries period through the early 1970s. The 1971 construction date places this property within the district's period of significance (1920-1975), representing the mature suburban development that evolved from the community's industrial base.

Criterion C — Architecture

The property represents a good local example of early 1970s ranch house architecture, demonstrating the continued popularity of the ranch form that dominated American suburban construction for three decades. The house exhibits characteristic ranch features including single-story horizontal form, front gable roof, brick veneer exterior, recessed entry porch, and large picture window. The full brick veneer exterior represents the sustained local preference for quality masonry construction established in earlier decades. The property demonstrates how ranch house design evolved into the early 1970s while maintaining core characteristics.

Integrity Assessment

The property retains integrity in all seven aspects. The house remains in its original location. The design retains the essential ranch form including front gable roof, recessed entry porch, and asymmetrical facade composition. The materials retain the original brick veneer exterior and fenestration pattern. The workmanship demonstrates quality early 1970s residential construction. The setting preserves suburban character with lawn and mature landscaping. The property conveys the feeling of an early 1970s ranch residence and maintains association with the final phase of the district's period of significance.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1971 brick ranch, now over 50 years old, retains strong integrity conveying its historic character and association with the final phase of residential development within the district's period of significance.

Supporting factors include 1971 construction within the district's period of significance (1920-1975), ranch form representing the dominant residential style of the postwar era, quality brick veneer exterior intact throughout, brick chimney as original feature, recessed entry porch preserved, large picture window and aluminum sliding windows representing period fenestration, front gable roof configuration maintained, detached garage retained, and overall early 1970s ranch character clearly readable.

The property represents the continuation of quality brick residential construction that characterized Flat Rock's development from the Ford Village Industries era through the early 1970s. The intact brick exterior and preserved ranch form clearly communicate the property's 1971 construction and architectural significance within the district.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0171_000; g citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25471 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0170_000 Lot 170 Van Riper Sub No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0941463		Long: -83.280463		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1971
Architectural Style	Ranch
Building Form	Single Story Rectilinear
Roof Form	Complex Hip & Gabled Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Red Brick
Foundation Materials	Brick/Basement
Window Materials	Vinyl Replacement
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	One Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1971-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☐

General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐ Date(s):
Current/Common Name	25471 Gibraltar Rd.		
Historic/Original Owner	Cheryl Diane (nee) Eberts Stamper		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Architect/Engineer/Designer	unknown		
Builder/Contractor	unknown		

Survey Date	21 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1971 one-story brick ranch represents the final phase of residential development within the Flat Rock Historical District's period of significance. Now over 50 years old, the property demonstrates the continuation of quality brick residential construction that characterized Flat Rock's neighborhoods from the early Ford Village Industries period through the early 1970s. The house exhibits the characteristic ranch form that dominated American suburban construction for three decades, featuring single-story horizontal massing and full brick veneer exterior.

The cross gable roof with light-colored asphalt shingles creates an L-shaped plan with intersecting rooflines. A brick chimney rises from the roof, indicating the home's original heating system. The roof configuration provides architectural interest while maintaining the low horizontal profile characteristic of ranch design.

The comprehensive red brick veneer covering the exterior walls represents quality 1971 construction continuing the local tradition of brick residential building established in earlier decades. The brick demonstrates consistent coursing and skilled masonry that has maintained excellent condition. The concrete foundation is typical of the period.

The facade displays an L-shaped composition with a covered entry porch at the intersection of the two wings. The porch features simple wood posts supporting a projecting roof section, creating a sheltered approach. A large picture window with multiple lights dominates the left wing, providing generous natural light to the main living area. The multi-light configuration suggests vinyl replacement windows that maintain a traditional divided-light appearance. Additional double-hung windows are present on the right wing.

The windows have been replaced with vinyl units, affecting integrity of workmanship. However, the replacement windows maintain appropriate scale and configurations, and the intact brick exterior represents the primary historic material.

The property occupies a lot with lawn, mature shade trees, and foundation plantings including flowering specimens. A detached garage is located at the rear of the property. The landscaping demonstrates continued property stewardship.

Character-defining features include the 1971 construction date within the district's period of significance, one-story ranch form with cross gable roof, full red brick veneer exterior, brick chimney, covered entry porch with wood posts, large picture window, and detached garage.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

Cheryl Diane (nee Eberts) Stamper resided at 1987 through 2006 at 25471 Gibraltar Rd.[1]

[1] "*U.S., Index to Public Records, 1994-2019,"* Ancestry.com. [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development

This 1971 residence represents the final phase of residential development within the Flat Rock Historical District's period of significance (1920-1975). The property demonstrates the continuation of quality brick residential construction that characterized Flat Rock's neighborhoods from the early Ford Village Industries period through the early 1970s. The 1971 construction date places this property within the district's period of significance, representing the mature suburban development that evolved from the community's industrial base.

Criterion C — Architecture

The property represents a good local example of early 1970s ranch house architecture, demonstrating the continued popularity of the ranch form that dominated American suburban construction for three decades. The house exhibits characteristic ranch features including single-story horizontal form, cross gable roof, brick veneer exterior, covered entry porch, and large picture window. The full brick veneer exterior represents the sustained local preference for quality masonry construction established in earlier decades. While vinyl window replacement has affected integrity of workmanship, the property retains its essential ranch form, intact brick exterior, roof configuration, and entry porch.

Integrity Assessment

The property retains integrity of location, design, materials, setting, feeling, and association. The house remains in its original location on Gibraltar Road. The design retains the essential ranch form including cross gable roof, covered entry porch, and L-shaped massing. The materials retain the original brick veneer exterior and brick chimney. The setting preserves suburban character with lawn and mature shade trees. The property conveys the feeling of an early 1970s ranch residence and maintains association with the final phase of the district's period of significance. Integrity of workmanship has been partially compromised by vinyl window replacement, though the quality brick construction remains clearly evident.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1971 brick ranch, now over 50 years old, retains sufficient integrity to convey its historic character and association with the final phase of residential development within the district's period of significance.

Supporting factors include 1971 construction within the district's period of significance (1920-1975), ranch form representing the dominant residential style of the postwar era, quality red brick veneer exterior intact throughout, brick chimney as original feature, covered entry porch with wood posts preserved, cross gable roof configuration maintained, large picture window providing characteristic ranch fenestration, detached garage retained, and overall early 1970s ranch character clearly readable.

The vinyl window replacement represents an alteration affecting integrity of workmanship but does not disqualify the property from contributing status. The intact brick exterior, cross gable roof, entry porch, and overall ranch character clearly communicate the property's 1971 construction and architectural significance within the district.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0170_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25481 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0169_000 Lot 169 Van Riper Sub No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0941422		Long: -83.2805986		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1971	
Architectural Style	Ranch	
Building Form	Single Story Rectilinear	
Roof Form	Complex Hip Gabled Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick/Basement	
Window Materials	Vinyl Replacements	
Window Type	Picture/Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1971-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	25481 Gibraltar Rd.					
Historic/Original Owner	Frederick Clarence & Geneva Dalton					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	21 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1971 one-story brick ranch represents the final phase of residential development within the Flat Rock Historical District's period of significance. Now over 50 years old, the property demonstrates the continuation of quality brick residential construction that characterized Flat Rock's neighborhoods from the early Ford Village Industries period through the early 1970s. Situated on a corner lot, the house exhibits the characteristic ranch form with single-story horizontal massing, hip roof, and full brick veneer exterior.

The hip roof with gray asphalt shingles creates a low, sheltering profile that emphasizes the building's horizontal character. The hip configuration—sloping on all four sides—provides clean rooflines characteristic of mature ranch design. A brick chimney rises from the roof, indicating the home's original heating system.

The comprehensive red-brown brick veneer covering the exterior walls represents quality 1971 construction continuing the local tradition of brick residential building established in earlier decades. The brick demonstrates consistent coursing and skilled masonry that has maintained excellent condition. The brick/concrete foundation provides solid construction typical of the period.

The corner lot placement allows the house to present two public facades. The primary facade displays a large picture window providing generous natural light to the main living area, characteristic of ranch design's emphasis on indoor-outdoor visual connection. A covered entry porch with simple metal railing and white posts creates a welcoming approach. The entry features a white storm door. Additional sliding windows are present on the side elevations.

The windows have been replaced with vinyl sliding units, affecting integrity of workmanship. However, the replacement windows maintain appropriate scale, and the intact brick exterior represents the primary historic material. Foundation plantings including evergreen shrubs frame the facade.

The property occupies a generous corner lot with lawn and mature shade trees. A detached garage is located at the rear of the property, accessed by a concrete driveway from the side street.

Character-defining features include the 1971 construction date within the district's period of significance, one-story ranch form with hip roof, full red-brown brick veneer exterior, brick chimney, corner lot placement, covered entry porch, large picture window, and detached garage.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Frederick Clarence & Geneva Dalton resided at 25481 Gibraltar Rd. Frederick died on 22 Feb 1982.[1] Geneva died in December 1984.[2]

[1] "Michigan, Obituaries, 1820-2006", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:Q2Y5-JVZ7 : Tue Jan 21 03:27:01 UTC 2025), Entry for Fred Clarence Dalton and Geneva Dalton, 1982.

[2] "United States, Social Security Death Index," database, *FamilySearch* (https://familysearch.org/ark:/61903/1:1:JL93-S4M : 9 January 2021), Geneva Dalton, Dec 1984; citing U.S. Social Security Administration, *Death Master File*, database (Alexandria, Virginia: National Technical Information Service, ongoing).

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development

This 1971 residence represents the final phase of residential development within the Flat Rock Historical District's period of significance (1920-1975). The property demonstrates the continuation of quality brick residential construction that characterized Flat Rock's neighborhoods from the early Ford Village Industries period through the early 1970s. The 1971 construction date places this property within the district's period of significance, representing the mature suburban development that evolved from the community's industrial base.

Criterion C — Architecture

The property represents a good local example of early 1970s ranch house architecture, demonstrating the continued popularity of the ranch form that dominated American suburban construction for three decades. The house exhibits characteristic ranch features including single-story horizontal form, hip roof, brick veneer exterior, covered entry porch, and large picture window. The hip roof represents the classic ranch configuration emphasizing horizontal lines. The full brick veneer exterior represents the sustained local preference for quality masonry construction established in earlier decades. While vinyl window replacement has affected integrity of workmanship, the property retains its essential ranch form, intact brick exterior, hip roof, and entry porch.

Integrity Assessment

The property retains integrity of location, design, materials, setting, feeling, and association. The house remains in its original corner lot location on Gibraltar Road. The design retains the essential ranch form including hip roof, covered entry porch, and horizontal massing. The materials retain the original brick veneer exterior and brick chimney. The setting preserves suburban character with generous corner lot and mature shade trees. The property conveys the feeling of an early 1970s ranch residence and maintains association with the final phase of the district's period of significance. Integrity of workmanship has been partially compromised by vinyl window replacement, though the quality brick construction remains clearly evident.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1971 brick ranch, now over 50 years old, retains sufficient integrity to convey its historic character and association with the final phase of residential development within the district's period of significance.

Supporting factors include 1971 construction within the district's period of significance (1920-1975), ranch form representing the dominant residential style of the postwar era, quality red-brown brick veneer exterior intact throughout, hip roof providing classic ranch profile, brick chimney as original feature, covered entry porch preserved, large picture window providing characteristic ranch fenestration, corner lot placement, detached garage retained, and overall early 1970s ranch character clearly readable.

The vinyl window replacement represents an alteration affecting integrity of workmanship but does not disqualify the property from contributing status. The intact brick exterior, hip roof, entry porch, and overall ranch character clearly communicate the property's 1971 construction and architectural significance within the district.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0169_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25519 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0167_000 Lot 67 Van Riper's Subdivision No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0941317		Long: -83.2812073		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1940	
Architectural Style	Minimal Traditionalist	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1940-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	25519 Gibraltar					
Historic/Original Owner	Robert & Evelyn Spoehr					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	21 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1940 Minimal Traditional residence represents Flat Rock's residential development during the mature Ford Village Industries period, constructed on the eve of American entry into World War II. The house exhibits the characteristic 1.5-story form with side gable roof and paired front dormers that defined Minimal Traditional styling, one of the most popular residential designs of the late 1930s and early 1940s. The style's simplified forms and modest scale reflected economic constraints while maintaining traditional domestic character.

The side gable roof with dark gray asphalt shingles creates the classic Minimal Traditional profile. Twin front-facing gable dormers project from the roof slope, providing light and headroom to the upper half-story bedrooms. The dormers are symmetrically placed on either side of the central axis, creating balanced facade composition characteristic of the style. A small metal vent is visible on the roof between the dormers.

The exterior has been re-clad with white aluminum siding, an alteration affecting integrity of materials. The aluminum application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is typical of 1940 construction in the region.

The facade displays symmetrical composition with a central entry flanked by windows on each side. The entry features a covered porch with simple square columns supporting a flat roof, white railings, and concrete steps—a configuration that appears recently updated but maintains traditional proportions. Black decorative shutters frame the first-floor windows and entry, providing visual accent consistent with traditional residential styling. Exterior light fixtures flank the entry door.

The windows have been replaced with vinyl double-hung units, affecting integrity of materials and workmanship. However, the replacement windows maintain appropriate scale and the original fenestration pattern with symmetrical placement.

The property occupies a lot with manicured lawn and fresh foundation plantings including pink flowering specimens, suggesting recent property updates. A mature shade tree stands at the right side of the property. A detached garage is located at the rear, accessed by a concrete driveway.

Character-defining features include the 1940 construction date within the mature Ford Village Industries period, 1.5-story Minimal Traditional form, side gable roof with paired front-facing gable dormers, symmetrical facade composition, central entry porch with columns, black decorative shutters, concrete block foundation, detached garage, and overall Minimal Traditional massing and proportions despite aluminum siding application.

This 1.5 story, single-family residence with matching single car garage is situated on Lot 167 in the Van Riper Sub. No. 2 and in 1941, the address was 25519 Gibraltar Rd.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, George Van Riper owned lot 167 in the Van Riper Subdivision No. 2; and there was no structure on the lot.[2]

In 1940, Robert & Evaline Spoehr and family were living at 25519 Gibraltar Rd., and Robert was employed as a Proprietor for a Retail Grocery.[3] In 1942, Robert H. Spoehr owned lot 167 in the Van Riper Subdivision No. 2; and the residence thereon, 25519 Gibraltar Rd.[4] In 1950, Robert & EvelynSpoehr and daughters resided at 25519 Gibraltar; and Robert was the proprietor of a grocery store.[5]

"This building originally belonged to the Spoehr family. Robert, Evelyn and their children, Roberta, Donna, Sidney and Timothy. Bob owned Spoehr's Market on Gibraltar Road. We used to stop there on our way to school to buy candy. Evelyn was a second-grade teacher in the small white building behind the Reading building here in Flat Rock."[6]

"Terry and Janell Byrd lived here with their two daughters, Tracy and Kelly. Terry was principal of Flat Rock High School and Janell taught Physical Education at the high school and Fourth grade at Barnes Elementary School in the 70's and 80's."[7]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 196, entry for George Van Riper on lot 167; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2A, dwelling 52, for Robert & Evaline Spoehr and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZ3?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, image 7 of 1034; United States. National Archives and Records Administration.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; pg. 619, entry for Robert H, Spoehr on lot 167; original records held by Brownstown Township Historical Society.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 38, dwelling 411, for Robert & Evelyn Spoehr and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 39 of 58; United States. National Archives and Records Administration.

[6] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

[7] Personal knowledge of Charlene Coulson, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Coulson has been an integral part of the Flat Rock community for over four decades, serving both as a dedicated educator and engaged resident, August 2025; **ALSO**; "United States, Public Records, 1970-2009", database, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QJB4-9D56 : 5 August 2020), Terry L Byrd, 2006-2008.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1940 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By 1940, nearly two decades after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods serving industrial workers. The 1940 construction date places this property at the end of the prewar building period, just before wartime restrictions curtailed residential construction. The Minimal Traditional style's popularity during this period reflected American domestic preferences emphasizing traditional values and modest scale during uncertain times.

Criterion C — Architecture

The property represents a good local example of Minimal Traditional residential architecture, a style that dominated American modest housing during the late 1930s and early 1940s. The house exhibits characteristic Minimal Traditional features including compact 1.5-story form, side gable roof, paired symmetrical front dormers, central entry, and modest domestic scale. While aluminum siding and vinyl window replacement have affected integrity of materials, the property retains its essential Minimal Traditional form, roof configuration, dormers, symmetrical facade composition, and entry porch.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Gibraltar Road. The design retains the essential Minimal Traditional form including side gable roof, paired front dormers, symmetrical facade, and central entry porch. The setting preserves suburban character with generous lot and mature shade tree. The property conveys the feeling of a 1940 residence and maintains association with prewar residential development. Integrity of materials and workmanship has been compromised by aluminum siding application and vinyl window replacement. However, the retention of the Minimal Traditional form, paired dormers, and detached garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1940 Minimal Traditional residence retains sufficient integrity to convey its historic character and association with prewar residential development.

Supporting factors include 1940 construction during the mature Ford Village Industries period, Minimal Traditional form with side gable roof, paired front-facing gable dormers intact with symmetrical placement, central entry porch with columns preserved, symmetrical facade composition maintained, black decorative shutters providing traditional character, concrete block foundation as original material, detached garage retained, original fenestration pattern maintained, and overall Minimal Traditional massing and proportions clearly readable.

The aluminum siding and vinyl window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The Minimal Traditional form, paired dormers, symmetrical composition, entry porch, and overall historic character remain clearly evident and communicate the property's 1940 construction and architectural significance within Flat Rock's prewar residential development.

References *List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0167_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25533 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0095_001 Lots 95 & 166 Van Riper Sub No. 1 & Sub. No. 2 (1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0941276		Long: -83.2814977		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1931
Architectural Style	Craftsman Bungalow
Building Form	Single Story Rectilinear
Roof Form	Side Gable/Catslide
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacement
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	One Garage

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1931-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):
Current/Common Name	25533 Gibraltar		
Historic/Original Owner	Harry Phillips / Oscar & Barbara Krause / James & Nancy (nee Lobdell) Penrod		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Architect/Engineer/Designer	unknown		

Survey Date	21 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1931 residence represents Flat Rock's residential development during the established Ford Village Industries period, constructed nine years after Henry Ford established the Flat Rock lamp factory. The house exhibits a transitional form combining Craftsman Bungalow characteristics with the simplified massing that would define the emerging Minimal Traditional style. The distinctive catslide roof—a gable roof with one slope extending lower than the other—represents a practical design feature popular in bungalow construction that maximized interior volume while maintaining modest exterior scale.

The catslide side gable roof with brown asphalt shingles creates an asymmetrical profile characteristic of this bungalow variant. The longer slope sweeps down to cover a full-width front porch, integrating the porch into the main roof structure. This roof configuration provides sheltered outdoor living space while maintaining a compact, economical footprint. The prominent brick chimney on the exterior side wall represents an important surviving original feature, indicating the home's original heating system and contributing substantial historic character.

The exterior has been re-clad with tan vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is typical of early 1930s construction in the region.

The full-width front porch represents a defining architectural feature and remains substantially intact. The porch features turned wood posts supporting the extended catslide roof, creating a welcoming domestic space characteristic of bungalow design philosophy. A brick pier is visible at the porch corner, providing structural support and visual weight. The porch displays an American flag, reflecting continued property pride.

The windows have been replaced with vinyl casement units, affecting integrity of materials and workmanship. However, the replacement windows maintain the overall fenestration pattern. A multi-light window configuration is visible on the front facade.

The property occupies a generous double lot with lawn, mature shade trees, and a chain-link fence. The substantial lot size provides ample yard space characteristic of early residential development. A detached garage is located at the rear of the property.

Character-defining features include the 1931 construction date within the established Ford Village Industries period, 1.5-story form with distinctive catslide roof, full-width front porch integrated under roof extension, turned wood porch posts, prominent brick chimney as surviving original feature, brick porch pier, concrete block foundation, double lot, detached garage, and overall bungalow massing and proportions despite vinyl siding application.

This 1.5 story, single-family residence with matching single car garage is situated on Lot 166 in the Van Riper Sub. No. 2 and in 1941, the address was 25533 Gibraltar Rd.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1931, Harry Phillips owned lot 166 of the Van Riper Subdivision No. 2; and the residence thereon.[2]

In 1939, Oscar & Barbara Krause and family were living at 25533 Gibraltar.[3] In 1940, Oscar & Barbara Krause and family were living at 25533 Gibraltar Rd., and Oscar was employed as a repairman for the oil refinery.[4]

In 1950, Kenneth Brown resided at 25583 Gibraltar; and Kenneth worked as Instrument repiar at musician.[5] Kenneth Brown resided at 25533 Gibraltar Rd through 1955.[6]

John Evans resided at 25533 Gibraltar Rd from 1957 through 1960.[7]

Drew Berglund resided at 25533 Gibraltar Rd. from 1961 through 1971.[8]

James and Nancy (nee Lobdell) Penrod resided at 25533 Gibraltar Rd. in 1974.[9]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 120, entry for Harry Phillips; original records held by Brownstown Township Historical Society.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2A, dwelling 51, for Oscar & Barbara Krause and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZ3?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 7 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 80, dwelling 460, for Kenneth Brown ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 58 of 58; United States. National Archives and Records Administration.

[6] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[7] Michigan Bell Telephone Company, Wyandotte Telephone Directory Followed by Flat Rock, New Boston, Rockwood and Romulus (Trenton, Mich: Michigan Bell Telephone Company, **October 1957**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; ALSO; "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1960**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1961-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library; **ALSO**; "United States, Obituary Records, 2014-2023", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:XMLG-GX31 : Thu Nov 28 19:06:38 UTC 2024), obituary for Nancy R. (nee Lobdell) Penrod, 22 April 2023.

Statement of Significance/Recommendation of Eligibility=

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1931 residence represents Flat Rock's continued residential development during the established Ford Village Industries period. By 1931, nine years after Henry Ford established the Flat Rock lamp factory, the community had developed a stable pattern of residential growth serving industrial workers. The property's double lot indicates the generous land parcels available during this early development phase. The 1931 construction date places the property within the early Depression years, demonstrating continued building activity in Flat Rock despite economic challenges affecting many communities.

Criterion C — Architecture

The property represents a good local example of early 1930s residential architecture exhibiting the catslide roof form, a distinctive variant that combined practical space efficiency with traditional domestic character. The house demonstrates transitional characteristics between Craftsman Bungalow precedents and the emerging Minimal Traditional style. The catslide roof integrating a full-width front porch represents thoughtful design maximizing living space within an economical footprint. The prominent brick chimney represents an important original feature. While vinyl siding and window replacement have affected integrity of materials, the property retains its essential form, distinctive catslide roof, full-width front porch with turned posts, brick chimney, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original double lot site on Gibraltar Road. The design retains the essential form including distinctive catslide roof, full-width front porch integrated under roof extension, and 1.5-story massing. The setting preserves suburban character with generous double lot and mature shade trees. The property conveys the feeling of an early 1930s residence and maintains association with established Ford Village Industries-era development. Integrity of materials and workmanship has been compromised by vinyl siding application and vinyl casement window replacement. However, the retention of the prominent brick chimney, full-width porch with turned posts, and distinctive catslide roof form partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1931 residence retains sufficient integrity to convey its historic character and association with established Ford Village Industries-era development.

Supporting factors include 1931 construction during the established Ford period, distinctive catslide roof form providing architectural interest, full-width front porch integrated under roof extension substantially preserved, turned wood porch posts retained, prominent brick chimney surviving as original feature, brick porch pier providing structural and visual detail, double lot indicating early development pattern, concrete block foundation as original material, detached garage retained, and overall early 1930s residential character clearly readable.

The vinyl siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The distinctive catslide roof, full-width porch, brick chimney, and overall historic character remain clearly evident and communicate the property's 1931 construction and architectural significance within Flat Rock's Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0095_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25565 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0093_001 Lot 93 Van Riper's Subdivision No. 1 (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094119		Long: -83.282036		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1927
Architectural Style	Tudor Revival
Building Form	1.5 Story Rectilinear
Roof Form	Complex Gabled Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Red Brick
Foundation Materials	Brick/Concrete
Window Materials	Vinyl Replacement
Window Type	Siding/Casement
Outbuildings	Yes ☒ No ☐
Number/Type:	One Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1927-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	25565 Gibraltar					
Historic/Original Owner	Joseph & Julia Drouillard					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	21 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This late 1930 Tudor Revival residence represents Flat Rock's residential development during the established Ford Village Industries period. The house was constructed on Lot 93 of Van Riper Subdivision No. 1 for **Joseph and Julia Drouillard**, who occupied the residence from its completion until Joseph's death in 1958. Joseph Robert Drouillard was a Canadian immigrant who worked as a pharmacist and later owned his own business, Drouillard Drugs. Significantly, Drouillard's petition for naturalization was witnessed by **Burnham Ford**, nephew of Henry Ford, who lived and worked in Flat Rock. This connection underscores the close-knit community that developed around the Ford Village Industries enterprise.

The house exhibits the characteristic Tudor Revival features of steeply-pitched gables, full brick exterior, and picturesque massing that evoked medieval English cottage architecture. The 1930 construction date places this property within the early Depression years, demonstrating continued demand for quality housing in Flat Rock despite economic challenges affecting many communities. The Drouillard family's ability to construct a substantial brick Tudor Revival during this period suggests the economic stability provided by essential professional services in the growing industrial community.

The steeply-pitched cross gable roof creates the distinctive Tudor silhouette. Multiple front-facing gables of varying sizes intersect to form a picturesque asymmetrical composition characteristic of the style. The gables feature decorative half-timbering with stucco infill in the upper sections, contrasting with the brick below and creating the medieval English cottage aesthetic central to Tudor Revival design. Light-colored asphalt shingles cover the roof surfaces.

The comprehensive dark red-brown brick veneer covering the exterior walls represents quality 1927 construction. The brick demonstrates skilled masonry with consistent coursing and subtle color variation creating visual richness. The brick/concrete foundation continues the masonry treatment to grade level. The brick's excellent condition after nearly 95 years demonstrates quality materials and construction.

The facade displays asymmetrical composition with the prominent front-facing gable containing an arched window opening—a distinctive Tudor Revival feature referencing medieval architectural forms. The arched opening appears to contain a decorative element or window. The entry is positioned at the intersection of the gable projections, sheltered by a small porch with brick elements. Multiple windows are arranged across the facade, with second-floor windows positioned within the gable forms.

The windows have been replaced with vinyl sliding units, affecting integrity of workmanship. This window type represents a departure from the original double-hung or casement configurations typical of Tudor Revival design. However, the original window openings are maintained, and the intact brick exterior represents the primary historic material.

The property occupies a generous corner lot with manicured lawn, mature shade trees, and foundation plantings including hostas and ornamental shrubs. The corner lot placement provides two public facades and enhanced visibility. A detached garage with matching brick construction is located at the rear of the property, representing an important contributing outbuilding that reinforces the property's architectural character.

Character-defining features include the late 1930 construction date within the established Ford Village Industries period, association with Joseph and Julia Drouillard and connection to Burnham Ford, location on Lot 93 of Van Riper Subdivision No. 1, 1.5-story Tudor Revival form with multiple steep gables, full dark red-brown brick veneer exterior, decorative half-timbering and stucco in gable areas, arched window opening in front gable, asymmetrical picturesque composition, brick/concrete foundation, corner lot placement, detached matching brick garage, and overall quality Tudor Revival design.

This 1.5 story, single-family brick veneered residence with matching single car garage is situated on Lot 93 in the Van Riper Sub. No. 1 and in 1941, the address was 25565 Gibraltar Rd.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, George Van Riper owned lot 93 of the Van Riper Subdivision No. 1; and there was no residence on the lot at that time.[2] In 1930, Joseph & Julia Drouillard and family were living at 328 Ypsilanti St.[*NOT Gibraltar Rd.],* and Joseph was employed as a Druggist for a Drug Store.[3]

In 1931, Joseph Drouillard owned lot 93 of the Van Riper Subdivision No. 1; and the residence thereon, 25565 Gibraltar Rd.[4] Joseph & Julia Drouillard and family were living at 25565 Gibraltar.[5] In 1940, Joseph & Julia Drouillard and family were living at 25565 Gibraltar Rd., and Joseph was employed as a druggist for his own drug store[Drouillard Drugs].[6] In 1950, Joseph & Julia Drouillard resided at 25565 Gibraltar; and Joseph worked as Pharmacist at a drug store.[7] It is interesting to note that Joseph Robert Drouillard was a Canadian immigrant and his petition for naturalization was witnessed by Burnham Ford (Henry's nephew)[8] Joseph Drouillard died on 26 March 1958 and is interred in Michigan Memorial Park.[9]

In 1960, Patrick Flanigan and family resided at 25565 Gibraltar Rd.[10]

"The Patrick Flanagan family lived in this house in the late fifties and early sixties. They had twelve children. The Fleming family lived here in late seventies and early eighties. They had seven children."[11]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry/Social History

This late 1930 residence represents Flat Rock's residential growth during the established Ford Village Industries period and the development of professional services supporting the industrial community. The house was constructed for Joseph and Julia Drouillard on Lot 93 of Van Riper Subdivision No. 1. Joseph Robert Drouillard was a Canadian immigrant who worked as a pharmacist and later established his own business, Drouillard Drugs, serving the Flat Rock community. The Drouillard family occupied the residence from its construction until Joseph's death in 1958.

The property possesses particular significance for its connection to the Ford family through Burnham Ford, nephew of Henry Ford, who witnessed Joseph Drouillard's petition for naturalization. Burnham Ford lived and

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 123, entry for George E. Van Riper on vacant lot 93; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 225 (stamped), enumeration district (ED) 82-880, sheet 9A, dwelling 171A, family 187, for Joseph & Julia Drouillard and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-F9?cat=1036363&i=453&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 455 of 1148; United States. National Archives and Records Administration. *Note: Included to show house was not constructed in 1927. Also, it is possible that Drouillard's close friendship with Burnham Ford may have been the reason that Drouillard chose to settle and practice in Flat Rock.*

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically and by subdivision; pg. 118, entry for J.R. Drouillard on lot 93; original records held by Brownstown Township Historical Society.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2A, dwelling 50, for Joseph & Julia Drouillard and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZ3?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 7 of 1034; United States. National Archives and Records Administration.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 78, dwelling 459, for Joseph & Julia Drouillard ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 56 of 58; United States. National Archives and Records Administration.

[8] "Michigan, Naturalization Records, 1837-1997," *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:ZC4M-GFPZ : Thu Apr 10 15:52:34 UTC 2025), Entry for Joseph Robert Drouillard and Julia, 14 Mar 1929.

[9] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:Q23Y-T899 : accessed on 26 Jan 2026), Entry for Joseph Alphonse Remi Drouillard, 26 Mar 1958.

[10] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1960-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[11] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

worked in Flat Rock as part of the Village Industries enterprise, and his witnessing of Drouillard's citizenship petition demonstrates the interconnected social fabric of the community that developed around Ford's industrial investment. This documented connection between a local professional family and the Ford family illuminates the close relationships within the Ford Village Industries community.

The property also represents the essential professional services—in this case pharmaceutical/medical—that supported the growing industrial population. The substantial Tudor Revival construction during the early Depression years demonstrates the economic viability of professional practice in Flat Rock even during challenging times.

Criterion C — Architecture

The property represents a good local example of Tudor Revival residential architecture, a style popular throughout the 1920s that evoked medieval English heritage. The house exhibits characteristic Tudor Revival features including steeply-pitched multiple gables, decorative half-timbering with stucco, full brick exterior, arched window opening, and asymmetrical picturesque composition. The full brick veneer exterior represents premium construction within the Tudor Revival typology. The matching brick detached garage reinforces the property's architectural character. While vinyl sliding window replacement has affected integrity of workmanship, the property retains its essential Tudor Revival form, intact brick exterior, decorative gable treatments, arched opening, and original garage.

Integrity Assessment

The property retains integrity of location, design, materials, setting, feeling, and association. The house remains on its original corner lot site on Gibraltar Road. The design retains the essential Tudor Revival form including multiple steep gables, half-timbering, and asymmetrical composition. The materials retain the original brick veneer exterior and decorative stucco elements. The setting preserves suburban character with generous corner lot and mature shade trees. The property conveys the feeling of a substantial 1930 Tudor Revival residence and maintains association with established Ford Village Industries development. Integrity of workmanship has been partially compromised by vinyl sliding window replacement, though the quality brick construction and decorative elements remain clearly evident.

This property is recommended as **Contributing** to the Flat Rock Historical District. The late 1930 Tudor Revival residence retains strong integrity conveying its historic character and association with established Ford Village Industries development.

Supporting factors include late 1930 construction during the established Ford period, documented association with Joseph and Julia Drouillard (original owners 1930-1958), connection to Burnham Ford (Henry Ford's nephew) who witnessed Joseph Drouillard's naturalization petition, location on Lot 93 of Van Riper Subdivision No. 1, Tudor Revival form with multiple steep gables, quality dark red-brown brick veneer intact throughout, decorative half-timbering and stucco in gable areas preserved, arched window opening in front gable retained, asymmetrical picturesque composition maintained, brick/concrete foundation as original material, corner lot providing enhanced visibility, detached matching brick garage as contributing outbuilding, and overall substantial 1930 Tudor Revival character clearly readable.

The vinyl sliding window replacement represents an alteration affecting integrity of workmanship but does not disqualify the property from contributing status. The full brick exterior, multiple steep gables, decorative half-timbering, arched opening, matching garage, and overall Tudor Revival character remain intact and clearly communicate the property's 1930 construction and architectural significance within Flat Rock's Ford-era residential development.

Burnham Ford Connection: Joseph Robert Drouillard, a Canadian immigrant, had his petition for naturalization witnessed by Burnham Ford, nephew of Henry Ford, demonstrating the interconnected community relationships within Flat Rock during the Ford Village Industries period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0093_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25617 Gibraltar Road [1138 Gibraltar Rd.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0092_001 Lot 92 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094111		Long: -83.282595		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1917
Architectural Style	American Four Square
Building Form	2 Story Rectilinear
Roof Form	Hip Configuration
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Slab
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	One Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1917-1972 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	25617 Gibraltar Rd.						
Historic/Original Owner	George William & Mary Harriet "Mamie" (nee Pinck) Van Riper						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	George Van Riper						
Builder/Contractor	George Van Riper						

Survey Date	23 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/201

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1917 American Foursquare residence is among the earliest surviving houses in the Flat Rock Historical District and possesses exceptional significance as the home of **George and Mamie Van Riper**, the developers and namesakes of Van Riper Subdivisions No. 1, 2, and 3. Tax records indicate a c. 1917 construction date, though the house may have been built as early as 1909. The property predates Henry Ford's 1922 establishment of the Flat Rock lamp factory, representing the community's pre-industrial residential development and the Van Riper family's foundational role in shaping Flat Rock's growth.

The American Foursquare form—characterized by a boxy two-story massing with hip roof—represents one of the most popular and practical house types of the early twentieth century. The style's efficient design maximized interior space within a compact footprint, and its straightforward construction made it accessible to middle-class families. The hip roof with gray asphalt shingles creates the characteristic Foursquare profile, with a hip-roofed dormer on the front slope providing light and ventilation to the attic level. The dormer features a band of small windows creating a distinctive horizontal element.

The exterior has been re-clad with cream-colored aluminum siding, an alteration affecting integrity of materials. The aluminum application follows original wall planes and preserves the visual proportions of the historic facade. Dark trim at corners and roof edges provides visual definition. The concrete block foundation is typical of early twentieth-century construction in the region.

The full-width front porch represents a defining character feature of the American Foursquare and remains substantially intact. The porch features decorative metal supports with scroll detailing, metal railings, and a concrete deck, creating generous outdoor living space characteristic of the era. Hanging flower baskets and potted plants demonstrate continued property pride. The porch configuration and scale are consistent with original Foursquare design.

The windows have been replaced with aluminum double-hung units, affecting integrity of materials and workmanship. However, the replacement windows maintain appropriate scale and the original fenestration pattern with regularly-spaced openings on both floors.

The property occupies a generous corner double lot with manicured lawn, mature shade trees, foundation plantings, and decorative elements including a birdbath. A detached garage is located to the side and connected to the house by a covered breezeway, an arrangement that may represent later modification accommodating automobile access while maintaining the original house form. White privacy fencing encloses portions of the property.

Character-defining features include the c. 1917 (or earlier) construction date predating Ford Village Industries, exceptional significance as the George and Mamie Van Riper residence, two-story American Foursquare form, hip roof with hip-roofed dormer, full-width front porch with decorative metal supports, concrete block foundation, corner double lot reflecting the Van Riper family's prominence, and detached garage with covered breezeway.

This two-story, single-family residence is situated on Lot 92 in the Van Riper Sub. No. 1 and in 1941, the address was 25617 Gibraltar Rd.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, George W. & Mamie Van Riper were living at 1138 Erie St. [25617 Gibraltar], and George was self-employed as a Builder.[2] In 1939, George & Mamie VanRiper and family were living at 25617 Gibraltar.[3] In 1939, Daniel Pinck was living at 25617 Gibraltar.[4] In 1940, George & Mamie Van Riper and family were living at 25617 Gibraltar Rd., and employed as a building contractor for own business.[5] In 1950, James & Henrietta Van Riper resided at 25617 Gibraltar; and James worked as a salesman at the auto dealership.[6]

"Jeanette Van Riper lived on the top floor with her daughters Judy and Julianne in the 50s and 60's. Her parents Mr. and Mrs. Julian lived on the main floor."[7]

"This house was originally the farm house on the George and Maime Van Riper farm. They lived there with their 5 children. 3 sons: Mark, Paul and James and their 2 daughters: Una and Ruth. George was an entrepreneur and later began dividing the land to form the Van Riper subdivision here in Flat Rock. He owned the original Chevrolet dealership in Flat Rock."[8]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development

This property possesses exceptional significance for its association with the development of Flat Rock through the Van Riper family's subdivision activities. **George and Mamie Van Riper** were the owners, builders, and namesakes of **Van Riper Subdivisions No. 1 and 2** which provided the platted lots for much of the residential development documented in this historic district survey.

The Van Riper subdivisions were instrumental in transforming Flat Rock from a small agricultural community into a residential suburb capable of accommodating the population growth generated by Henry Ford's 1922 establishment of the lamp factory. While this house predates the Ford investment, the Van Riper family's vision and planning created the framework for the community's subsequent development. The property represents the home base from which the Van Ripers conducted their development activities that shaped Flat Rock's residential character.

Criterion B — Association with Significant Persons (George and Mamie Van Riper)

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district. (ED) 82-880, sheet 3B, dwelling 65, family 78, for George W. & Mamie Van Riper; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-F4?cat=1036363&i=443&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 444 of 1148; United States. National Archives and Records Administration.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 18B, dwelling 358, for George & Mamie Van Riper and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZV?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 39 of 1034; United States. National Archives and Records Administration.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 77, dwelling 371, for James & Henrietta Van Riper; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 55 of 58; United States. National Archives and Records Administration.

[7] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

[8] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

This property possesses exceptional significance for its direct association with **George and Mamie Van Riper**, whose subdivision activities fundamentally shaped Flat Rock's residential development. The Van Ripers' significance derives from their creation of Van Riper Subdivisions No. 1, 2, and 3, which provided the platted infrastructure for the community's growth; their role in anticipating and accommodating residential demand during the Ford Village Industries period; their establishment of a family building tradition continued by Paul Van Riper, whose brick ranch construction in the 1950s is documented elsewhere in this survey; and their foundational contribution to Flat Rock's transformation from agricultural village to industrial-era suburb.

This residence served as the Van Riper family home during the critical years when they platted and developed their subdivisions, making it directly associated with their productive activities that shaped the community.

Criterion C — Architecture

While alterations to exterior materials affect the property's architectural integrity, the house retains its essential American Foursquare form and represents an early example of this nationally significant house type in Flat Rock. The Foursquare's practical, efficient design reflected early twentieth-century American domestic values and democratized quality housing for middle-class families. The full-width front porch, hip roof with dormer, and boxy two-story massing remain clearly readable despite aluminum siding application.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original corner double lot on Gibraltar Road. The design retains the essential American Foursquare form including hip roof with dormer, full-width front porch, and two-story massing. The setting preserves the generous lot reflecting the Van Riper family's prominence. The property conveys the feeling of an early twentieth-century residence and maintains strong association with George and Mamie Van Riper and their development activities. Integrity of materials and workmanship has been compromised by aluminum siding application and window replacement. However, the documented historical associations and the retention of the essential Foursquare form, porch, and setting partially mitigate these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District with strong potential for **Individual Eligibility** to the National Register under Criteria A and B.

Factors Supporting Contributing and Individual Eligibility:

The property meets multiple criteria for significance based on its exceptional historical associations. Under Criterion A, the property is directly associated with the development of Van Riper Subdivisions No. 1, 2, and 3, which provided the platted framework for Flat Rock's residential growth during the Ford Village Industries period. Under Criterion B, the property is the documented residence of George and Mamie Van Riper, whose subdivision activities fundamentally shaped the community's development and whose family building tradition continued through subsequent generations.

This property represents the family seat from which the Van Ripers conducted their development activities, making it central to understanding the family's role in shaping Flat Rock.

Integrity Considerations:

While aluminum siding and window replacement have affected integrity of materials, the property's exceptional historical significance under Criteria A and B, combined with retention of its essential Foursquare form, full-width porch, hip roof with dormer, and generous corner lot, supports both contributing status and individual eligibility consideration.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0092_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25631 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0090_001 Lot 90 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094106		Long: -83.283038		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1948	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Simple Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Brick	
Window Materials	Vinyl Replacements	
Window Type	Picture Window Casement	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1948-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	25631 Gibraltar Rd.					
Historic/Original Owner	Dwight Church					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	23 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1948 ranch residence represents Flat Rock's early postwar residential development, constructed during the housing boom that followed World War II. The house exhibits the characteristic ranch form that would come to dominate American suburban construction—single-story horizontal massing, hip roof, and integrated garage—representing the emerging postwar domestic ideal. The 1948 construction date places this property among the earliest ranch houses in the district, predating both the Korean War-era (1950-1953) and post-Korean War development phases.

The hip roof with dark asphalt shingles creates a low, horizontal profile that emphasizes the building's ground-hugging character. The hip configuration provides clean rooflines on all sides, characteristic of mature ranch design. The roof extends over the integrated single-car garage on the left, creating unified massing that exemplifies ranch principles of streamlined, efficient design.

The exterior displays a combination of materials. Brick veneer covers the garage and entry area, while aluminum or vinyl siding covers the right portion of the facade. This combination may represent original construction or subsequent modification. The brick demonstrates quality masonry with consistent coursing. The brick/concrete foundation provides solid construction typical of the period.

The integrated single-car garage represents an important character-defining feature, reflecting the automobile's central role in postwar suburban life. The garage door appears to be a later replacement. The integration of garage and living space under a continuous roofline exemplifies the ranch type's efficient planning.

A prominent bay or picture window on the right portion of the facade provides generous natural light to the main living area. The window configuration appears to include multiple lights, possibly with casement-style operation. This window treatment reflects the ranch emphasis on visual connection between interior and exterior spaces. Additional windows are present, and all appear to be aluminum replacements.

The entry is positioned between the garage and the main living wing, creating an efficient circulation pattern. A decorative weeping tree specimen partially screens the entry area.

The property occupies a lot with lawn and mature shade trees including a prominent deciduous specimen on the left. The setting reflects the established residential character of Gibraltar Road.

Character-defining features include the c. 1948 construction date in the early postwar period, one-story ranch form, hip roof providing horizontal emphasis, integrated single-car garage, brick veneer on garage/entry area, prominent bay/picture window, and overall early postwar ranch character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1950, Dwight Church resided at 25631 Gibraltar; and Dwight worked as shipping clerk at the chemical plant.[1] Charles Massey resided at 25631 Gibraltar Rd from 1957 through 1967.[2] Henry Bates resided at 25631 Gibraltar Rd from 1968 through 1971.[3]

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 77, dwelling 369, for Dwight Church ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 55 of 58; United States. National Archives and Records Administration.

[2] Michigan Bell Telephone Company, Wyandotte Telephone Directory Followed by Flat Rock, New Boston, Rockwood and Romulus (Trenton, Mich: Michigan Bell Telephone Company, **October 1957**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; **<u>ALSO</u>**; "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-67) for Gibraltar Rd. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1968-71) for Gibraltar Rd. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development

This c. 1948 residence represents Flat Rock's early postwar residential development during the housing boom following World War II. The immediate postwar years (1945-1950) saw tremendous demand for new housing as returning veterans established families and sought suburban homeownership. The ranch house emerged during this period as the dominant American house type, reflecting postwar values of efficiency, informality, and automobile accommodation. This property represents an early example of the ranch form in Flat Rock, predating the Korean War-era and later development documented elsewhere in the district.

Criterion C — Architecture

The property represents a good local example of early postwar ranch house architecture, demonstrating the emerging characteristics that would define the type throughout the 1950s and 1960s. The house exhibits characteristic ranch features including single-story horizontal form, hip roof, integrated garage, and prominent picture window. The integrated garage represents the ranch type's accommodation of automobile-oriented suburban life. While partial siding application and window replacement have affected integrity of materials, the property retains its essential early ranch form, hip roof, integrated garage, and picture window configuration.

Integrity Assessment

The property retains integrity of location, design, materials, setting, feeling, and association. The house remains on its original site on Gibraltar Road. The design retains the essential ranch form including hip roof, integrated garage, and horizontal massing. The materials retain the original brick veneer on the garage/entry area. The setting preserves suburban character with lawn and mature shade trees. The property conveys the feeling of an early postwar ranch residence and maintains association with immediate postwar residential development. Integrity of workmanship has been partially compromised by window replacement and possible siding modification, though the essential ranch character remains clearly evident.

This property is recommended as **Contributing** to the Flat Rock Historical District. The c. 1948 ranch residence retains sufficient integrity to convey its historic character and association with early postwar residential development.

Supporting factors include c. 1948 construction during the early postwar housing boom, ranch form representing the emerging dominant residential style, hip roof providing characteristic horizontal emphasis, integrated single-car garage reflecting automobile accommodation, brick veneer on garage/entry area intact, prominent bay/picture window preserved, overall early postwar ranch character clearly readable, and representation of the transitional period between prewar and Korean War-era development.

The partial siding application and window replacement represent alterations affecting integrity but do not disqualify the property from contributing status. The integrated garage, hip roof, brick veneer, picture window, and overall ranch character clearly communicate the property's c. 1948 construction and architectural significance as an early example of the ranch type in Flat Rock.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0090_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25683 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0004_301 Lots 4, 5 & 6 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09412		Long: -83.283798		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1930	
Architectural Style	Craftsman Bungalow	
Building Form	1 Story Rectilinear	
Roof Form	Complex hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Concrete	
Window Materials	Vinyl Replacement	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1930-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	25683 Gibraltar Rd.						
Historic/Original Owner	Bristow/James Residence						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	George W. Van Riper						

Survey Date	1 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 25683 Gibraltar Street in Flat Rock, Michigan is a single-story Craftsman bungalow constructed in 1930 that represents the residential architecture built during the foundational years of Henry Ford's Village Industries period and the early development of Flat Rock's suburban-industrial community. The dwelling demonstrates early 1930s residential design that reflects the construction standards and architectural preferences characteristic of the community's established development following Ford's experimental village concept, when Flat Rock was solidifying its identity as a suburban-industrial center that attracted working families seeking quality housing within the emerging community framework, falling within the early phase of Flat Rock's late period of significance that defines the community's transformation into a model suburban-industrial community during the Depression era when Ford's vision was demonstrating its resilience and viability as a sustainable development model.

The structure presents a classic Craftsman bungalow configuration built on a substantial rectangular footprint that emphasizes the traditional residential planning principles that characterized quality housing construction during Flat Rock's early period of suburban-industrial development. The single-story massing creates a dignified horizontal presence that reflects the architectural standards that had become established during the community's foundational growth following Henry Ford's Village Industries experiment, when Flat Rock was evolving into a residential community that attracted working families seeking substantial housing within the suburban-industrial framework. The building's form demonstrates the residential construction standards that had become established by 1930 to serve the growing population of workers and their families who chose to make Flat Rock their home during the community's formative period of historical significance, representing the type of quality family housing that characterized the community's early success as a suburban-industrial model that provided attractive residential options for working-class families during the challenging economic conditions of the early Depression era.

The roof consists of a complex hip configuration with varied roof lines covered with asphalt shingles that maintain the low-pitched angles characteristic of Craftsman bungalow architecture. The hip roof geometry demonstrates the sophisticated residential planning approaches that characterized quality housing construction during Flat Rock's early period of significance, when builders employed traditional Craftsman roof forms that provided both visual appeal and functional performance while creating the horizontal emphasis that defined bungalow design vocabulary. The roof system reflects the construction techniques that had become standard for substantial residential development during 1930, when Flat Rock's developing community infrastructure supported the construction of quality family homes that reflected the stability and architectural sophistication of the suburban-industrial community model that had evolved from Ford's original experimental village concept during the challenging economic period when the community's success demonstrated the viability of the suburban-industrial approach.

The exterior walls are constructed of warm red brick masonry that demonstrates the substantial construction materials characteristic of quality Craftsman bungalow architecture during Flat Rock's late period of significance. The brick construction reflects the building traditions that had become established for substantial working-class housing in southeastern Michigan during the early 20th century, emphasizing durability and sophisticated appearance that connected new construction to established Craftsman architectural precedents while accommodating modern family living requirements within the means of working families. The consistent brick treatment creates visual unity and distinction across the building facade while demonstrating the construction standards that characterized substantial residential development during 1930, when Flat Rock had established itself as a community that attracted working families seeking quality housing within the framework of the suburban-industrial development model that made the community nationally significant as a democratic alternative to urban industrial housing during the Depression era.

The brick masonry construction demonstrates the material choices that reflected both practical considerations and architectural quality during the early period when Flat Rock's development represented an innovative model for suburban-industrial community planning that provided substantial housing options for working-class families, with residential construction that offered durable, attractive housing for the workforce that formed the foundation of the community's economic and social structure during the Depression era when the community's stability and continued growth demonstrated the success of Ford's Village Industries concept.

The facade features a horizontal fenestration pattern that reflects Craftsman bungalow design principles, with multi-light double-hung windows and larger picture windows arranged to provide natural light while maintaining the horizontal proportions that characterized quality residential construction during 1930. The windows appear to consist of traditional wood units with divided lights that provide both visual interest and historical continuity with Craftsman architectural traditions, demonstrating the attention to detail that characterized residential construction during Flat Rock's early period of significance when the community was establishing itself as a desirable place for substantial family housing. The window arrangements create visual rhythm across the facade while maintaining the traditional character that defined Craftsman bungalow design.

The window arrangements demonstrate the approach to residential planning that characterized early 1930s construction in developing communities like Flat Rock, with openings positioned to serve both functional interior requirements and exterior architectural composition that reflected the community's status as an emerging suburban-industrial development that prioritized architectural quality and traditional design values while providing practical family accommodation for working-class families.

A defining characteristic of this substantial house is the prominent front porch with massive masonry piers and simple column supports that forms the focal point of the horizontal facade composition typical of Craftsman bungalow design. The porch demonstrates the sophisticated architectural treatment that characterized quality residential construction during Flat Rock's early period of significance, with design elements that connected new construction to established Craftsman architectural traditions while accommodating modern family living requirements. The Craftsman styling coordinates with the overall bungalow composition while providing practical residential accommodation that reflected the community's emerging character during the period when Flat Rock was establishing itself as a model for democratic suburban-industrial development that served working families seeking alternatives to urban industrial housing during the Depression era.

The property demonstrates substantial residential site planning with established landscaping and traditional site development that reflects the community development patterns characteristic of Flat Rock's early evolution during the late period of significance. The generous lot size and mature plantings indicate the property's integration into the developing residential fabric that was being established as Flat Rock evolved from Ford's experimental village into a working-class suburban community, with site planning that emphasized both quality residential accommodation and integration with the surrounding neighborhood character that defines the community's historical significance as a democratic suburban-industrial development.

The overall architectural composition demonstrates the residential design principles that characterized substantial construction during Flat Rock's late period of significance, reflecting the construction techniques, traditional design approaches, and quality materials that had become standard for working-class suburban communities during 1930. The building represents the foundational residential development in Flat Rock during the period when the community's success as a suburban-industrial model was attracting working families seeking substantial housing within an emerging community framework, demonstrating the architectural character that defines Flat Rock's significance as a successful example of democratic suburban-industrial community planning that provided quality housing alternatives for working families during the Depression era.

This one story, single-family brick veneered residence is situated on Lot 4 in the Van Riper Sub. and in 1941, the address was 25683 Gibraltar Rd.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Henry & Emma A. Bristow were living at 1102 Erie St. [25683 Gibraltar], and Henry was employed as a Postmaster for Flat Rock.[2] Henry and Emma Bristow purchased this house, one of the first homes built in George Van Riper's new subdivision. Henry died in 1932, and the house was sold at auction, causing Emma to lose her home.[3] In 1939, Jessie & Nellie James were living at 26683 Gibraltar.[4] In 1940, Jesse & Nellie James were living at 25683 Gibraltar Rd., and Jesse was employed as a clerk for railroad and Nellie taught piano.[5] In 1950, Jesse & Nellie James resided at 25683 Gibraltar; and Jesse worked as brakeman at railroad.[6] Jesse died in 1975, after retiring to Florida from Flat Rock.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25683 Gibraltar Street is **strongly recommended as eligible** for listing in the National Register of Historic Places and should be classified as a **contributing resource** to the Flat Rock Historic District due to its 1930 construction date that falls within the foundational phase of the district's late period of significance (1922-1972) and its representation of the substantial working-class residential development that characterized Flat Rock's evolution into a democratic suburban-industrial community model during the period when the community was establishing itself under Henry Ford's Village Industries experiment as an accessible alternative to urban industrial housing that served working families during the challenging economic conditions of the early Depression era.

This 1930 Craftsman bungalow was constructed during the foundational phase of Flat Rock's late period of significance (1922-1972), representing the early substantial residential development that followed Henry Ford's establishment of the Village Industries headlamp plant in 1922 and demonstrated the quality residential growth that was transforming Flat Rock into a democratic suburban-industrial community attractive to working families. The property represents the substantial residential development that occurred as Flat Rock was evolving from Ford's experimental village into an established community that attracted working families seeking quality housing within the emerging suburban-industrial framework that made the community nationally significant during the mid-20th century as a democratic alternative to urban industrial housing, demonstrating the community's early ability to provide distinguished housing options for working-class families during the challenging economic conditions of 1930 when the suburban-industrial model was proving its resilience and appeal to working families seeking stable housing alternatives.

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[2] **1930 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 3B, dwelling 64, family 75, for Henry & Emma A. Bristow ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-F4?cat=1036363&i=443&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 444 of 1148; United States. National Archives and Records Administration.

[3] Burton Abstract & Title Company (Detroit, Michigan), "Abstract of Title: "Lot 4 and West 1/2 of Lot 5, except the Northerly 30 feet thereof deed to the Board of County Road Commissioners, of Van Riper's Subdivision of a part of the NW 1/4 of Frac. Sec. 5, T. 5 S., R. 10 E., Brownstown Twp., Wayne Co., Michigan. Rec'd L. 44, P. 67 Plats, W. C. R."; report to Emma Bristow, Home Owner's Loan Corp., No. 55390, 17 April 1934; privately held by Jesse Cowell, [ADDRESS FOR PRIVATE USE] 2025.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] **1940 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district. (ED) 82-1, sheet 18B, dwelling 357, for Jesse & Nellie James ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZV?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 39 of 1034; United States. National Archives and Records Administration.

[6] **1950 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 78, dwelling 368, for Jesse & Nellie James ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 56 of 58; United States. National Archives and Records Administration.

[7] Tampa Bay Times (St. Petersburg, Florida), Wed, Dec 3, 1975, pg. 75; imaged, Newspapers.com (https://www.newspapers.com/image/318510543/ : accessed 1 Sep 2025). Obituary Text: *JAMES, JESSE A., 76, of 8205 Bradenton Road, Sarasota, died Tuesday (Dec. 2, 1975). Born in Napoleon, Ohio, Mr. James moved to the Sarasota-Bradenton area 17 years ago from Flat Rock, Mich. He was a retired conductor for the Pennsylvania Railroad; a U.S. Army Veteran of World War I; a member of BPOE Lodge 1731, Masonic Lodge and Order of Eastern Star, all in Flat Rock. He is survived by his wife Nellie M. a sister, Mrs. Gladys Watkins of Whittier, Calif, and one brother, Robert J. of Sarasota. Visitation will be all day today at the Griffith-Cline Bradenton Chapel where, funeral services will be at 11 a.m. Thursday. The Rev, Kenneth E. Mullins, pastor of the Gateway Baptist Church, will officiate. Burial will be in Manasota Memorial Park, Oneco.*

Significance Under National Register Criterion A: Events and Patterns of Development

The property demonstrates clear significance under Criterion A through its representation of the working-class residential development patterns that characterized Flat Rock's early transformation into a democratic suburban-industrial community during the late period of significance. The 1930 construction date places the building within the foundational period when Flat Rock was establishing itself beyond Ford's initial experimental phase into a practical community that served as a model for democratic suburban-industrial development, attracting substantial residential construction that reflected the community's accessibility and appeal to working families during the challenging early Depression era. The property represents the type of quality family housing that characterized Flat Rock's early success as a suburban-industrial community, demonstrating the residential development patterns that supported the community's economic foundation while providing substantial living environments that made Flat Rock a desirable place for working families seeking alternatives to urban industrial housing during a period when such opportunities were particularly valuable.

The building's substantial construction and traditional Craftsman design reflect the democratic character and architectural quality that characterized Flat Rock during the foundational period when the community was establishing itself as a successful example of suburban-industrial planning that served working-class families, with residential development that provided quality substantial housing for the workforce that formed the foundation of the community's economic and social structure during its formative period of historical importance. The property demonstrates the community's ability to attract residential investment and development during the early Depression era, reflecting the success of Ford's Village Industries concept in creating a sustainable suburban-industrial community that provided quality housing alternatives for working families when economic conditions made such opportunities particularly significant and demonstrated the resilience of the suburban-industrial development model.

The property demonstrates exceptional integrity across all seven aspects required for National Register eligibility, maintaining its ability to convey its historical significance as an example of substantial working-class residential construction during Flat Rock's late period of significance. **Location integrity** remains intact, with the building situated on its original site within the established residential fabric that developed during Flat Rock's transformation into a suburban-industrial community. **Design integrity** is fully preserved through the retention of all character-defining Craftsman bungalow features, including the horizontal facade composition, traditional fenestration patterns, prominent front porch with masonry piers, complex roof configuration, and single-story massing that reflects 1930 working-class residential design principles.

Setting integrity remains strong within the established residential neighborhood context that developed during Flat Rock's period of significance, with mature landscaping and substantial lot development that reflects the community planning approaches characteristic of the democratic suburban-industrial development model. **Materials integrity** is excellent, with the original brick masonry construction, traditional window units, and roof configuration maintained without significant alteration that would compromise the building's historical character. **Workmanship integrity** is demonstrated through the retention of quality construction details, traditional Craftsman building techniques, and architectural elements that reflect the construction standards characteristic of substantial residential development during 1930.

Feeling integrity is preserved through the building's continued ability to convey the sense of working-class residential prosperity that characterized Flat Rock during its early period of significance as a democratic suburban-industrial community, while **association integrity** remains strong through the building's direct connection to the residential development patterns that supported the community's transformation into a model suburban-industrial development that served working families during the period that defines Flat Rock's national historical significance.

Including this property as a contributing resource strengthens the district's ability to convey the complete narrative of Flat Rock's development during the late period of significance, demonstrating how the community evolved from Ford's experimental village into an established suburban-industrial community that attracted substantial working-class residential development during the foundational years of its transformation and the challenging economic conditions of the early Depression era. The building represents the type of quality family housing that made Flat Rock a democratic residential community during the early period when its success as a working-class suburban-industrial model was being established, contributing essential evidence of the residential development patterns that supported the community's economic and social foundation during the

Depression era when the community's stability and continued growth demonstrated the viability and resilience of the suburban-industrial development model for serving working families.

The property at 25683 Gibraltar Street should be **definitively classified as a contributing resource** to the Flat Rock Historic District and is **strongly recommended for National Register eligibility** under Criterion A. The building's 1930 construction date places it within the foundational phase of the late period of significance, it demonstrates clear historical significance through its representation of the working-class residential development patterns that characterized Flat Rock's transformation into a democratic suburban-industrial community during the foundational period and challenging economic conditions, and it maintains exceptional integrity that preserves its ability to convey its historical importance as part of the community's democratic development narrative.

This property should be documented as a contributing resource that provides essential evidence of the working-class residential development patterns that supported Flat Rock's evolution into a model suburban-industrial community during the foundational phase of the period of greatest historical significance. The building should be considered a key component of the contributing fabric that enables the historic district to convey the complete narrative of Flat Rock's transformation from Henry Ford's experimental village into an established community that served as a national model for democratic suburban-industrial development during the mid-20th century, demonstrating the community's democratic character and its ability to provide quality housing alternatives for working families during the challenging economic conditions of the early Depression era when the community's stability and continued growth proved the resilience and viability of the suburban-industrial development model.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0004_301; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25705 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0002_002 ½ Lot 2 & 3 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094086		Long: -83.284329		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☐ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1966	
Architectural Style	Tri-Level Ranch	
Building Form	1.5 Story Rectilinear	
Roof Form	Hip/Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick and Vinyl	
Foundation Materials	Brick	
Window Materials	Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrated Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1966-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Windows	Moved ☐	Date(s):		
Current/Common Name	25705 Gibraltar Rd.						
Historic/Original Owner	Johnston Family						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	23 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1966 tri-level ranch residence represents Flat Rock's continued residential development during the late Ford Village Industries period, a time of significant industrial expansion in the region. The tri-level or split-level form emerged in the 1950s and achieved peak popularity during the 1960s as a practical solution for maximizing living space on suburban lots. The style's staggered floor levels provided separation between living, sleeping, and recreational zones while maintaining the low horizontal profile associated with ranch aesthetics.

The hip roof with gray asphalt shingles creates a unified horizontal profile across the staggered levels. The hip configuration provides clean rooflines characteristic of the tri-level form. The roof extends over all three levels, creating visual continuity despite the varied floor heights.

The exterior displays a characteristic tri-level combination of materials. Dark red-brown brick veneer covers the lower levels and provides visual weight anchoring the building to its site. Aluminum or vinyl siding in a cream/tan color covers the upper level portions, creating the light-over-dark contrast typical of 1960s split-level design. This material combination appears to be original to the house and represents period design conventions rather than later modification. The brick/concrete foundation is integral to the tri-level construction.

The facade displays the characteristic tri-level asymmetry with three distinct levels visible from the street. The lowest level, partially below grade, contains the integrated two-car garage with sectional door. The middle level, accessed by the main entry, contains the primary living spaces. The upper level, set back slightly, contains bedrooms. This vertical arrangement maximizes interior space while maintaining a relatively compact footprint—a key advantage of the tri-level form.

The entry is positioned at the middle level, accessed by a concrete walkway. A covered entry porch with simple posts provides weather protection. The fenestration includes aluminum sliding windows typical of 1960s residential construction, with window placement reflecting the interior room arrangement across the three levels.

The property occupies a generous corner lot with manicured lawn and mature shade trees. The corner placement provides enhanced visibility and demonstrates the substantial lots available during this development phase.

Character-defining features include the c. 1966 construction date within the late Ford expansion period, tri-level/split-level form representing 1960s residential design innovation, hip roof providing horizontal emphasis, characteristic brick-and-siding material combination, integrated two-car garage, staggered floor levels clearly readable, aluminum sliding windows as period feature, corner lot, and overall intact 1960s tri-level character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

The Johnston resided at 25705 Gibraltar Road.[1] Ruth Johnston sold the residence at 25705 Gibraltar to Topolewski family in 1991.[2]

[1] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020. *[Original data: Voter Registration Lists, Public Record Filings, Historical Residential Records, and Other Household Database Listings.]*

[2] Wayne County, Michigan, Register of Deeds,(https://wayne.mi.publicsearch.us/search/advanced : accessed 29 Jan 2026), Detroit.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This c. 1966 residence represents Flat Rock's continued residential development during the late Ford Village Industries period, coinciding with significant industrial expansion in the region. By the mid-1960s, Ford Motor Company was expanding its operations in the Flat Rock area, generating continued demand for quality housing. The Detroit metropolitan area experienced sustained suburban growth during this period as industrial prosperity supported middle-class homeownership.

The tri-level form's popularity during the 1960s reflected the era's emphasis on efficient use of suburban land while providing generous living space. The style appealed to growing families seeking separation between living, sleeping, and recreational zones. This property represents the type of quality housing constructed for professional, skilled worker, or supervisory households serving the regional industrial economy.

Criterion C — Architecture

The property represents a good local example of tri-level/split-level residential architecture, a significant mid-century house type that achieved peak popularity during the 1960s. The tri-level form represented an evolution of ranch house principles, adapting the horizontal aesthetic to provide additional living space through staggered floor levels rather than expanded footprint.

The house exhibits characteristic tri-level features including three distinct floor levels visible from the street, integrated two-car garage at the lowest level, main entry at middle level, bedrooms at upper level, hip roof providing horizontal emphasis, and the light-siding-over-dark-brick material combination typical of the era. The property retains exceptional integrity with original materials, fenestration, and form substantially intact.

Integrity Assessment

The property retains integrity in all seven aspects. The building remains in its original corner lot location. The design retains the essential tri-level form with three staggered levels, hip roof, and integrated garage. The materials appear substantially original including brick veneer, siding, and aluminum windows. The workmanship demonstrates quality 1960s residential construction. The setting preserves suburban character with generous corner lot and mature landscaping. The property conveys strong feeling of a 1960s tri-level residence. The association with late Ford-era residential development remains clearly evident.

This property is recommended as **Contributing** to the Flat Rock Historical District. The c. 1966 tri-level ranch, now 60 years old, retains excellent integrity conveying its historic character and association with late Ford-era residential development.

Supporting factors include c. 1966 construction during the late Ford expansion period within the district's period of significance (1920-1975), tri-level/split-level form representing significant 1960s residential design, hip roof configuration intact, characteristic brick-and-siding material combination preserved, integrated two-car garage as original feature, three staggered floor levels clearly readable, aluminum sliding windows as period fenestration, corner lot providing visibility, exceptional overall integrity with minimal alterations, and representation of continued suburban growth supporting regional industrial expansion.

The property clearly communicates its mid-1960s construction and represents an important phase of the district's residential development. The tri-level form demonstrates the evolution of ranch house design during the postwar period, adapting to changing family needs while maintaining the horizontal aesthetic that characterized suburban residential architecture.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0002_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25731 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0001_001 Lot 1 & 2 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090648		Long: -83.283683		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1926	
Architectural Style	Craftsman Bungalow	
Building Form	1.5 Story Rectilinear	
Roof Form	Front Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacement	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐	f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History; Architecture						
Period(s) of Significance	1926-1975 (Transition/Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Hasley House						
Current/Common Name	25731 Gibraltar						
Historic/Original Owner	Dr. Philip F. Hasley						
Historic Building Use	Physician's Office/Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Dr. Philip Hasley						
Builder/Contractor							

Survey Date	2 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 25731 Gibraltar Street in Flat Rock, Michigan is a one-and-one-half-story Craftsman bungalow constructed in 1926 that represents the residential architecture built during the foundational years of Henry Ford's Village Industries period and the early development of Flat Rock's suburban-industrial community. The dwelling demonstrates mid-1920s residential design that reflects the construction standards and architectural preferences characteristic of the community's initial development following Ford's experimental village concept, when Flat Rock was establishing itself as a suburban-industrial center that attracted middle-class families seeking quality housing within the emerging community framework, falling within the early phase of Flat Rock's late period of significance that defines the community's transformation into a model suburban-industrial community during the period when Ford's vision was proving its viability as an innovative development model that could attract substantial residential investment and quality architectural expression.

The structure presents a classic Craftsman bungalow configuration built on a substantial rectangular footprint that emphasizes the traditional residential planning principles that characterized quality housing construction during Flat Rock's early period of suburban-industrial development. The one-and-one-half-story massing creates a distinguished horizontal presence that reflects the architectural standards that were being established during the community's foundational growth following Henry Ford's Village Industries experiment, when Flat Rock was evolving into a residential community that attracted middle-class families seeking substantial housing within the suburban-industrial framework. The building's form demonstrates the residential construction standards that had become established by the mid-1920s to serve the growing population of skilled workers, supervisors, and professionals who chose to make Flat Rock their home during the community's formative period of historical significance, representing the type of substantial family housing that characterized the community's early success as a suburban-industrial model that attracted quality residential investment and demonstrated the appeal of the Craftsman aesthetic to middle-class families seeking distinguished housing alternatives.

The roof consists of a complex gable configuration with prominent front-facing gable and integrated shed dormers covered with asphalt shingles that maintain the moderately-pitched angles characteristic of Craftsman bungalow architecture. The gable roof geometry with integrated dormers demonstrates the sophisticated residential planning approaches that characterized quality housing construction during Flat Rock's early period of significance, when builders employed traditional Craftsman roof forms that provided both visual appeal and functional performance while accommodating second-floor living space within the bungalow design vocabulary. The roof system reflects the construction techniques that had become standard for substantial residential development during the mid-1920s, when Flat Rock's developing community infrastructure supported the construction of distinguished family homes that reflected the prosperity and architectural sophistication of the suburban-industrial community model that had evolved from Ford's original experimental village concept during the prosperous mid-1920s period when the community was attracting quality residential development and middle-class families.

Exterior Material Composition

The exterior walls are constructed of warm brown brick masonry that demonstrates the substantial construction materials characteristic of quality Craftsman bungalow architecture during Flat Rock's late period of significance. The brick construction reflects the building traditions that had become established for middle-class housing in southeastern Michigan during the early 20th century, emphasizing durability and sophisticated appearance that connected new construction to established Craftsman architectural precedents while accommodating modern family living requirements. The consistent brick treatment creates visual unity and distinction across the building facade while demonstrating the construction standards that characterized substantial residential development during the mid-1920s, when Flat Rock was establishing itself as a community that attracted middle-class families seeking quality housing within the framework of the suburban-industrial development model that made the community nationally significant as a sophisticated alternative to urban industrial housing during the prosperous economic period of the mid-1920s.

The brick masonry construction demonstrates the material choices that reflected both practical considerations and architectural sophistication during the early period when Flat Rock's development represented an innovative model for suburban-industrial community planning that provided quality housing

options for middle-class families, with residential construction that offered substantial, attractive housing for the skilled workforce and supervisory personnel that formed the foundation of the community's economic and social structure during the prosperous mid-1920s when the community was establishing its reputation as a successful suburban-industrial development that attracted quality architectural expression.

The facade features a varied fenestration pattern that reflects Craftsman bungalow design principles, with multi-light casement windows, double-hung units, and grouped window configurations arranged to provide natural light while maintaining the traditional proportions that characterized quality residential construction during the mid-1920s. The windows appear to consist of traditional wood units with divided lights that provide both visual interest and historical continuity with Craftsman architectural traditions, demonstrating the attention to detail that characterized residential construction during Flat Rock's early period of significance when the community was establishing itself as a desirable place for substantial family housing. The window arrangements include both first-floor and dormer openings that create visual rhythm across the facade while maintaining the traditional character that defined Craftsman bungalow design and reflected the architectural sophistication that attracted middle-class families to Flat Rock.

The window arrangements demonstrate the approach to residential planning that characterized mid-1920s construction in developing communities like Flat Rock, with openings positioned to serve both functional interior requirements and exterior architectural composition that reflected the community's status as an emerging suburban-industrial development that prioritized architectural quality and traditional design values while providing substantial family accommodation for middle-class families seeking alternatives to urban industrial housing.

A defining characteristic of this substantial house is the prominent front-facing gable with exposed rafter tails and knee braces that forms the focal point of the asymmetrical facade composition typical of Craftsman bungalow design. The gable treatment demonstrates the sophisticated architectural detailing that characterized quality residential construction during Flat Rock's early period of significance, with design elements that connected new construction to established Craftsman architectural traditions while accommodating modern family living requirements. The Craftsman styling includes exposed structural elements and traditional proportions that coordinate with the overall bungalow composition while providing dignified residential accommodation that reflected the community's emerging character during the period when Flat Rock was establishing itself as a model for sophisticated suburban-industrial development that served middle-class families seeking distinguished housing alternatives during the prosperous mid-1920s.

The property demonstrates substantial residential site planning with mature tree coverage and traditional landscaping that reflects the community development patterns characteristic of Flat Rock's early evolution during the late period of significance. The generous lot size and mature plantings indicate the property's integration into the developing residential fabric that was being established as Flat Rock evolved from Ford's experimental village into a middle-class suburban community, with site planning that emphasized both substantial residential accommodation and integration with the surrounding neighborhood character that defines the community's historical significance as a sophisticated suburban-industrial development that attracted quality residential investment and middle-class families.

The overall architectural composition demonstrates the residential design principles that characterized substantial construction during Flat Rock's late period of significance, reflecting the construction techniques, traditional design approaches, and quality materials that had become standard for middle-class suburban communities during the mid-1920s. This one story, single-family brick veneered residence with matching garage is situated on Lot 1 & 2 in the Van Riper Sub. and in 1941, the address was 25731 Gibraltar Rd.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1932, Dr. Phillip F. Hasley resided in 25731 Gibraltar Road.[2] Dr. Haley's Physician's Office was in the basement of the house with a separate entrance for patients. Dr. Hasley died in 1936.[3] In 1939, Edwin & Olga Tetlow and family were living at 25731 Gibraltar.[4] On 13 February 1942, Edwin Tetlow registered for the Draft; he 38 years old, living at 25731 Gibraltar Road and was employed by Detroit Edison working at the Trenton Channel Plant. Edwin Tetlow died on 31 May 1948.[5] In 1950, Olga Tetlow and family resided at 25731 Gibraltar; and Olga worked as registered nurse at the Osteopathic Hospital.[6] Olga lived at 25731 Gibraltar until her death on 13 December 1979.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25731 Gibraltar Street is **strongly recommended as eligible** for listing in the National Register of Historic Places and should be classified as a **contributing resource** to the Flat Rock Historic District due to its 1926 construction date that falls within the foundational phase of the district's late period of significance (1922-1972) and its representation of the substantial middle-class residential development that characterized Flat Rock's evolution into a sophisticated suburban-industrial community model during the period when the community was establishing itself under Henry Ford's Village Industries experiment as a distinguished alternative to urban industrial housing that served middle-class families during the prosperous mid-1920s period when the suburban-industrial development model was proving its appeal to families seeking quality architectural expression and substantial residential accommodation.

This 1926 Craftsman bungalow was constructed during the foundational phase of Flat Rock's late period of significance (1922-1972), representing the early substantial residential development that followed Henry Ford's establishment of the Village Industries headlamp plant in 1922 and demonstrated the quality residential growth that was transforming Flat Rock into a sophisticated suburban-industrial community attractive to middle-class families. The property represents the substantial residential development that occurred as Flat Rock was evolving from Ford's experimental village into an established community that attracted middle-class families seeking quality housing within the emerging suburban-industrial framework that made the community nationally significant during the mid-20th century as a sophisticated alternative to urban industrial housing, demonstrating the community's early ability to provide distinguished housing options for middle-class families during the prosperous economic conditions of the mid-1920s when the suburban-industrial model was proving its appeal to families seeking quality residential development and architectural sophistication.

Significance Under National Register Criterion A: Events and Patterns of Development

The property demonstrates clear significance under Criterion A through its representation of the middle-class residential development patterns that characterized Flat Rock's early transformation into a sophisticated suburban-industrial community during the late period of significance. The 1926 construction date places the building within the foundational period when Flat Rock was establishing itself beyond Ford's initial experimental

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1932**) unpaginated, folder: Flat Rock Directories (1917-1946); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] Dr. Philip F. Hasley obituary, 30 Nov 1936, Monroe Evening News (Michigan); Obituary Card Catalog, Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7Y-H66 : Fri Mar 08 01:11:53 UTC 2024), Entry for Edwin Tetlow and John Tetlow, 31 May 1948.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 76, dwelling 321, for Olga Tetlow and familiy; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FV-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 54 of 58; United States. National Archives and Records Administration.

[7] "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZBD-XKV : Tue Feb 25 00:26:12 UTC 2025), Entry for Olga M Tetlow, 13 Dec 1979.

phase into a practical community that served as a model for quality suburban-industrial development, attracting substantial residential construction that reflected the community's prosperity and appeal to middle-class families during the prosperous mid-1920s. The property represents the type of distinguished family housing that characterized Flat Rock's early success as a suburban-industrial community, demonstrating the residential development patterns that supported the community's economic foundation while providing sophisticated living environments that made Flat Rock a desirable place for middle-class families seeking alternatives to urban industrial housing during a period when the community was establishing its reputation for quality residential development.

The building's substantial construction and sophisticated Craftsman design reflect the prosperity and architectural quality that characterized Flat Rock during the foundational period when the community was establishing itself as a successful example of suburban-industrial planning that served middle-class families, with residential development that provided quality substantial housing for the skilled workforce and supervisory personnel that formed the foundation of the community's economic and social structure during its formative period of historical importance. The property demonstrates the community's ability to attract residential investment and development during the prosperous mid-1920s, reflecting the success of Ford's Village Industries concept in creating a sustainable suburban-industrial community that provided sophisticated housing alternatives for middle-class families when economic conditions supported quality residential development and architectural expression.

The property demonstrates exceptional integrity across all seven aspects required for National Register eligibility, maintaining its ability to convey its historical significance as an example of substantial middle-class residential construction during Flat Rock's late period of significance. **Location integrity** remains intact, with the building situated on its original site within the established residential fabric that developed during Flat Rock's transformation into a suburban-industrial community. **Design integrity** is fully preserved through the retention of all character-defining Craftsman bungalow features, including the asymmetrical facade composition, traditional fenestration patterns, prominent front-facing gable with exposed structural elements, complex roof configuration with dormers, and one-and-one-half-story massing that reflects mid-1920s middle-class residential design principles.

Setting integrity remains strong within the established residential neighborhood context that developed during Flat Rock's period of significance, with mature landscaping and substantial lot development that reflects the community planning approaches characteristic of the sophisticated suburban-industrial development model. **Materials integrity** is excellent, with the original brick masonry construction, traditional window units, and roof configuration maintained without significant alteration that would compromise the building's historical character. **Workmanship integrity** is demonstrated through the retention of quality construction details, traditional Craftsman building techniques, and architectural elements that reflect the construction standards characteristic of substantial residential development during the mid-1920s.

Feeling integrity is preserved through the building's continued ability to convey the sense of middle-class residential prosperity that characterized Flat Rock during its early period of significance as a sophisticated suburban-industrial community, while **association integrity** remains strong through the building's direct connection to the residential development patterns that supported the community's transformation into a model suburban-industrial development that served middle-class families during the period that defines Flat Rock's national historical significance.

Including this property as a contributing resource strengthens the district's ability to convey the complete narrative of Flat Rock's development during the late period of significance, demonstrating how the community evolved from Ford's experimental village into an established suburban-industrial community that attracted substantial middle-class residential development during the foundational years of its transformation and the prosperous economic conditions of the mid-1920s. The building represents the type of distinguished family housing that made Flat Rock a sophisticated residential community during the early period when its success as a quality suburban-industrial model was being established, contributing essential evidence of the residential development patterns that supported the community's economic and social foundation during the prosperous mid-1920s when the community's architectural quality and suburban-industrial approach provided valuable alternatives for middle-class families seeking sophisticated housing options and quality residential development.

The property at 25731 Gibraltar Street should be **definitively classified as a contributing resource** to the Flat Rock Historic District and is **strongly recommended for National Register eligibility** under Criterion A. The

building's 1926 construction date places it within the foundational phase of the late period of significance, it demonstrates clear historical significance through its representation of the middle-class residential development patterns that characterized Flat Rock's transformation into a sophisticated suburban-industrial community during the foundational period, and it maintains exceptional integrity that preserves its ability to convey its historical importance as part of the community's distinguished development narrative.

This property should be documented as a contributing resource that provides essential evidence of the middle-class residential development patterns that supported Flat Rock's evolution into a model suburban-industrial community during the foundational phase of the period of greatest historical significance. The building should be considered a key component of the contributing fabric that enables the historic district to convey the complete narrative of Flat Rock's transformation from Henry Ford's experimental village into an established community that served as a national model for sophisticated suburban-industrial development during the mid-20th century, demonstrating the community's distinguished character and its ability to provide quality housing alternatives for middle-class families during the prosperous economic conditions of the mid-1920s when the suburban-industrial model was proving its appeal to families seeking sophisticated alternatives to urban industrial housing and quality architectural expression.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_04_0001_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29044 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0007_000 Lot 7 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093815		Long: -83.284355		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1924
Architectural Style	Craftsman Bungalow
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable with prominent front porch gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum sided with shingle accents
Foundation Materials	Concrete Block
Window Materials	Wood Window
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History; Architecture						
Period(s) of Significance	1924-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29044 Van Riper						
Historic/Original Owner	William & Lillian Lau						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	unknown						

Survey Date	12 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 29044 Van Riper Street in Flat Rock, Michigan is a one-and-one-half-story Craftsman bungalow constructed in 1924 that represents the residential architecture built during the foundational years of Henry Ford's Village Industries period and the early development of Flat Rock's suburban-industrial community. The dwelling demonstrates mid-1920s residential design that reflects the construction standards and architectural preferences characteristic of the community's initial development following Ford's experimental village concept, when Flat Rock was establishing itself as a suburban-industrial center that attracted working families seeking quality housing within the emerging community framework, falling within the early phase of Flat Rock's late period of significance that defines the community's transformation into a model suburban-industrial community during the period when Ford's vision was proving its viability as an innovative development model that could attract substantial residential investment and provide quality housing alternatives for working families.

The structure presents a classic Craftsman bungalow configuration built on a rectangular footprint that emphasizes the traditional residential planning principles that characterized quality housing construction during Flat Rock's early period of suburban-industrial development. The one-and-one-half-story massing creates a modest yet dignified horizontal presence that reflects the architectural standards that were being established during the community's foundational growth following Henry Ford's Village Industries experiment, when Flat Rock was evolving into a residential community that attracted working families seeking substantial housing within the suburban-industrial framework. The building's form demonstrates the residential construction standards that had become established by the mid-1920s to serve the growing population of workers and their families who chose to make Flat Rock their home during the community's formative period of historical significance, representing the type of quality family housing that characterized the community's early success as a suburban-industrial model that provided attractive residential options for working-class families during the prosperous economic conditions of the mid-1920s.

The roof consists of a complex gable configuration with prominent front-facing gable and side-gable elements covered with asphalt shingles that maintain the moderately-pitched angles characteristic of Craftsman bungalow architecture. The gable roof geometry demonstrates the sophisticated residential planning approaches that characterized quality housing construction during Flat Rock's early period of significance, when builders employed traditional Craftsman roof forms that provided both visual appeal and functional performance while accommodating second-floor living space within the bungalow design vocabulary. The roof system reflects the construction techniques that had become standard for substantial residential development during the mid-1920s, when Flat Rock's developing community infrastructure supported the construction of quality family homes that reflected the prosperity and architectural sophistication of the suburban-industrial community model that had evolved from Ford's original experimental village concept during the prosperous mid-1920s period.

The exterior walls are clad in white horizontal aluminum siding with contrasting wood shingle detailing in the front gable that demonstrates the mixed material approaches characteristic of quality Craftsman bungalow architecture during Flat Rock's late period of significance. The aluminum siding and shingle combination reflects the building traditions that had become established for working-class housing in southeastern Michigan during the early 20th century, emphasizing both traditional appearance and architectural interest that connected new construction to established Craftsman architectural precedents while accommodating modern family living requirements within the means of working families. The varied material treatment creates visual interest and distinction across the building facade while demonstrating the construction standards that characterized substantial residential development during the mid-1920s, when Flat Rock was establishing itself as a community that attracted working families seeking quality housing within the framework of the suburban-industrial development model that made the community nationally significant as a democratic alternative to urban industrial housing.

The aluminum siding and shingle construction demonstrates the material choices that reflected both practical considerations and architectural quality during the early period when Flat Rock's development represented an innovative model for suburban-industrial community planning that provided quality housing options for working families, with residential construction that offered attractive, substantial housing for the workforce that formed

the foundation of the community's economic and social structure during the mid-1920s when the community was establishing its reputation as a successful suburban-industrial development.

The facade features a symmetrical fenestration pattern that reflects Craftsman bungalow design principles, with multi-light double-hung windows arranged to provide natural light while maintaining the traditional proportions that characterized quality residential construction during the mid-1920s. The windows appear to consist of traditional wood units with divided lights that provide both visual interest and historical continuity with Craftsman architectural traditions, demonstrating the attention to detail that characterized residential construction during Flat Rock's early period of significance when the community was establishing itself as a desirable place for quality family housing. The window arrangements create visual rhythm across the facade while maintaining the traditional character that defined Craftsman bungalow design.

The window arrangements demonstrate the approach to residential planning that characterized mid-1920s construction in developing communities like Flat Rock, with openings positioned to serve both functional interior requirements and exterior architectural composition that reflected the community's status as an emerging suburban-industrial development that prioritized architectural quality and traditional design values while providing practical family accommodation for working families.

A defining characteristic of this quality house is the prominent front porch with distinctive Craftsman detailing, including tapered columns on masonry piers and decorative wood railings that form the focal point of the symmetrical facade composition. The porch demonstrates the sophisticated architectural treatment that characterized quality residential construction during Flat Rock's early period of significance, with design elements that connected new construction to established Craftsman architectural traditions while accommodating modern family living requirements. The Craftsman styling includes the distinctive decorative wood bargeboard in the front gable with radiating sunburst pattern that coordinates with the overall bungalow composition while providing dignified residential accommodation that reflected the community's emerging character during the period when Flat Rock was establishing itself as a model for democratic suburban-industrial development.

The property demonstrates substantial residential site planning with established landscaping and notable stone retaining walls that reflect the community development patterns characteristic of Flat Rock's early evolution during the late period of significance. The stone retaining walls and terraced site development indicate the property's integration into the developing residential fabric that was being established as Flat Rock evolved from Ford's experimental village into a working-class suburban community, with site planning that emphasized both quality residential accommodation and integration with the surrounding neighborhood character that defines the community's historical significance as a democratic suburban-industrial development.

The overall architectural composition demonstrates the residential design principles that characterized substantial construction during Flat Rock's late period of significance, reflecting the construction techniques, traditional design approaches, and quality materials that had become standard for working-class suburban communities during the mid-1920s. The building represents the foundational residential development in Flat Rock during the period when the community's success as a suburban-industrial model was attracting working families seeking quality housing within an emerging community framework, demonstrating the architectural character that defines Flat Rock's significance as a successful example of democratic suburban-industrial community planning that provided quality housing alternatives for working families during the prosperous mid-1920s.

This 1.5 story, single-family residence with matching garage is situated on Lot 7 in the Van Riper Sub. and in 1941, the address was 29044 Van Riper St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, William Lau & wife owned lot 7 in the Van Riper Subdivision; and the residence thereon.[2] In 1939, William & Lillian Lau and family were living at 29044 VanRiper.[3] In 1950, Clyde & Nola Artley and their children resided at 29044 Van Riper; and Clyde worked as machine repair for an auto parts manufacturer.[4] Clyde Artley and family were living at 29044 Van Riper Street from 1959 through 1971.[5] In 1955, Clyde Artley and family were living at 29044 Van Riper.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29044 Van Riper Street is strongly recommended as eligible for listing in the National Register of Historic Places and should be classified as a contributing resource to the Flat Rock Historic District due to its 1924 construction date that falls within the foundational phase of the district's late period of significance (1922-1972) and its representation of the quality working-class residential development that characterized Flat Rock's evolution into a democratic suburban-industrial community model during the period when the community was establishing itself under Henry Ford's Village Industries experiment as an accessible alternative to urban industrial housing that served working families during the prosperous mid-1920s period when the suburban-industrial development model was proving its appeal to families seeking quality housing alternatives.

This 1924 Craftsman bungalow was constructed during the foundational phase of Flat Rock's late period of significance (1920-1975), representing the early substantial residential development that followed Henry Ford's establishment of the Village Industries headlamp plant in 1922 and demonstrated the quality residential growth that was transforming Flat Rock into a democratic suburban-industrial community attractive to working families. The property represents the substantial residential development that occurred as Flat Rock was evolving from Ford's experimental village into an established community that attracted working families seeking quality housing within the emerging suburban-industrial framework that made the community nationally significant during the mid-20th century as a democratic alternative to urban industrial housing, demonstrating the community's early ability to provide quality housing options for working families during the prosperous economic conditions of the mid-1920s when the suburban-industrial model was proving its viability and appeal.

The property demonstrates clear significance under Criterion A through its representation of the working-class residential development patterns that characterized Flat Rock's early transformation into a democratic suburban-industrial community during the late period of significance. The 1924 construction date places the building within the foundational period when Flat Rock was establishing itself beyond Ford's initial experimental phase into a practical community that served as a model for democratic suburban-industrial development, attracting substantial residential construction that reflected the community's accessibility and appeal to working families during the prosperous mid-1920s. The property represents the type of quality family housing that characterized Flat Rock's early success as a suburban-industrial community, demonstrating the residential development patterns that supported the community's economic foundation while providing substantial living environments that made Flat Rock a desirable place for working families seeking alternatives to urban industrial housing during the period when the community was establishing its reputation for quality residential development and democratic accessibility.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 96, entry for William Lau & wife; original records held by Brownstown Township Historical Society.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 30, dwelling 322, for Clyde & Nola Artley and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-P?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 31 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The building's substantial construction and traditional Craftsman design reflect the democratic character and architectural quality that characterized Flat Rock during the foundational period when the community was establishing itself as a successful example of suburban-industrial planning that served working families, with residential development that provided quality substantial housing for the workforce that formed the foundation of the community's economic and social structure during its formative period of historical importance. The property demonstrates the community's ability to attract residential investment and development during the prosperous mid-1920s, reflecting the success of Ford's Village Industries concept in creating a sustainable suburban-industrial community that provided quality housing alternatives for working families when economic conditions supported substantial residential development.

The property demonstrates good integrity across all seven aspects required for National Register eligibility, maintaining its ability to convey its historical significance as an example of quality working-class residential construction during Flat Rock's late period of significance. Location integrity remains intact, with the building situated on its original site within the established residential fabric that developed during Flat Rock's transformation into a suburban-industrial community. Design integrity is well preserved through the retention of character-defining Craftsman bungalow features, including the symmetrical facade composition, traditional fenestration patterns, prominent front porch with tapered columns, decorative gable bargeboard with sunburst pattern, and one-and-one-half-story massing that reflects mid-1920s working-class residential design principles.

Setting integrity remains strong within the established residential neighborhood context that developed during Flat Rock's period of significance, with stone retaining walls and traditional site development that reflects the community planning approaches characteristic of the democratic suburban-industrial development model. Materials integrity is good, with the original wood siding and shingle construction and traditional architectural elements maintained, though some updating may have occurred that does not compromise the building's essential historical character. Workmanship integrity is demonstrated through the retention of quality construction details, traditional Craftsman building techniques, and distinctive decorative elements that reflect the construction standards characteristic of substantial residential development during the mid-1920s.

Feeling integrity is preserved through the building's continued ability to convey the sense of working-class residential prosperity that characterized Flat Rock during its early period of significance as a democratic suburban-industrial community, while association integrity remains strong through the building's direct connection to the residential development patterns that supported the community's transformation into a model suburban-industrial development that served working families during the period that defines Flat Rock's national historical significance.

Including this property as a contributing resource strengthens the district's ability to convey the complete narrative of Flat Rock's development during the late period of significance, demonstrating how the community evolved from Ford's experimental village into an established suburban-industrial community that attracted quality working-class residential development during the foundational years of its transformation and the prosperous economic conditions of the mid-1920s.

The property at 29044 Van Riper Street should be definitively classified as a contributing resource to the Flat Rock Historic District and is strongly recommended for National Register eligibility under Criterion A. The building's 1924 construction date places it within the foundational phase of the late period of significance, it demonstrates clear historical significance through its representation of the working-class residential development patterns that characterized Flat Rock's transformation into a democratic suburban-industrial community during the foundational period, and it maintains good integrity that preserves its ability to convey its historical importance as part of the community's democratic development narrative.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0007_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29056 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0008_000 Lot 8 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093688		Long: -83.284374		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1939
Architectural Style	Minimal Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Sided
Foundation Materials	Concrete Block
Window Materials	Wood/Auminum Window
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History;						
Period(s) of Significance	193-1975 (Transition/Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29056 Van Riper						
Historic/Original Owner	William & Virginia Cooke						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						

Survey Date	8 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1939 Cape Cod Revival residence represents Flat Rock's residential development during the mature Ford Village Industries period, constructed in the final years before American entry into World War II. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits the characteristic Cape Cod Revival features—compact 1.5-story form with side gable roof—that made the style one of the most popular residential designs of the late 1930s.

The steeply-pitched side gable roof with brown asphalt shingles creates the classic Cape Cod profile. The roof pitch and proportions are characteristic of the style, evoking colonial New England heritage while providing practical attic space. The **prominent brick chimney** on the exterior side wall represents an important surviving original feature, rising prominently above the roofline and contributing substantial historic character to the property.

The exterior has been re-clad with sage green aluminum siding, an alteration affecting integrity of materials. Contrasting salmon/terra cotta trim frames the windows and corner boards, creating a distinctive color scheme. The aluminum application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is visible where the lot slopes, revealing the building's elevated position.

The property sits on an elevated lot, with stone steps leading up from the sidewalk through cottage-style garden plantings including irises and perennials. This topographic setting distinguishes the property and creates visual interest from the street.

The facade displays asymmetrical composition with a corner window bay and additional windows. The corner bay window with multiple lights provides generous natural light to the main living area, a characteristic Cape Cod feature. The property retains **some original wood windows with aluminum storm windows**, representing important surviving historic fabric that enhances integrity compared to fully replaced fenestration. Other windows have been replaced with aluminum double-hung units. The original wood windows demonstrate period construction methods and materials.

Character-defining features include the 1939 construction date within the mature Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, one-story Cape Cod Revival form with side gable roof, prominent brick chimney as surviving original feature, some original wood windows with aluminum storms, corner bay window, elevated lot with stone steps, cottage garden landscaping, and overall late 1930s Cape Cod character.

This one-story, single-family residence is situated on Lot 8 in the Van Riper Sub. and in 1941, the address was 29056 Van Riper St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive-level surveys and designations, and is recommended for other identification efforts.

In 1939, William K. Cooke (and the F.E. Morrison Fort Wayne Mortgage Co.) owned lot 8 in the Van Riper Subdivision; and the residence thereon, 29056 Van Riper St.[2] In 1940, William Cooke and his sons resided at 29056 Van Riper; and William worked as an operator at the Oil Refinery.[3] In 1950, William & Viriginia Cooke and their sons resided at 29056 Van Riper; and William worked as Pumper & Blender at the Oil Refinery.[4] In 1955, William K. Cooke and family were living at 29056 Van Riper.[5] In 1959, William K. Cooke and family were living at 29056 Van Riper Street.[6] In 1964, William K. Cooke was living at 29056 Van Riper St.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1939 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By the late 1930s, more than fifteen years after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods serving industrial workers. The 1939 construction date places this property within the final prewar building period, demonstrating sustained housing demand in Flat Rock despite the lingering effects of the Depression.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a good local example of Cape Cod Revival residential architecture, a style that achieved widespread popularity during the late 1930s. The Cape Cod Revival's associations with colonial American heritage and its modest, practical scale made it particularly appealing during economically uncertain times. The house exhibits characteristic Cape Cod features including compact 1.5-story form, steeply-pitched side gable roof, and modest domestic scale. The prominent brick chimney represents an important original feature characteristic of Cape Cod design. The survival of some original wood windows with aluminum storms represents important retention of historic fabric. While aluminum siding has affected integrity of materials, the property retains its essential Cape Cod form, prominent chimney, corner bay window, and original windows.

Integrity Assessment

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 185, entry for William K. Cooke, original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 5A, dwelling 84, for William K. Cooke and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWC6?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3AK411-ZXS&action=view&cc=2000219&lang=en&groupId= : accessed 27 July 2025), FHL# 005461710, Image 13 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 30, dwelling 323, for William & Viriginia Cooke and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-P?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 31 of 58; United States. National Archives and Records Administration.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1964-65) p. 56, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original elevated site on Van Riper Street within the established residential context. The design retains the essential Cape Cod form including side gable roof, prominent chimney, and compact massing. The setting preserves suburban character with elevated lot, stone steps, and cottage garden plantings. The property conveys the feeling of a late 1930s Cape Cod residence and maintains association with prewar residential development. Integrity of materials and workmanship has been partially compromised by aluminum siding application and partial window replacement. However, the retention of the prominent brick chimney, some original wood windows, corner bay window, and overall Cape Cod form partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1939 Cape Cod Revival residence retains sufficient integrity to convey its historic character and association with late Depression-era residential development.

Supporting factors include 1939 construction during the mature Ford Village Industries period, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Cape Cod Revival form with side gable roof clearly readable, prominent brick chimney surviving as important original feature, some original wood windows retained with aluminum storms, corner bay window preserved, elevated lot with stone steps providing distinctive setting, cottage garden landscaping complementing Cape Cod character, and overall late 1930s residential character evident.

The aluminum siding and partial window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The Cape Cod form, prominent chimney, surviving original windows, corner bay window, and overall historic character remain clearly evident and communicate the property's 1939 construction and architectural significance within Flat Rock's prewar residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0008_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29064 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0009_000 Lot 9 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093550		Long: -83.284424		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1926	
Architectural Style	Colonial Revival w/ Tudor	
Building Form	2 Story Rectilinear	
Roof Form	Hip	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Red Brick	
Foundation Materials	Red Brick	
Window Materials	Vinyl Replacements	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1926-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	29064 Van Riper					
Historic/Original Owner	Mrs. George Hoeft					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	23 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1926 residence represents Flat Rock's early residential development during the initial Ford Village Industries period, constructed four years after Henry Ford established the Flat Rock lamp factory in 1922. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits an eclectic design combining Colonial Revival massing with Tudor Revival roof influences, creating a distinctive dwelling that reflects the stylistic experimentation of 1920s residential architecture.

The complex roof form creates the property's most distinctive feature. Multiple steeply-pitched intersecting gables produce a dynamic roofline with Tudor Revival character. The primary front-facing gable features a clipped or jerkinhead profile, creating a distinctive silhouette. Secondary gables project at various angles, creating picturesque asymmetry characteristic of the Tudor influence. Brown asphalt shingles cover the roof surfaces.

The comprehensive **dark red-brown brick veneer** covering all exterior walls represents quality 1926 construction and constitutes the property's primary historic material. The brick demonstrates skilled masonry with consistent coursing and subtle color variation. The full brick exterior covering both stories and all gable ends represents premium construction and has been excellently preserved after nearly 100 years. The brick's intact condition significantly enhances the property's integrity.

The facade displays asymmetrical composition with the intersecting gable forms creating visual complexity. A covered front porch with white railings provides a welcoming entrance, contrasting with the dark brick. The porch configuration appears to be original or sympathetically designed. Windows are positioned within the gable forms, with fenestration reflecting interior room arrangements.

The windows have been replaced with aluminum sliding units, affecting integrity of workmanship. The sliding window type represents a departure from the original double-hung or casement configurations typical of 1920s residential design. However, the intact brick exterior represents the primary historic material, mitigating the window alteration.

The property occupies an elevated lot with naturalistic cottage garden landscaping including perennials, ornamental shrubs, and a prominent American flag on a flagpole. A stone retaining wall at street level accommodates the grade change. The elevated position and lush landscaping create a distinctive setting. A garage is located at the rear of the property.

Character-defining features include the 1926 construction date within the early Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, two-story form with distinctive intersecting steep gables, clipped/jerkinhead gable profile, full dark red-brown brick veneer intact throughout, Colonial Revival massing with Tudor roof influences, covered front porch, elevated lot with cottage garden landscaping, and garage in rear.

This 1.5 story, single-family residence is situated on Lot 9 in the Van Riper Sub. and in 1941, the address was 29064 Van Riper St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, Mrs. George Hoeft owned lot 9 in the Van Riper Subdivision; and the residence thereon.[2] In 1939, Arthur & Caroline Terrell owned lot 9 in the Van Riper Subdivision; and the residence thereon.[3] In 1939, Thurmon & Florence Peacock and family were living at 29064 Van Riper.[4] In 1940, Thurman & Florence Peacock and son were living at 29064 Van Riper St., and Thurman was employed as a fireman for the railroad.[5] In 1940, Joseph & Catherine Chenette were living at 29064 Van Riper St., and Joseph was employed as a proprietor for an appliance factory.[6] In 1942, Arthur Terrell owned lot 9 in the Van Riper Subdivision; and the residence thereon.[7] Perry Smith was residing at 29064 Van Riper St. in 1959.[8]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1926 residence represents Flat Rock's early residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This substantial brick residence, constructed four years after Ford's investment, demonstrates the quality housing stock developed to serve the growing community during this formative period.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a distinctive local example of 1920s eclectic residential architecture, combining Colonial Revival massing with Tudor Revival roof influences. The 1920s saw considerable stylistic experimentation in American residential design, with builders and homeowners freely mixing elements from various revival styles. This house exemplifies that eclecticism through its formal two-story brick form (Colonial Revival) combined with steeply-pitched intersecting gables and clipped gable profile (Tudor influences).

The full brick veneer exterior represents premium construction quality, while the distinctive roof form provides architectural interest distinguishing this property from more conventional Colonial Revival examples. The property demonstrates how 1920s residential design allowed creative synthesis of historical references within traditional domestic forms.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 121, entry for Mrs. Geo. Hoeft; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged alphabetically and by subdivision; pg. 185, entry for Arthur & Caroline Terrell; original records held by Brownstown Township Historical Society.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 5A, dwelling 82, Thurman & Florence Peacock and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWC6?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 13 of 1034; United States. National Archives and Records Administration.

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 3B, dwelling 53, Joseph & Catherine Chenette ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 10 of 1034; United States. National Archives and Records Administration.

[7] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942," arranged alphabetically and by subdivision; pg. 635, entry for Arthur Terrell; original records held by Brownstown Township Historical Society.

[8] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity Assessment

The property retains integrity of location, design, materials, setting, feeling, and association. The house remains on its original elevated site on Van Riper Street within the established residential context. The design retains the essential form including distinctive intersecting steep gables, clipped gable profile, and two-story massing. The materials retain the original brick veneer exterior in excellent condition. The setting preserves the elevated lot with cottage garden character. The property conveys the feeling of a substantial 1920s residence and maintains association with early Ford Village Industries development. Integrity of workmanship has been partially compromised by aluminum sliding window replacement, though the high-quality brick construction and distinctive roof form remain clearly evident.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1926 brick residence retains strong integrity conveying its historic character and association with early Ford Village Industries development.

Supporting factors include 1926 construction during the significant early Ford period, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, distinctive intersecting steep gable roof form, clipped/jerkinhead gable profile providing architectural interest, quality dark red-brown brick veneer intact throughout all elevations, Colonial Revival massing with Tudor roof influences demonstrating 1920s eclecticism, covered front porch preserved, elevated lot with distinctive setting, garage in rear retained, and overall substantial 1920s residential character clearly readable.

The aluminum sliding window replacement represents an alteration affecting integrity of workmanship but does not disqualify the property from contributing status. The full brick exterior, distinctive roof form with intersecting steep gables, clipped gable profile, and overall eclectic 1920s character remain intact and clearly communicate the property's 1926 construction and architectural significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_135_04_0009_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29074 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0010_000 Lot 10 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093411		Long: -83.284459		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1940
Architectural Style	Minimal Traditionalist
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Replacement
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1940-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29074 Van Riper						
Historic/Original Owner	Charles E. & Augusta Boner						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	23 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1940 Minimal Traditional residence represents Flat Rock's residential development during the mature Ford Village Industries period, constructed on the eve of American entry into World War II. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits the characteristic Minimal Traditional features—compact 1.5-story form with side gable roof and modest domestic scale—that made the style one of the most popular residential designs of the late 1930s and early 1940s.

The side gable roof with brown asphalt shingles creates the classic Minimal Traditional profile. A front-facing gable dormer projects from the roof slope, providing light and headroom to the upper half-story. The dormer is centered on the facade, creating balanced composition characteristic of the style. The modest roof pitch and compact proportions reflect the economical design philosophy of Minimal Traditional architecture.

The exterior has been re-clad with white vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. Navy blue decorative shutters frame the windows, providing traditional accent consistent with Minimal Traditional styling. The concrete block foundation is visible at grade level.

The facade displays simple, balanced composition with a small covered entry porch slightly off-center. The porch features simple posts supporting a projecting roof and white railings, creating a modest welcoming approach. The entry door is flanked by windows, with additional windows on the side elevations. The fenestration pattern is consistent with 1940 Minimal Traditional design.

The windows have been replaced with vinyl double-hung units, affecting integrity of materials and workmanship. However, the replacement windows maintain appropriate scale and the original fenestration pattern.

The property occupies a lot with manicured lawn, mature shade tree, and ornamental landscaping including a striking burgundy Japanese maple as a focal specimen. A block retaining wall at street level accommodates a slight grade change. The detached garage is located at the rear of the property. The well-maintained grounds demonstrate continued property stewardship.

Character-defining features include the 1940 construction date within the mature Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, 1.5-story Minimal Traditional form with side gable roof, centered front gable dormer, small covered entry porch, navy blue decorative shutters, concrete block foundation, detached garage in rear, and overall 1940 Minimal Traditional massing and proportions.

This 1.5 story, single-family frame residence with garage is situated on Lot 10 in the Van Riper Sub. and in 1941, the address was 29074 Van Riper St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1942, Charles E. Boner owned lot 10 in the Van Riper Subdivision and the residence thereon, 29074 Van Riper St.[2] In 1940, Charles and Augusta Boner resided at 29074 Van Riper; and Charles was employed as an engineer for the Railroad.[3] Charles E. Boner died on 20 August 1943.[4]

In 1950, Frank & Marilynn Sprague and their children resided at 29074 Van Riper; and Frank was employed as a doctor of osteopathic medicine at the osteopathic hospital.[5]

In 1955, Norman W. Secor and family were living at 29074 Van Riper.[6] In 1959, Norman Secor and family were living at 29074 Van Riper Street.

Nelson E. Brown resided at 29074 Van Riper St. from 1961 through 1971.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1940 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By 1940, nearly two decades after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods serving industrial workers. The 1940 construction date places this property at the end of the prewar building period, just before wartime restrictions curtailed residential construction. The Minimal Traditional style's popularity during this period reflected American domestic preferences emphasizing traditional values and modest scale.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a good local example of Minimal Traditional residential architecture, a style that dominated American modest housing during the late 1930s and early 1940s. The house exhibits characteristic Minimal Traditional features including compact 1.5-story form, side gable roof, front gable dormer, simple entry porch, and modest domestic scale. While vinyl siding and window replacement have affected integrity of materials, the property retains its essential Minimal Traditional form, roof configuration, dormer, and entry porch.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 635, entry for Charles E. Boner; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 61A, dwelling 41, Charles & Augusta Boner; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VW81?view=index&cc=2000219&lang=en&groupId= : accessed 27 July 2025), FHL# 005461710 Image 41 of 1034; United States. National Archives and Records Administration.

[4] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-L7C : Fri Mar 08 11:17:23 UTC 2024), Entry for Charles E Boner, 30 Aug 1943.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 76, dwelling 325, for Frank & Marilynn Sprague and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FV-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 54 of 58; United States. National Archives and Records Administration.

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1954) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1961-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Minimal Traditional form including side gable roof, front dormer, and compact massing. The setting preserves suburban character with lawn, mature shade tree, and ornamental landscaping. The property conveys the feeling of a 1940 residence and maintains association with prewar residential development. Integrity of materials and workmanship has been compromised by vinyl siding application and vinyl window replacement. However, the retention of the Minimal Traditional form, front dormer, entry porch, and detached garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1940 Minimal Traditional residence retains sufficient integrity to convey its historic character and association with prewar residential development.

Supporting factors include 1940 construction during the mature Ford Village Industries period, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Minimal Traditional form with side gable roof clearly readable, centered front gable dormer intact, small covered entry porch preserved, navy blue decorative shutters providing traditional character, concrete block foundation as original material, detached garage retained in rear, original fenestration pattern maintained, and overall 1940 Minimal Traditional character evident.

The vinyl siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The Minimal Traditional form, front dormer, entry porch, and overall historic character remain clearly evident and communicate the property's 1940 construction and architectural significance within Flat Rock's prewar residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0010_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29098 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0011_000 Lot 11 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093272		Long: -83.284438		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1940	
Architectural Style	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Complex Hip and Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Red Brick	
Foundation Materials	Red Brick	
Window Materials	Vinyl Replacements	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1940-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐ Date(s):
Current/Common Name	29098 Van Riper		
Historic/Original Owner	Ralph A. & Frances Whisler		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Architect/Engineer/Designer	unknown		
Builder/Contractor	unknown		

Survey Date	23 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This late 1939 Minimal Traditional residence represents Flat Rock's residential development during the mature Ford Village Industries period, constructed in the final months before the new decade. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits the characteristic Minimal Traditional features—compact 1.5-story form with modest domestic scale—distinguished by full brick veneer construction that represents premium building quality for the style.

The side gable roof with brown asphalt shingles creates the classic Minimal Traditional profile. A prominent front-facing gable projects from the main roof, adding visual interest and providing additional space. This gable configuration creates a slightly more substantial appearance than the simplest Minimal Traditional examples while maintaining the style's characteristic modesty. The roof features modest eave overhang.

The comprehensive **red-brown brick veneer** covering all exterior walls represents quality late 1930s construction and constitutes the property's most significant architectural feature. The brick demonstrates skilled masonry with consistent coursing and warm color tones. The full brick exterior—covering both the main body and the front gable—represents premium construction within the Minimal Traditional typology, distinguishing this property from more common wood-sided examples. The brick's excellent condition after 85+ years demonstrates quality materials and construction. The brick/concrete foundation continues the masonry treatment to grade level.

The covered front porch represents a welcoming domestic feature with simple square posts supporting a projecting roof section. The porch railings feature a distinctive X-pattern design in white, providing decorative interest. The porch is accessed by brick steps, maintaining material continuity with the house exterior.

The windows have been replaced with aluminum double-hung units with white trim, affecting integrity of workmanship. However, the replacement windows maintain appropriate scale and the original fenestration pattern. The intact brick exterior represents the primary historic material, significantly mitigating the window alteration.

The property occupies a lot with manicured lawn, mature shade tree, and landscaped foundation bed with brick edging and ornamental shrubs including a prominent weeping specimen. A detached garage is located at the rear of the property, accessed by a concrete driveway. Privacy fencing encloses portions of the rear yard.

Character-defining features include the late 1939 construction date within the mature Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, 1.5-story Minimal Traditional form with side gable roof, front-facing gable projection, full red-brown brick veneer intact throughout, covered front porch with X-pattern railings, brick porch steps, brick/concrete foundation, detached garage, and overall quality prewar brick residential design.

This one story, single-family frame residence is situated on Lot 11 in the Van Riper Sub. and in 1941, the address was 29098 Van Riper St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, Ralph & Frances Whisler and son were living at 29445 Van Riper St., and Ralph was employed as an electrician for an oil refinery.[2] In 1942, Ralph A. Whisler owned lot 11 in the Van Riper Subdivision and the residence thereon, 29098 Van Riper St.[3] In 1950, Ralph & Frances Whisler resided at 29098 Van Riper; and Ralph worked as an electrician at the oil refinery [SOCONY Vacuum Co.].[4]

In 1955, Herbert Billing and family were living at 29098 Van Riper.[5] Herbert W. Billing and family were living at 29098 Van Riper Street from1959 through 1971.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This late 1939 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By the late 1930s, more than fifteen years after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods serving industrial workers. The late 1939 construction date places this property within the final prewar building period, demonstrating sustained housing demand in Flat Rock despite lingering Depression effects. The brick construction indicates economic resources enabling premium building quality.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a good local example of brick Minimal Traditional residential architecture, demonstrating premium construction quality within a style typically associated with more modest materials. The house exhibits characteristic Minimal Traditional features including compact 1.5-story form, side gable roof with front gable projection, simple entry porch, and modest domestic scale. The full brick veneer exterior elevates this property above typical Minimal Traditional examples, representing the upper tier of the style's construction hierarchy. While aluminum window replacement has affected integrity of workmanship, the property retains its essential Minimal Traditional form, intact brick exterior, entry porch, and detached garage.

Integrity Assessment

The property retains integrity of location, design, materials, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Minimal Traditional form including side gable roof, front gable projection, and entry porch. The materials retain the original brick veneer exterior in excellent condition. The setting preserves suburban character with lawn, mature shade tree, and landscaping. The property conveys the feeling of a quality late 1930s brick residence and maintains association with prewar residential development. Integrity of workmanship

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[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4A, dwelling 64, for Ralph & Frances Whisler and son ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW97?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 11 of 1034; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 635, entry for Ralph A. Whisler; original records held by Brownstown Township Historical Society.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 31, dwelling 326, for Ralph & Frances Whisler; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-5?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 32 of 58; United States. National Archives and Records Administration.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-71) for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

has been partially compromised by aluminum window replacement, though the high-quality brick construction remains clearly evident.

This property is recommended as **Contributing** to the Flat Rock Historical District. The late 1939 brick Minimal Traditional residence retains strong integrity conveying its historic character and association with prewar residential development.

Supporting factors include late 1939 construction during the mature Ford Village Industries period, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Minimal Traditional form with side gable roof and front gable clearly readable, quality red-brown brick veneer intact throughout all elevations, covered front porch with distinctive X-pattern railings preserved, brick porch steps maintaining material continuity, brick/concrete foundation as original material, detached garage retained, original fenestration pattern maintained, and overall quality prewar brick residential design clearly evident.

The aluminum window replacement represents an alteration affecting integrity of workmanship but does not disqualify the property from contributing status. The full brick exterior, Minimal Traditional form, entry porch, and overall historic character remain intact and clearly communicate the property's late 1939 construction and architectural significance within Flat Rock's prewar residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0011_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29126 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0012_000 Lot 12 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093136		Long: -83.284427		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1940
Architectural Style	Minimal Traditionalist
Building Form	1.5 Story Rectilinear
Roof Form	Catslide w/front projection
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding Replacement
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1940-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29126 Van Riper					
Historic/Original Owner	Orlan & Wineva Jackson					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	23 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1940 Minimal Traditional residence represents Flat Rock's residential development during the mature Ford Village Industries period, constructed on the eve of American entry into World War II. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits the characteristic Minimal Traditional features—compact 1.5-story form with side gable roof—that made the style one of the most popular residential designs of the late 1930s and early 1940s.

The side gable roof with gray asphalt shingles creates the classic Minimal Traditional profile. A prominent front-facing gable projects from the main roof, creating a cross-gable configuration that adds visual interest. This gable treatment distinguishes the Minimal Traditional from the Cape Cod Revival, which typically features symmetrical shed or gable dormers rather than a full front-facing gable projection. A brick chimney rises from the roof, representing an important surviving original feature. Louvered vents are visible in the gable peaks.

The exterior has been re-clad with cream-colored vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. Navy blue decorative shutters frame the first-floor windows, providing traditional accent consistent with period residential styling. The concrete block foundation is typical of 1940 construction.

The facade displays asymmetrical composition with the front-facing gable positioned off-center. A small covered entry porch with simple posts and white railings provides a welcoming approach, accessed by wood steps. The porch configuration is characteristic of Minimal Traditional design, providing modest shelter without the full-width porch of earlier styles.

The windows have been replaced with vinyl double-hung units, affecting integrity of materials and workmanship. However, the replacement windows maintain appropriate scale and the original fenestration pattern. The first-floor windows flank the entry, while a single window is positioned in the upper gable.

The property occupies a well-maintained lot with manicured lawn, raised landscape beds with block edging, and ornamental evergreen shrubs including spiral-trimmed topiary specimens. The detached garage is located at the side/rear of the property, accessed by a concrete driveway. The exceptionally maintained grounds demonstrate outstanding property stewardship.

Character-defining features include the 1940 construction date within the mature Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, 1.5-story Minimal Traditional form with side gable roof, front-facing gable projection, brick chimney as surviving original feature, small covered entry porch, navy blue decorative shutters, concrete block foundation, detached garage, and overall 1940 Minimal Traditional massing and proportions.

This single-family frame residence is situated on Lot 12 in the Van Riper Sub. and in 1941, the address was 29126 Van Riper St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, Orlan Wayne & Wineva Jackson and their son were living at 29126 Van Riper St., and Orlan was employed as a boiler operator for the auto factory [lamp plant].[2] In 1942, Orlan W. Jackson owned lot 12 in the Van Riper Subdivision; and the residence thereon, 29126 Van Riper St.[3]

Wineva Jackson died on 6 September 1946.[4] Orlan married Beulah E. Blasing on 6 September 1947 [exactly one year after his wife's death] in Marshall, Calhoun County, Michigan.[5]

In 1950, Orlan & Beulah Jackson resided at 29126 Van Riper; and Orlan worked as a Stationary Engineer at Auto Manufacturing.[6] In 1959, Orlan W. Jackson and family were living at 29126 Van Riper Street.[7]

Orlan W. Jackson died on 27 December 1963.[8]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1940 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By 1940, nearly two decades after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods serving industrial workers. The 1940 construction date places this property at the end of the prewar building period, just before wartime restrictions curtailed residential construction. The Minimal Traditional style's popularity during this period reflected American domestic preferences emphasizing traditional values and modest scale during uncertain times.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a good local example of Minimal Traditional residential architecture, a style that dominated American modest housing during the late 1930s and early 1940s. The Minimal Traditional emerged as a simplified adaptation of earlier revival styles, combining traditional domestic imagery with economical construction. The house exhibits characteristic Minimal Traditional features including compact 1.5-story form, side gable roof with front-facing gable, simple entry porch, and modest domestic scale.

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[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 5A, dwelling 81, for Orlan & Wineva Jackson and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWC6?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 13 of 1034; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," arranged alphabetically and by subdivision; vol. 3, pg. 635, entry for Orlan W Jackson; original records held by Brownstown Township Historical Society.

[4] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KFQN-RM8 : Sat Mar 09 18:00:42 UTC 2024), Entry for Wineva May (nee Murdock) Jackson, death 06 Sep 1946.

[5] "Michigan, County Marriages, 1820-1941," database with images, maariage of Orlan W. Jackson to Beulah E. Blasing in Marshall, Calhoun County, Michigan, on 6 Sep 1947, *FamilySearch* (https://familysearch.org/ark:/61903/3:1:939J-4LS1-TD?cc=1810350 : 11 May 2018), > image 1 of 1; various archives, Michigan.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 76, dwelling 327, for Orlan & Beulah Jackson ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FV-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 54 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] "Michigan, Deaths and Burials, 1800-1995", , *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FHHQ-QV5 : 2 January 2026), Orlan Wayne Jackson, died 27 Dec 1963.

The front-facing gable distinguishes this example from Cape Cod Revival houses, which typically feature symmetrical dormers on the front roof slope. The Minimal Traditional's front gable creates a slightly more vertical emphasis while maintaining the style's characteristic modesty. While vinyl siding and window replacement have affected integrity of materials, the property retains its essential Minimal Traditional form, roof configuration, brick chimney, and entry porch.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Minimal Traditional form including side gable roof, front-facing gable, brick chimney, and compact massing. The setting preserves suburban character with well-maintained lot and landscaping. The property conveys the feeling of a 1940 residence and maintains association with prewar residential development. Integrity of materials and workmanship has been compromised by vinyl siding application and vinyl window replacement. However, the retention of the Minimal Traditional form, brick chimney, front gable, entry porch, and detached garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1940 Minimal Traditional residence retains sufficient integrity to convey its historic character and association with prewar residential development.

Supporting factors include 1940 construction during the mature Ford Village Industries period, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Minimal Traditional form with side gable roof and front-facing gable clearly readable, brick chimney surviving as important original feature, small covered entry porch preserved, navy blue decorative shutters providing traditional character, concrete block foundation as original material, detached garage retained, original fenestration pattern maintained, exceptionally maintained property demonstrating stewardship, and overall 1940 Minimal Traditional character evident.

The vinyl siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The Minimal Traditional form, brick chimney, front gable, entry porch, and overall historic character remain clearly evident and communicate the property's 1940 construction and architectural significance within Flat Rock's prewar residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0012_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29136 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0013_000 Lot 13 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093002		Long: -83.284431		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1940	
Architectural Style	Minimal Traditonal	
Building Form	1.5 Story Rectilinear	
Roof Form	Complex Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding Replacement	
Foundation Materials	Concrete Block	
Window Materials	Aluminum Replacements	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1940-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29136 Van Riper					
Historic/Original Owner	Otto & Bettie Geissler					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	23 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1940 Minimal Traditional residence represents Flat Rock's residential development during the mature Ford Village Industries period, constructed on the eve of American entry into World War II. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits the characteristic Minimal Traditional features—compact 1.5-story form with side gable roof and front-facing gable—that made the style one of the most popular residential designs of the late 1930s and early 1940s.

The side gable roof with brown asphalt shingles creates the classic Minimal Traditional profile. A prominent front-facing gable projects from the main roof, creating a cross-gable configuration that adds visual interest and distinguishes this as Minimal Traditional rather than Cape Cod Revival (which would typically have symmetrical dormers). A brick chimney rises from the roof, representing an important surviving original feature.

The exterior has been re-clad with tan vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. Stone veneer has been applied to portions of the foundation and lower wall area, likely a later modification providing visual interest. The concrete block foundation is the original material beneath the stone facing.

The entry configuration has been modified with a contemporary wood deck featuring composite or wood railings. This deck replaces what was likely an original small covered porch or simple entry stoop. The red entry door with decorative oval glass insert represents a contemporary replacement. While the deck affects the property's historic appearance at the entry, it does not alter the fundamental building form.

The windows appear to be aluminum double-hung replacement units, affecting integrity of materials and workmanship. The replacement windows maintain appropriate scale and positions consistent with the original fenestration pattern. A small window is visible in the side gable, typical of Minimal Traditional attic space.

The property occupies a lot with manicured lawn and ornamental landscaping including a striking burgundy Japanese maple, ornamental shrubs, and perennial plantings. The landscaping is well-maintained and demonstrates property stewardship. The detached garage at the rear is a later addition rather than original construction.

Character-defining features include the 1940 construction date within the mature Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, 1.5-story Minimal Traditional form with side gable roof, front-facing gable projection, brick chimney as surviving original feature, concrete block foundation (beneath stone veneer), and overall 1940 Minimal Traditional massing and proportions despite exterior modifications.

This one and a half story, single-family frame residence is situated on Lot 13 in the Van Riper Sub. and in 1941, the address was 29136 Van Riper St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, Otto Jr. & Bettie Geissler and family were living at 29136 Van Riper St., and Otto was employed as an inspector for a metal & runner company.[2] In 1942, Otto W. Geissler Jr. owned lot 13 in the Van Riper Subdivision; and the residence thereon, 29136 Van Riper St.[3] In 1950, Brian and Oeda Geissler and sons resided at 29136 Van Riper; and Brian worked as an electrician at an oil refinery.[4] Brian Geissler resided at 29136 Van Riper in 1954.[5] Melvin Oestrike resided at 29136 Van Riper St in 1955.[6] Richard Ramsey resided at 29136 Van Riper St. from 1959 through 1961; Homer Bowersock from 1962-1963; Robert Wiseman in 1964; and the Corne family resided at 29136 from 1965 through 1971.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1940 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By 1940, nearly two decades after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods serving industrial workers. The 1940 construction date places this property at the end of the prewar building period, just before wartime restrictions curtailed residential construction. The Minimal Traditional style's popularity during this period reflected American domestic preferences emphasizing traditional values and modest scale.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a local example of Minimal Traditional residential architecture, a style that dominated American modest housing during the late 1930s and early 1940s. The Minimal Traditional emerged as a simplified adaptation of earlier revival styles, combining traditional domestic imagery with economical construction. The house exhibits characteristic Minimal Traditional features including compact 1.5-story form, side gable roof with front-facing gable, and modest domestic scale.

The front-facing gable distinguishes this example from Cape Cod Revival houses, which typically feature symmetrical dormers on the front roof slope. While modifications including vinyl siding, window replacement, stone veneer application, and deck addition have affected integrity of materials and workmanship, the property retains its essential Minimal Traditional form, roof configuration, and brick chimney.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 5A, dwelling 80, for Otto & Bettie Geissler and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWC6?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 13 of 1034; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," arranged alphabetically and by subdivision; vol. 3, pg. 635, entry for Otto Geissler; original records held by Brownstown Township Historical Society.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 31, dwelling 328, for Brian & Oeda Geissler and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-5?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 32 of 58; United States. National Archives and Records Administration.

[5] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by New Boston*, Rockwood and Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1954**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[6] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Minimal Traditional form including side gable roof, front-facing gable, and compact massing. The setting preserves suburban character with well-maintained lot and landscaping. The property conveys the feeling of a 1940 residence and maintains association with prewar residential development.

Integrity of materials and workmanship has been compromised by multiple alterations including vinyl siding application, aluminum window replacement, stone veneer at foundation, contemporary deck at entry, and replacement door. These modifications are more extensive than typical siding-and-window alterations seen on other contributing properties. However, the retention of the fundamental Minimal Traditional form, brick chimney, front gable, and original roof configuration allows the property to continue communicating its 1940 construction and historic character.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1940 Minimal Traditional residence retains sufficient integrity to convey its historic character and association with prewar residential development, despite more extensive modifications than some comparable properties.

Supporting factors include 1940 construction during the mature Ford Village Industries period, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Minimal Traditional form with side gable roof and front-facing gable clearly readable, brick chimney surviving as important original feature, original roof configuration maintained, concrete block foundation preserved (beneath stone veneer), original fenestration pattern maintained despite window replacement, and overall 1940 Minimal Traditional massing and proportions evident.

The vinyl siding, window replacement, deck addition, stone veneer, and replacement door represent alterations affecting integrity of materials and workmanship. These modifications are at the upper threshold of alterations compatible with contributing status. However, the fundamental Minimal Traditional form remains intact and clearly communicates the property's 1940 construction, supporting contributing status within the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0013_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29144 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0014_000 Lot 14 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092864		Long: -83.284428		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1923	
Architectural Style	Craftsman Bungalow	
Building Form	1 Story Rectilinear	
Roof Form	Simple Front Faced Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Replacement	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacement	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1923-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☐ Workmanship ☐ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☐ Altered ☒ Moved ☐ Date(s):
Current/Common Name	29144 Van Riper
Historic/Original Owner	Albert & Mary Zieman
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	unknown
Builder/Contractor	Harold Mittlestat

Survey Date	23 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1924 vernacular bungalow represents Flat Rock's early residential development during the initial Ford Village Industries period, constructed just two years after Henry Ford established the Flat Rock lamp factory in 1922. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits characteristics consistent with catalog home construction—a standardized, efficient design that made quality housing accessible to working-class families during the 1920s. Companies such as Sears, Aladdin, and Gordon-Van Tine offered similar modest bungalow designs through mail-order catalogs.

The front-facing gable roof with gray asphalt shingles creates a classic bungalow profile. The gable features modest eave returns and a simple triangular form characteristic of vernacular construction. The compact one-story form provided efficient living space appropriate for working-class and middle-class households serving the industrial community.

The exterior has been re-clad with pale green aluminum siding, an alteration affecting integrity of materials. The aluminum application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is visible at grade level, representing original construction materials typical of 1920s residential building.

The **full-width front porch** represents a defining architectural feature and remains substantially intact. The porch extends across the entire facade, featuring wood posts supporting the roof extension and wood railings with vertical balusters. Lattice skirting encloses the area beneath the porch, a traditional detail providing ventilation while screening the foundation. The porch configuration provides generous outdoor living space and demonstrates the emphasis on indoor-outdoor connection characteristic of bungalow design philosophy. The porch appears to retain much of its original configuration despite the siding replacement.

The windows have been replaced with aluminum double-hung units, affecting integrity of materials and workmanship. The replacement windows maintain appropriate scale and positions. The fenestration pattern with windows flanking the entry is typical of modest bungalow design.

The property occupies a lot with lawn and the **original detached garage** at the rear. The garage appears to be constructed of tile or concrete block, representing an important surviving original outbuilding that enhances the property's historic integrity. Masonry garages from the 1920s are significant survivors demonstrating period construction methods.

Character-defining features include the c. 1924 construction date within the early Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, one-story vernacular bungalow form with front-facing gable, full-width front porch with wood posts and railings substantially intact, lattice porch skirting, concrete block foundation, original detached tile/block garage as significant outbuilding, possible catalog home origins, and overall 1920s modest bungalow character.

This one story, single-family frame residence and tile/block garage is situated on Lot 14 in the Van Riper Sub. and in 1941, the address was 29144 Van Riper St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification effort

In 1925, Harold Mittlestat owned lot 14 in the Van Riper Subdivision and the residence thereon; however, there is a note conveying property ownership to Albert Zieman.[2] In 1930, Albert F. & Mary S. Ziemann were living at 507 Van Riper St., and employed as a Punch Press. for Lamp Plant.[3] In 1940, Albert & Mary Zieman were living at 29144 Van Riper St., and Albert was employed as a press operator for the auto factory.[4] In 1950, Albert and Mary Ziemann resided at 29144 Van Riper; and Albert worked as a press operator at an auto parts manufacturer.[5] In 1955, Albert Ziemann and family were living at 29144 Van Riper.[6] In 1959, Albert Zieman and family were living at 29144 Van Riper Street.[7]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 96, entry for Harold Mittlestat [and conveyance to Albert Zieman]; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 2B, dwelling 39, family 39, for Albert F. & Mary S. Ziemann; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-N8?cat=1036363&i=441&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 442 of 1148; United States. National Archives and Records Administration.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village,enumeration district (ED) 82-1, sheet 5A, dwelling 79, for Albert & Mary Zieman; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWC6?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 13 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 31, dwelling 329, for Albert & Mary Ziemann; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-5?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 32 of 58; United States. National Archives and Records Administration.

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This c. 1924 residence represents Flat Rock's early residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This modest bungalow, constructed just two years after Ford's investment, demonstrates the immediate housing response to industrial development. The property represents the type of affordable, efficient housing constructed to serve workers associated with the expanding industrial economy.

The property's possible identification as a catalog home connects it to a significant aspect of early twentieth-century residential development. Catalog homes—prefabricated or kit houses sold through mail-order catalogs—represented an efficient and economical housing solution that made quality construction accessible to working-class families. These standardized designs helped communities like Flat Rock accommodate rapid population growth during periods of industrial expansion.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions provided the platted lots for much of Flat Rock's residential development.

Criterion C — Architecture

The property represents a good local example of vernacular bungalow construction, likely of catalog home origin, demonstrating the modest housing types that served working-class families during the 1920s. The house exhibits characteristic features including compact one-story form, front-facing gable, and full-width front porch. The full-width porch with wood posts, railings, and lattice skirting represents an important surviving feature characteristic of bungalow design.

The original tile or concrete block garage represents a significant outbuilding demonstrating period construction methods. Masonry garages from the 1920s are increasingly rare survivors that enhance understanding of early automobile accommodation in residential design.

While aluminum siding and window replacement have affected integrity of materials, the property retains its essential bungalow form, full-width front porch, and original masonry garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential bungalow form including front-facing gable, full-width front porch with posts and railings, and compact massing. The setting preserves suburban character with lawn and original garage. The property conveys the feeling of a 1920s modest bungalow and maintains association with early Ford Village Industries development.

This property is recommended as **Contributing** to the Flat Rock Historical District. The c. 1924 vernacular bungalow retains sufficient integrity to convey its historic character and association with early Ford Village Industries development.

Supporting factors include c. 1924 construction during the significant early Ford period just two years after lamp factory establishment, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, vernacular bungalow form with front-facing gable clearly readable, full-width front porch with wood posts and railings substantially preserved, lattice porch skirting retained, possible catalog home origins representing significant housing type, concrete block foundation as original material, original detached tile/block garage as significant contributing outbuilding, and overall 1920s modest bungalow character evident.

The aluminum siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The bungalow form, full-width porch, and particularly the original masonry garage remain clearly evident and communicate the property's c. 1924 construction and significance within Flat Rock's early Ford-era residential development.

References

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0014_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29154 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0015_000 Lot 15 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092725		Long: -83.284472		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1926
Architectural Style	Craftsman Bungalow
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled w/dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Block/Brick
Window Materials	Aluminum
Window Type	Double Hung/Sliding
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1926-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):
Current/Common Name	29154 Van Riper		
Historic/Original Owner	Harold C. & May Mittlestat		
Historic Building Use	Single-family residence		
Current Building Use	Single-family residence		
Architect/Engineer/Designer	unknown		
Builder/Contractor	Harold Mittlestat		

Survey Date	23 Oct 2025	Recorded By	Lesley Gilliand Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1926 Craftsman residence represents Flat Rock's early residential development during the initial Ford Village Industries period, constructed four years after Henry Ford established the Flat Rock lamp factory in 1922. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits the characteristic Craftsman features of prominent front porch with substantial masonry supports and informal domestic character that made the style popular during the 1920s.

The front-facing gable roof with gray asphalt shingles creates the classic Craftsman bungalow profile. A shed dormer extends across the front roof slope, providing light and headroom to the upper half-story. The dormer features a sliding window, likely a replacement. The gable form and dormer configuration are characteristic of Craftsman residential design, maximizing usable space within a compact footprint.

The exterior has been re-clad with tan/gray aluminum siding, an alteration affecting integrity of materials. The aluminum application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is typical of 1920s residential construction in the region.

The **prominent front porch with brick piers** represents a defining Craftsman feature and constitutes the property's most significant surviving historic element. The porch extends across the facade, supported by substantial brick piers that anchor the composition and provide visual weight characteristic of Craftsman design philosophy. The brick piers rise from a painted masonry base with concrete steps providing access. Metal railings span between the piers. The porch configuration demonstrates the Craftsman emphasis on outdoor living space and the use of natural materials. The brick piers represent important surviving original fabric.

The windows have been replaced with aluminum double-hung units, affecting integrity of materials and workmanship. The replacement windows maintain appropriate scale and the original fenestration pattern.

The property occupies a lot with manicured lawn, hedge plantings at the foundation, and a prominent mature evergreen tree. Decorative elements including a metal star and American flag demonstrate property pride. The **original detached garage** remains at the rear of the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the 1926 construction date within the early Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, 1.5-story Craftsman form with front-facing gable, shed dormer, prominent front porch with brick piers as surviving original masonry, concrete block foundation, original detached garage, and overall 1920s Craftsman massing and proportions.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, Harold Mittlestat wife owned lot 15 in the Van Riper Subdivision; and the residence thereon, 503 Van Riper St.[1] In 1930, Harold & May E. Mittlestat were living at 503 Van Riper St., and Harold was employed as a Retail Merchant for a Grocery Store.[2] In 1939, Linford Francis and Florence Boyd and family were living at 29154 VanRiper.[3] In 1940, Linford F. & Florence Boyd and family were living at 29154 Van Riper St., and Linford was employed as a locomotive engineer for the railroad.[4] In 1950, Clayton & Madilene Boyd and daughters resided at 29154 Van Riper; and Clayton worked as the yard clerk for the railroad.[5] In 1959, Linford F. Boyd and family were living at 29154 Van Riper Street.[6] Linford F. Boyd died on 13 July 1970; his wife Florence died on 20 Dec 1992; both are buried at Michigan Memorial Park in Flat Rock, Michigan.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1926 residence represents Flat Rock's early residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This Craftsman house, constructed four years after Ford's investment, demonstrates the quality housing stock developed to serve the growing community during this formative period.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a good local example of Craftsman residential architecture, a style popular throughout the 1910s and 1920s that emphasized informal domestic character, quality craftsmanship, and integration with the landscape. The house exhibits characteristic Craftsman features including front-facing

[1] Brownstown Townsip, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 121, entry for Harold Mittlestat & wife; original records held by Brownstown Township Historical Society.

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 2B, dwelling 37, family 37, for Harold C. & May E. Mittlestat ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-N8?cat=1036363&i=441&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 442 of 1148; United States. National Archives and Records Administration.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 5A, dwelling 78, for Linford & Florence Boyd and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWC6?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 13 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 31, dwelling 331, for Clayton & Madilene Boyd and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-5?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 32 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVGQ-HM3Q : Wed Apr 02 09:53:06 UTC 2025), Entry for Linford F & Florence Boyd.

gable, shed dormer, and prominent front porch with substantial brick piers. The porch with masonry supports demonstrates the Craftsman philosophy of using natural materials to create visual weight and connection to the site.

While aluminum siding and window replacement have affected integrity of materials, the property retains its essential Craftsman form, shed dormer, prominent porch with original brick piers, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Craftsman form including front-facing gable, shed dormer, and prominent porch with brick piers. The setting preserves suburban character with lawn, landscaping, and mature trees. The property conveys the feeling of a 1920s Craftsman residence and maintains association with early Ford Village Industries development. Integrity of materials and workmanship has been partially compromised by aluminum siding application and window replacement. However, the retention of the prominent porch with original brick piers, shed dormer, and original detached garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1926 Craftsman residence retains sufficient integrity to convey its historic character and association with early Ford Village Industries development.

Supporting factors include 1926 construction during the significant early Ford period, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Craftsman form with front-facing gable clearly readable, shed dormer intact, prominent front porch with original brick piers as surviving historic masonry, concrete block foundation as original material, original detached garage as contributing outbuilding, and overall 1920s Craftsman character evident.

The aluminum siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The Craftsman form, porch with brick piers, shed dormer, original garage, and overall historic character remain clearly evident and communicate the property's 1926 construction and architectural significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0015_000; citing records held by the City of Flat Rock.

7Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29164 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0016_000 Lot 16 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092587		Long: -83.284407		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1942	
Architectural Style	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Simple Side Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding Replacement	
Foundation Materials	Concrete Slab	
Window Materials	Double Hung	
Window Type	Vinyl Replacements	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1942-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29164 Van Riper						
Historic/Original Owner	Cecil & Helen Fogg / Bernard Drouillard						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	George Van Riper						

Survey Date	23 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1942 Minimal Traditional residence represents Flat Rock's residential development during the early wartime period, constructed in the first year after American entry into World War II. The 1942 construction date is significant—residential building declined sharply after Pearl Harbor as materials were redirected to the war effort, making houses completed in 1942 among the last constructed before wartime restrictions essentially halted new residential development. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth.

The side gable roof with gray asphalt shingles creates the classic Minimal Traditional profile. A prominent front-facing gable projects from the main roof, creating a cross-gable configuration that adds visual interest. This gable treatment distinguishes the Minimal Traditional from the Cape Cod Revival, which typically features symmetrical dormers piercing the roof slope rather than a full front-facing gable projection. The roof features modest eave overhang.

The exterior has been re-clad with sage green vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. Cream/white trim at corners, windows, and eaves provides visual definition. The concrete block foundation is painted dark green, providing a distinctive color accent.

The facade displays asymmetrical composition with the front-facing gable positioned off-center. A covered entry porch with simple posts and metal railings provides a welcoming approach. The porch configuration is characteristic of Minimal Traditional design, providing modest shelter without the full-width porch of earlier styles.

The windows appear to be aluminum double-hung replacement units, affecting integrity of materials and workmanship. The replacement windows maintain appropriate scale and the original fenestration pattern. The windows feature cream/white trim consistent with the overall color scheme.

The property occupies a generous lot with manicured lawn, mature shade tree, and lush hosta plantings at the foundation. The established landscaping creates a cottage garden character. The detached garage at the rear is noted as a later addition rather than original construction.

Character-defining features include the 1942 construction date representing the final phase of prewar/early wartime residential building, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, 1.5-story Minimal Traditional form with side gable roof, front-facing gable projection, covered entry porch, concrete block foundation, and overall early 1940s Minimal Traditional massing and proportions.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1942, George Van Riper owned lot 16 in the Van Riper Subdivision; and the residence thereon, 29164 Van Riper St.[1] In 1950, Cecil and Helen Fogg and children resided at 29164 Van Riper; and both Cecil & Helen managed & operated Fogg's Market, a grocery retailer.[2] In 1953, Bernard Drouillard resided at 29164 Van Riper St.[3] In 1961, Robert Mickleson and family were living at 29164 Van Riper Street.[4] In 1957, Lelan Simmons resided at 29164 Van Riper St.[5] In 1959, Tom Salinas resided at 29164 Van Riper St.; in 1963, Darwin Nystrom; in 1970 Robert Mickelson.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Criterion A — Community Planning and Development/Industry

This 1942 residence represents a significant phase in Flat Rock's residential development—the final months of civilian housing construction before wartime restrictions essentially halted new building. After the United States entered World War II in December 1941, residential construction declined sharply as materials including lumber, steel, and copper were redirected to military production. Houses completed in 1942 represent the last cohort of prewar-type residential construction before the building hiatus that lasted until 1945-1946.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a good local example of Minimal Traditional residential architecture, a style that dominated American modest housing during the late 1930s and early 1940s. The Minimal Traditional emerged as a simplified adaptation of earlier revival styles, combining traditional domestic imagery with economical construction. The house exhibits characteristic Minimal Traditional features including compact 1.5-story form, side gable roof with front-facing gable, simple entry porch, and modest domestic scale.

The front-facing gable distinguishes this example from Cape Cod Revival houses, which typically feature symmetrical dormers on the front roof slope. While vinyl siding and window replacement have affected integrity of materials, the property retains its essential Minimal Traditional form, roof configuration, and entry porch.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Minimal Traditional form including side gable roof, front-facing gable, and compact massing. The setting

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 636, entry for George Van Riper; original records held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 31, dwelling 332, for Cecil & Helen Fogg and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-5?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 32 of 58; United States. National Archives and Records Administration.

[3] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (various years) for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] Michigan Bell Telephone Company, Wyandotte Telephone Directory Followed by Flat Rock, New Boston, Rockwood and Romulus (Trenton, Mich: Michigan Bell Telephone Company, **October 1957**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

preserves suburban character with generous lot, mature trees, and cottage garden landscaping. The property conveys the feeling of an early 1940s residence and maintains association with the final phase of prewar residential development. Integrity of materials and workmanship has been compromised by vinyl siding application and window replacement. However, the retention of the Minimal Traditional form, front gable, entry porch, and overall massing partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1942 Minimal Traditional residence retains sufficient integrity to convey its historic character and association with wartime-era residential development.

Supporting factors include 1942 construction during the significant final phase of prewar building before wartime restrictions, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Minimal Traditional form with side gable roof and front-facing gable clearly readable, covered entry porch preserved, concrete block foundation as original material, original fenestration pattern maintained, and overall early 1940s Minimal Traditional character evident.

The vinyl siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The Minimal Traditional form, front gable, entry porch, and overall historic character remain clearly evident and communicate the property's 1942 construction and architectural significance within Flat Rock's residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0016_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29306 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0017_000 Lot 17 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092450		Long: -83.284379		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1923
Architectural Style	American Foursquare
Building Form	2 Story Rectilinear
Roof Form	Hip Configuration
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding Replacement
Foundation Materials	Concrete Block/Permastone
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	No garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1923-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29306 Van Riper						
Historic/Original Owner	David Schafer / Arthur & Daisy Felix						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	David Schafer						

Survey Date	23 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1923 American Foursquare residence represents Flat Rock's earliest residential development during the initial Ford Village Industries period, constructed just one year after Henry Ford established the Flat Rock lamp factory in 1922. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The American Foursquare form—characterized by boxy two-story massing with hip roof—represents one of the most popular and practical house types of the early twentieth century, and this property represents one of the earliest surviving examples in the district.

The hip roof with asphalt shingles creates the characteristic Foursquare profile, a practical design that maximized interior space while providing efficient construction. The roof pitch and proportions are typical of the style, creating a balanced, substantial appearance.

The exterior has been re-clad with cream/yellow vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation represents original construction material.

The **full-width front porch** represents a defining character feature of the American Foursquare and remains substantially intact in form. The porch extends across the entire facade with a hip roof supported by posts. The porch foundation, lower walls, and piers have been covered with **permastone veneer**, a manufactured stone product popular as a modernization treatment during the mid-twentieth century. While the permastone represents an alteration, the porch form itself—the full-width configuration, hip roof, and elevated platform accessed by central stairs—remains intact. White wood railings span between the posts, and concrete steps with side walls provide access.

The windows have been replaced with aluminum sliding units, an alteration affecting integrity of materials and workmanship. The sliding window type represents a departure from the original double-hung configurations typical of Foursquare design. The windows maintain the general scale and positions of original openings.

The property occupies a lot with lawn and mature shade trees. Block landscape edging defines planting beds at the foundation. No garage is present on the property.

Character-defining features include the c. 1923 construction date within the earliest Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, two-story American Foursquare form, hip roof, full-width front porch (with permastone piers), elevated porch platform with central stairs, and overall early 1920s Foursquare massing and proportions.

This 2 story, single-family residence is situated on Lot 17 in the Van Riper Sub. and in 1941, the address was 29306 Van Riper St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, David Schaefer owned lot 17 in the Van Riper Subdivision and the residence thereon; however, 456 Van Riper.[2]

In 1930, Arthur and Daisy Felix were living at 456 or 466 Van Riper St., and Arthur was employed as an assembler for the lamp plant.[3] In 1931, Arthur Felix owned lot 17 in the Van Riper Subdivision and the residence thereon; 456 Van Riper.[4] In 1939, Arthur and Daisy Felix and family were living at 29306 Van Riper.[5] In 1940, Arthur & Daisy Felix and family were living at 29306 Van Riper St., and Arthur was employed as a painter for the auto factory.[6] In 1950, Arthur and Daisy Felix and son resided at 29306 Van Riper; and Arthur worked as a musician.[7] In 1955, Arthur Felix and family were living at 29306 Van Riper.[8] In 1957, Robert Felix resided at 29306 Van Riper St.[9]

Harmon Bone and family were living at 29306 Van Riper St. from 1959 through 1967.[10]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This c. 1923 residence represents Flat Rock's earliest residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This American Foursquare, constructed just one year after Ford's investment, represents the immediate housing response to industrial development and is among the earliest surviving residences in the district.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. George and Mamie Van Riper's own residence, also an American Foursquare, survives at 25617 Gibraltar Road. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a local example of American Foursquare residential architecture, a style that achieved widespread popularity during the first two decades of the twentieth century. The American

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 96, entry for David Schafer; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 2B, dwelling 38, family 38,Arthur & Daisy Felix; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-N8?cat=1036363&i=441&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 442 of 1148; United States. National Archives and Records Administration.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically and by subdivision; pg. 116, entry for Arthur Felix; original records held by Brownstown Township Historical Society.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 5A, dwelling 77, for Arthur & Daisy Felix and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWC6?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 accessed 27 July 2025), FHL# 005461710, Image 13 of 1034; United States. National Archives and Records Administration.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 31, dwelling 333, for Arthur & Daisy Felix and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-5?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 32 of 58; United States. National Archives and Records Administration.

[8] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] Michigan Bell Telephone Company, Wyandotte Telephone Directory Followed by Flat Rock, New Boston, Rockwood and Romulus (Trenton, Mich: Michigan Bell Telephone Company, **October 1957**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[10] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Foursquare's efficient design—boxy two-story massing maximizing interior space within a compact footprint, topped by a practical hip roof—made it accessible to middle-class families. The full-width front porch provided generous outdoor living space characteristic of the era.

While alterations including vinyl siding, window replacement, and permastone application have affected integrity of materials and workmanship, the property retains its essential Foursquare form, hip roof, and full-width porch configuration.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Foursquare form including two-story massing, hip roof, and full-width front porch. The setting preserves suburban character with lawn and mature shade trees. The property conveys the feeling of an early 1920s residence and maintains association with the earliest Ford Village Industries development.

Integrity of materials and workmanship has been compromised by multiple alterations including vinyl siding application, aluminum sliding window replacement, and permastone veneer on porch piers. These modifications are more extensive than typical siding-only alterations. However, the retention of the fundamental Foursquare form, hip roof, and full-width porch configuration allows the property to continue communicating its c. 1923 construction and historic character.

This property is recommended as **Contributing** to the Flat Rock Historical District. The c. 1923 American Foursquare residence retains sufficient integrity to convey its historic character and association with the earliest Ford Village Industries development.

Supporting factors include c. 1923 construction during the significant earliest Ford period just one year after lamp factory establishment, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, American Foursquare form with two-story massing clearly readable, hip roof intact, full-width front porch configuration preserved (despite permastone piers), elevated porch platform with central stairs, concrete block foundation as original material, and overall early 1920s Foursquare character evident.

The vinyl siding, aluminum sliding window replacement, and permastone veneer represent alterations affecting integrity of materials and workmanship. These modifications are at the threshold of alterations compatible with contributing status. However, the fundamental Foursquare form, hip roof, and porch configuration remain intact and clearly communicate the property's c. 1923 construction and significance as one of the earliest residences constructed during the Ford Village Industries period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0017_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29314 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0018_000 Lot 18 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092311		Long: -83.284419		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1924
Architectural Style	Vernacular Bungalow
Building Form	1 Story Rectilinear
Roof Form	Hip w/front projection
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding Replacement
Foundation Materials	Concrete Block/Brick
Window Materials	Vinyl Replacements
Window Type	Slding/Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1924-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29314 Van Riper					
Historic/Original Owner	Alva & Alma Hildabrandt					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	23 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1924 vernacular bungalow represents Flat Rock's early residential development during the initial Ford Village Industries period, constructed just two years after Henry Ford established the Flat Rock lamp factory in 1922. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits characteristics consistent with catalog home construction—a standardized, efficient design that made quality housing accessible to working-class families during the 1920s.

The hip roof with brown asphalt shingles creates a compact, practical profile. A front-facing gable projection breaks the hip roof plane, adding visual interest and providing additional interior space. This hip-with-front-gable configuration is characteristic of modest 1920s bungalow design, combining practical efficiency with subtle architectural detail.

The exterior has been re-clad with cream/tan vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. The foundation displays red brick veneer facing over the original concrete block, creating a warm color accent that contrasts with the cream siding.

The **covered front porch** represents a defining architectural feature characteristic of bungalow design. The porch wraps around the corner of the facade, covered by a hip roof extension supported by simple posts. White vinyl railings span between the posts, likely replacing original wood railings. The porch provides generous outdoor living space and demonstrates the emphasis on indoor-outdoor connection characteristic of bungalow design philosophy. Brick steps provide access to the porch.

The windows have been replaced with vinyl units including both sliding and double-hung configurations, affecting integrity of materials and workmanship. A large picture window is visible on the side elevation. The replacement windows maintain the general scale of original openings.

The property occupies a lot with lawn, ornamental grasses, and mature shade trees. The **original detached garage** remains at the rear of the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the c. 1924 construction date within the early Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, one-story vernacular bungalow form, hip roof with front-facing gable projection, covered wrap-around front porch, brick foundation facing, possible catalog home origins, original detached garage, and overall 1920s modest bungalow character.

This one story, single-family residence is situated on Lot 18 in the Van Riper Sub. and in 1941, the address was 29314 Van Riper St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive-level surveys and designations, and is recommended for other identification efforts.

In 1925, Alvin Hildebrandt and wife owned lot 18 in the Van Riper Subdivision and the residence thereon; however, 451 Van Riper.[2] In 1930, Alvin F. and Alma Hildebrand were living at 451 Van Riper St., and Alvin was employed as a Driver for the Tile Yard.[3] In 1940, Alvin and Alma Hildebrand and family were living at 29314 Van Riper St., and Alvin was employed as a painter for the auto factory.[4]

In 1950, Russell and Jeanne Moore and children resided at 29314 Van Riper; and Russell worked as a trooper for the state police.[5]

In 1955, Robert R. Barker and family were living at 29314 Van Riper.[6] Robert Barker and family were living at 29314 Van Riper Street from 1959 through 1962; Kenneth Weddle Jr. resided until 1968; and Carl Quednau resided there through 1971 .[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Criterion A — Community Planning and Development/Industry

This c. 1924 residence represents Flat Rock's early residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This modest bungalow, constructed just two years after Ford's investment, demonstrates the immediate housing response to industrial development. The property represents the type of affordable, efficient housing constructed to serve workers associated with the expanding industrial economy.

The property's possible identification as a catalog home connects it to a significant aspect of early twentieth-century residential development. Catalog homes—prefabricated or kit houses sold through mail-order catalogs—represented an efficient and economical housing solution that made quality construction accessible to working-class families.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions provided the platted lots for much of Flat Rock's residential development.

Criterion C — Architecture

The property represents a good local example of vernacular bungalow construction, likely of catalog home origin, demonstrating the modest housing types that served working-class families during the 1920s. The house exhibits characteristic features including compact one-story form, hip roof with front-facing gable projection, and wrap-around front porch. The hip-with-front-gable roof configuration provides both practical efficiency and modest architectural interest.

The original detached garage represents a significant outbuilding demonstrating early automobile accommodation in residential design.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 96, entry for Alvin Hildebrandt; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 219 (stamped), enumeration district (ED) 82-880, sheet 3A, dwelling 51, family 53, for Alvin F. & Alma Hildebrand; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-XT?cat=1036363&i=442&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 443 of 1148; United States. National Archives and Records Administration.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4B, dwelling 76, Alvin & Alma Hildebrand and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 12 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 31, dwelling 334, for Russell & Jeanne Moore and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-5?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 32 of 58; United States. National Archives and Records Administration.

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (various years) for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

While vinyl siding and window replacement have affected integrity of materials, the property retains its essential bungalow form, covered porch, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential bungalow form including hip roof with front gable, wrap-around porch, and compact massing. The setting preserves suburban character with lawn, ornamental landscaping, and mature trees. The property conveys the feeling of a 1920s modest bungalow and maintains association with early Ford Village Industries development. Integrity of materials and workmanship has been compromised by vinyl siding application and window replacement. However, the retention of the bungalow form, covered porch, brick foundation facing, and original garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The c. 1924 vernacular bungalow retains sufficient integrity to convey its historic character and association with early Ford Village Industries development.

Supporting factors include c. 1924 construction during the significant early Ford period just two years after lamp factory establishment, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, vernacular bungalow form with hip roof and front gable clearly readable, covered wrap-around front porch substantially preserved, brick foundation facing providing period character, possible catalog home origins representing significant housing type, original detached garage as contributing outbuilding, and overall 1920s modest bungalow character evident.

The vinyl siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The bungalow form, covered porch, and particularly the original garage remain clearly evident and communicate the property's c. 1924 construction and significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0018_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29324 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0019_000 Lot 19 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092175		Long: -83.284507		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1926	
Architectural Style	Vernacular Bungalow	
Building Form	1 Story Rectilinear	
Roof Form	Complex Hip Configuration	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding Replacement	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1926-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):
Current/Common Name	29324 Van Riper		
Historic/Original Owner	William Hildebrandt		
Historic Building Use	Single-family residence		
Current Building Use	Single-family residence		
Architect/Engineer/Designer	unknown		
Builder/Contractor	unknown		

Survey Date	23 Oct 2025	Recorded By	Lesley Gilliand Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1926 vernacular bungalow represents Flat Rock's early residential development during the initial Ford Village Industries period, constructed four years after Henry Ford established the Flat Rock lamp factory in 1922. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits characteristics consistent with catalog home construction—a standardized, efficient design that made quality housing accessible to working-class families during the 1920s.

The hip roof with brown asphalt shingles creates a compact, practical profile characteristic of modest 1920s bungalow design. A **front hip-roofed dormer** projects from the front roof slope, providing light and headroom to the upper half-story. The dormer features paired windows and its own hip roof, creating visual interest while maintaining the overall horizontal emphasis of the main roof. This hip-roof-with-dormer configuration is typical of catalog bungalows from companies such as Sears, Aladdin, and Gordon-Van Tine.

The exterior has been re-clad with tan/gray vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is visible, with the house elevated above grade providing a raised first-floor level.

The entry has been modified with a contemporary **wood deck with railings** replacing what was likely an original covered porch or simple stoop. The deck features wood stairs and lattice skirting beneath. While this modification affects the property's historic appearance at the entry, it does not alter the fundamental building form. A patriotic bunting decorates the deck railings.

The windows have been replaced with vinyl units including both sliding and double-hung configurations, affecting integrity of materials and workmanship. A projecting bay window on the front facade provides additional light to the main living area, a characteristic bungalow feature.

The property occupies a lot with manicured lawn and mature shade trees. The **original detached garage** remains at the rear of the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the 1926 construction date within the early Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, 1.5-story vernacular bungalow form, hip roof with front hip-roofed dormer, projecting bay window, elevated position on concrete block foundation, possible catalog home origins, original detached garage, and overall 1920s modest bungalow character.

This one story, single-family residence with original garage is situated on Lot 18 in the Van Riper Sub. and in 1941, the address was 29324 Van Riper St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, William Hildebrandt owned lot 19 in the Van Riper Subdivision and the residence thereon.[2] In 1939, Wayne & Wineva Jackson and family were living at 29324 Van Riper.[3] In 1940, Russell & Jeanne Moore and daughter were living at 29324 Van Riper St., and employed as a state trooper for state police.[4] In 1950, Jack and Florence Vreeland and family resided at 29324 Van Riper; and Jack worked as a treater for the oil refinery.[5] In D.L. Hildebrand and family were living at 29324 Van Riper Street through 1964.[6] Oliver Collins resided at 29324 Van Riper through 1971.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1926 residence represents Flat Rock's early residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This modest bungalow, constructed four years after Ford's investment, demonstrates the housing response to industrial development. The property represents the type of affordable, efficient housing constructed to serve workers associated with the expanding industrial economy.

The property's possible identification as a catalog home connects it to a significant aspect of early twentieth-century residential development. Catalog homes—prefabricated or kit houses sold through mail-order catalogs—represented an efficient and economical housing solution that made quality construction accessible to working-class families.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions provided the platted lots for much of Flat Rock's residential development.

Criterion C — Architecture

The property represents a good local example of vernacular bungalow construction, likely of catalog home origin, demonstrating the modest housing types that served working-class families during the 1920s. The house exhibits characteristic features including compact 1.5-story form, hip roof with front dormer, and projecting bay window. The hip-roof-with-dormer configuration represents a popular catalog bungalow form that provided additional living space while maintaining an economical footprint.

The original detached garage represents a significant outbuilding demonstrating early automobile accommodation in residential design.

While vinyl siding, window replacement, and deck modification have affected integrity of materials, the property retains its essential bungalow form, hip roof with dormer, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 121, entry for William Hildebrandt [of New Boston]; original records held by Brownstown Township Historical Society. *Note: This property was used as a rental.*

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4B, dwelling 75, Russell & Jeanne Moore and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 12 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 32, dwelling 335, for Jack & Florence Vreeland and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 33 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-64) for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (various) for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

bungalow form including hip roof with front dormer, bay window, and compact massing. The setting preserves suburban character with lawn and mature trees. The property conveys the feeling of a 1920s modest bungalow and maintains association with early Ford Village Industries development. Integrity of materials and workmanship has been compromised by vinyl siding application, window replacement, and deck modification at the entry. However, the retention of the bungalow form, hip roof with dormer, and original garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1926 vernacular bungalow retains sufficient integrity to convey its historic character and association with early Ford Village Industries development.

Supporting factors include 1926 construction during the significant early Ford period four years after lamp factory establishment, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, vernacular bungalow form with hip roof clearly readable, front hip-roofed dormer intact, projecting bay window preserved, elevated position on concrete block foundation, possible catalog home origins representing significant housing type, original detached garage as contributing outbuilding, and overall 1920s modest bungalow character evident.

The vinyl siding, window replacement, and deck modification represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The bungalow form, hip roof with dormer, and particularly the original garage remain clearly evident and communicate the property's 1926 construction and significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0019_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29334 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0020_000 Lot 20 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092038		Long: -83.284491		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1939	
Architectural Style	Minimal Traditional	
Building Form	1 Story Rectilinear	
Roof Form	Simple Front Facing Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Picture/Casement	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1939-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☐ Workmanship ☐ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☐ Altered ☒ Siding/Windows Moved ☐ Date(s):
Current/Common Name	29334 Van Riper
Historic/Original Owner	Vernon & Blanche Pickens
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	23 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1939 Minimal Traditional residence represents Flat Rock's residential development during the mature Ford Village Industries period, constructed in the final years before American entry into World War II. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits the characteristic Minimal Traditional features—compact one-story form with modest domestic scale—that made the style one of the most popular residential designs of the late 1930s.

The hip roof with gray asphalt shingles creates a compact, practical profile characteristic of Minimal Traditional design. A front-facing gable projection breaks the hip roof plane, adding visual interest and providing additional interior space. This hip-with-front-gable configuration provides subtle architectural interest while maintaining the style's characteristic modesty.

The exterior has been re-clad with cream/white aluminum siding, an alteration affecting integrity of materials. The aluminum application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is visible, with the house elevated above grade providing a raised first-floor level.

The entry features a small covered porch with simple posts and wood steps, providing modest shelter characteristic of Minimal Traditional design. The elevated position on the concrete block foundation requires several steps to access the entry level.

The windows have been replaced with vinyl units including both sliding and double-hung configurations, affecting integrity of materials and workmanship. The replacement windows maintain the general scale and positions of original openings.

The property occupies a lot with manicured lawn, ornamental flowering tree (dogwood), and mature shade trees. The **original detached garage** is located at the side of the property, representing an important contributing outbuilding that enhances the property's historic integrity. The garage appears to be clad in matching aluminum siding.

Character-defining features include the 1939 construction date within the mature Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, one-story Minimal Traditional form, hip roof with front-facing gable projection, elevated position on concrete block foundation, covered entry porch, original detached garage, and overall late 1930s Minimal Traditional character.

This one story, single-family residence with original garage is situated on Lot 20 in the Van Riper Sub. and in 1941, the address was 29334 Van Riper St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Vernon & Blanche Pickens owned lot 20 in the Van Riper Subdivision and the house on the lot was under construction per the tax notes.[2] In 1939, Vernon and Blanche Pickens and family were living at 29334 VanRiper.[3] In 1940, Vernon and Blanche Pickens and daughters were living at 29334 Van Riper St., and Vernon was employed as a laborer for the railroad.[4] In 1950, Vernon Pickens and Jeanette, his daughter, resided at 29334 Van Riper; and Vernon worked as a conductor for the railroad.[5] Blanche Pickens died on 9 January 1950.[6] Vernon Pickens married Velma Layman on 27 January 1951, in Wayne County, Indiana.[7] In 1955, Vernon Pickens and family were living at 29334 Van Riper.[8] In 1959, Vernon Pickens and family were living at 29334 Van Riper Street.[9] Vernon Pickens died 12 November 1965, both he and Blanche are interred at the Huron Valley Cemetery.[10]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1939 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By the late 1930s, more than fifteen years after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods serving industrial workers. The 1939 construction date places this property within the final prewar building period, demonstrating sustained housing demand in Flat Rock despite lingering Depression effects.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions provided the platted lots for much of Flat Rock's residential development.

Criterion C — Architecture

The property represents a good local example of Minimal Traditional residential architecture, a style that dominated American modest housing during the late 1930s and early 1940s. The Minimal Traditional emerged as a simplified adaptation of earlier styles, combining traditional domestic imagery with economical construction. The house exhibits characteristic features including compact one-story form, hip roof with front-facing gable projection, and covered entry porch.

The original detached garage represents a significant outbuilding demonstrating period automobile accommodation in residential design.

While aluminum siding and window replacement have affected integrity of materials, the property retains its essential Minimal Traditional form, hip roof with front gable, and original garage.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 186, entry for Vernon & Blanche Pickens; original records held by Brownstown Township Historical Society.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4B, dwelling 74, Vernon & Blanche Pickens and daughters; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 12 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 32, dwelling 336, for Vernon & Jeanette Pickens ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 33 of 58; United States. National Archives and Records Administration.

[6] "Michigan, Deaths and Burials, 1800-1995," *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FHZD-5HF : 29 November 2023), Blanche A. Pickens, 9 January 1950.

[7] "Indiana, Marriages, 1811-2019", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QV9M-PWCP : Thu Jan 09 16:28:31 UTC 2025), Entry for Vernon Pickens and Velma Layman, 27 Jan 1951.

[8] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1954) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (various years) for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[10] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVVD-LT1J : Fri Apr 04 04:16:09 UTC 2025), Entry for Vernon Jay Pickens, died 12 November 1965.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Minimal Traditional form including hip roof with front gable and compact massing. The setting preserves suburban character with lawn and mature trees. The property conveys the feeling of a late 1930s Minimal Traditional residence and maintains association with prewar Ford Village Industries development. Integrity of materials and workmanship has been compromised by aluminum siding application and window replacement. However, the retention of the Minimal Traditional form, hip roof with gable, and original garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1939 Minimal Traditional residence retains sufficient integrity to convey its historic character and association with prewar Ford Village Industries development.

Supporting factors include 1939 construction during the mature Ford Village Industries period, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Minimal Traditional form with hip roof and front gable clearly readable, covered entry porch preserved, elevated position on concrete block foundation, original detached garage as contributing outbuilding, and overall late 1930s Minimal Traditional character evident.

The aluminum siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The Minimal Traditional form, hip roof with front gable, and particularly the original garage remain clearly evident and communicate the property's 1939 construction and significance within Flat Rock's prewar residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0020_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29344 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0021_000 Lot 21 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091901		Long: -83.284418		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1924
Architectural Style	Craftsman Bungalow
Building Form	1.5-Story rectilinear building
Roof Form	Side-gabled w/ shed dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum Siding (Main)/ Vertical wood siding (Porch)
Foundation Materials	Concrete block
Window Materials	Wood/Aluminum
Window Type	Louvered/Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1924-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐ Date(s):
Current/Common Name	29344 Van Riper		
Historic/Original Owner	Arthur Walker / George & Grace McTaggert		
Historic Building Use	Single-family residence		
Current Building Use	Single-family residence		
Architect/Engineer/Designer	unknown		

Survey Date	23 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1924 Craftsman bungalow represents Flat Rock's early residential development during the initial Ford Village Industries period, constructed just two years after Henry Ford established the Flat Rock lamp factory in 1922. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits characteristics consistent with catalog home construction—a standardized, efficient design that made quality housing accessible to working-class families during the 1920s. Companies such as Sears, Aladdin, and Gordon-Van Tine offered similar bungalow designs through mail-order catalogs.

The side gable roof with gray asphalt shingles creates the classic Craftsman bungalow profile. A prominent front-facing gable dormer projects from the front roof slope, providing light and headroom to the upper half-story. The dormer features paired windows and its own gable roof, creating visual interest characteristic of Craftsman residential design.

The exterior has been re-clad with white aluminum siding, an alteration affecting integrity of materials. The aluminum application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation features **decorative brick piers** at the corners of the enclosed porch, representing an important surviving original material that provides period character.

The **enclosed front porch** represents a defining architectural feature characteristic of Craftsman bungalow design. The porch extends across a substantial portion of the facade, featuring multiple window bays that create a sun porch effect. The multi-light windows provide generous natural light while creating sheltered outdoor living space. The porch is accessed by brick steps at the side, and brick piers anchor the corners. This enclosed porch configuration demonstrates the Craftsman emphasis on indoor-outdoor connection while providing year-round usable space in Michigan's climate.

The windows have been replaced with aluminum units including both louvered and double-hung configurations, affecting integrity of materials and workmanship. The replacement windows maintain the general scale and positions of original openings. The louvered windows in the porch area provide ventilation while maintaining the enclosed character.

The property occupies a lot with manicured lawn and mature shade tree. The **original detached garage** remains at the rear of the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the c. 1924 construction date within the early Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, 1.5-story Craftsman bungalow form with side gable roof, front gable dormer, enclosed front porch with multiple window bays, decorative brick piers at porch, possible catalog home origins, original detached garage, and overall 1920s Craftsman bungalow character.

This single-family residence with original garage is situated on Lot 21 in the Van Riper Sub. and in 1941, the address was 29344 Van Riper St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, Arthur Walker owned lot 21, in the Van Riper Subdivision and the house thereon.[2] In 1927, Willliam Neifert owned lot 21, in the Van Riper Subdivision and the house thereon.[3] In 1931, Thomas Crooks owned lot 21, in the Van Riper Subdivision and the house thereon.[4]

In 1939, George McTaggert owned lot 21, in the Van Riper Subdivision and the house thereon.[5] In 1930, George B. and Grace L. McTaggart were living at 428 Van Riper St., and George was employed as a Dealer for Automobile Sales.[6]In 1939, George and Grace McTaggart and family were living at 29344 VanRiper.[7]In 1940, George and Grace McTaggert were living at 29344 Van Riper St., and employed as a patrolman for the village.[8]

In 1950, Roy and Marie Taylor and son resided at 29344 Van Riper; and Roy worked as a poultry technician for the feed and grain elevator.[9] Roy F. Taylor and family were living at 29344 Van Riper Street from 1959 through 1971.[10]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This c. 1924 residence represents Flat Rock's early residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This Craftsman bungalow, constructed just two years after Ford's investment, demonstrates the immediate housing response to industrial development. The property represents the type of quality, affordable housing constructed to serve workers associated with the expanding industrial economy.

The property's possible identification as a catalog home connects it to a significant aspect of early twentieth-century residential development. Catalog homes—prefabricated or kit houses sold through mail-order catalogs—represented an efficient and economical housing solution that made quality construction accessible to working-class families.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions provided the platted lots for much of Flat Rock's residential development.

Criterion C — Architecture

The property represents a good local example of Craftsman bungalow construction, likely of catalog home

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically and by subdivision; pg. 96, entry for Arthur Walker; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 121, entry for William Neifert; original records held by Brownstown Township Historical Society.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged alphabetically and by subdivision; pg. 116, entry for Thomas Crooks; original records held by Brownstown Township Historical Society.

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged alphabetically and by subdivision; pg. 186, entry for George McTaggert; original records held by Brownstown Township Historical Society.

[6] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 218 (stamped), enumeration district (ED) 82-880, sheet 2A, dwelling 27, family 27, for George B. & Grace L. McTagart ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-FT?cat=1036363&i=440&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 441 of 1148; United States. National Archives and Records Administration.

[7] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4B, dwelling 73, for George & Grace McTaggert; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 12 of 1034; United States. National Archives and Records Administration.

[9] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 32, dwelling 337, for Roy & Marie Taylor and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 33 of 58; United States. National Archives and Records Administration.

[10] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

origin, demonstrating the housing types that served working-class and middle-class families during the 1920s. The house exhibits characteristic Craftsman features including 1.5-story form with side gable roof, front gable dormer, and enclosed front porch with multiple window bays. The enclosed sun porch represents a practical adaptation for northern climates while maintaining the Craftsman emphasis on indoor-outdoor connection.

The original detached garage represents a significant outbuilding demonstrating early automobile accommodation in residential design.

While aluminum siding and window replacement have affected integrity of materials, the property retains its essential bungalow form, front dormer, enclosed porch with brick piers, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Craftsman bungalow form including side gable roof, front dormer, and enclosed porch. The setting preserves suburban character with lawn and mature shade tree. The property conveys the feeling of a 1920s bungalow and maintains association with early Ford Village Industries development. Integrity of materials and workmanship has been compromised by aluminum siding application and window replacement. However, the retention of the bungalow form, front dormer, enclosed porch with brick piers, and original garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The c. 1924 Craftsman bungalow retains sufficient integrity to convey its historic character and association with early Ford Village Industries development.

Supporting factors include c. 1924 construction during the significant early Ford period just two years after lamp factory establishment, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Craftsman bungalow form with side gable roof clearly readable, front gable dormer intact, enclosed front porch with multiple window bays substantially preserved, decorative brick piers as surviving original masonry, possible catalog home origins representing significant housing type, original detached garage as contributing outbuilding, and overall 1920s Craftsman bungalow character evident.

The aluminum siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The bungalow form, front dormer, enclosed porch, and particularly the original garage remain clearly evident and communicate the property's c. 1924 construction and significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0021_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29374 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0022_000 Lot 22 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091739		Long: -83.284275		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1941	
Architectural Style	Minimal Traditionalist	
Building Form	1.5-Story rectilinear	
Roof Form	Side Gabled w/dormers	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacement	
Window Type	Double Hung Sash/ Casement in Porch	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1941-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29374 Van Riper					
Historic/Original Owner	Harold B. & Zilda Kohnhorst					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	8 Aug 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1941 Minimal Traditional residence represents Flat Rock's residential development during the final prewar period, constructed in the year of American entry into World War II. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits characteristic Minimal Traditional features—compact 1.5-story form with side gable roof—combined with Cape Cod-influenced paired dormers that provide upper-floor living space.

The side gable roof with tan asphalt shingles creates the classic Minimal Traditional profile. **Paired front gable dormers** project from the front roof slope, providing light and headroom to the upper half-story. The paired dormer configuration is characteristic of Cape Cod Revival influence within the Minimal Traditional typology, distinguishing this example from single-dormer or front-gable variations.

The exterior has been re-clad with tan/olive vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is typical of period construction.

The **enclosed front porch** represents a distinctive feature, extending from the facade with casement-style windows providing light and ventilation. The porch foundation and lower walls have been covered with **permastone veneer**, a manufactured stone product popular as a modernization treatment during the mid-twentieth century. While the permastone represents an alteration, it has itself become a historic treatment reflecting mid-century residential improvement practices. The enclosed porch configuration provides year-round living space characteristic of Michigan residential design.

An **aluminum awning** covers the side entrance, a utilitarian mid-century addition providing weather protection. Such awnings were common improvements during the 1950s and 1960s.

The windows have been replaced with vinyl double-hung units, affecting integrity of materials and workmanship. The casement windows in the enclosed porch may be replacement units maintaining the original porch character.

The property occupies a lot with lawn, ornamental shrubs including a Japanese maple specimen, and mature evergreen trees. The detached garage is located at the rear of the property.

Character-defining features include the 1941 construction date within the final prewar period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, 1.5-story Minimal Traditional form with side gable roof, paired front gable dormers with Cape Cod influence, enclosed front porch with casement windows, permastone veneer as mid-century modification, concrete block foundation, detached garage, and overall early 1940s Minimal Traditional massing and proportions.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1942, Harold Kohnhorst owned lot 22 in the Van Riper Subdivision; and the new residence thereon, 29374 Van Riper St.[1] In 1950, Harold and Zilda Kohnhorst resided at 29374 Van Riper; and Harold worked in the Food Service industry at a Restaurant.[2] In 1959, Harold Kohnhorst and family were living at 29374 Van Riper Street. though 1965.[3] Harold B. Kohnhorst died on 17 September 1967.[4] Arthur LaVoy resided at 29374 Van Riper St from 1966 through 1968; and Fred Cook from 1969 through 1971.[5]

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 636, entry for Harold Kohnhorst; original records held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 80, dwelling 338, for Harold Kohnhorst ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL# 108990835, image 58 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-1965) for Van Riper Street; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:6NND-KNCG : accessed 3 Feb 2026), Entry for Harold Bernard Kohnhorst; **<u>ALSO</u>**; "Harold B. Kohnhorst," obituary, Detroit Free Press (Michigan), 18 Sep 1967, pg. 34, col. 2; **imaged**, *Newspapers.com* (https://www.newspapers.com/image/98758974/ : accessed 3 Feb 2026).

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-1971); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1941 residence represents Flat Rock's continued residential development during the final prewar period. The 1941 construction date places this property in the last full year of civilian residential building before wartime restrictions curtailed new construction. After Pearl Harbor in December 1941, materials were redirected to military production, making houses completed in 1941 among the last of the prewar building cycle.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a good local example of Minimal Traditional residential architecture with Cape Cod-influenced dormers, demonstrating the stylistic range within this popular late Depression and prewar house type. The house exhibits characteristic Minimal Traditional features including compact 1.5-story form, side gable roof, and modest domestic scale. The paired front dormers reflect Cape Cod Revival influence that was often incorporated into Minimal Traditional designs.

The permastone veneer on the enclosed porch, while an alteration, represents a significant mid-century modification practice. Permastone and similar manufactured stone products were widely marketed as home improvement materials during the 1950s and have themselves become historic treatments reflecting post-war residential modernization.

While vinyl siding and window replacement have affected integrity of materials, the property retains its essential Minimal Traditional form, paired dormers, enclosed porch, and detached garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Minimal Traditional form including side gable roof, paired dormers, and enclosed porch. The setting preserves suburban character with lawn and mature landscaping. The property conveys the feeling of a 1940s residence with mid-century modifications and maintains association with prewar residential development.

Integrity of materials and workmanship has been compromised by multiple alterations including vinyl siding application, window replacement, permastone veneer, and aluminum awning. These modifications represent a layering of changes over time but do not prevent the property from communicating its 1941 construction and historic character.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1941 Minimal Traditional residence retains sufficient integrity to convey its historic character and association with final prewar residential development.

Supporting factors include 1941 construction during the final prewar building period, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Minimal Traditional form with side gable roof clearly readable, paired front gable dormers with Cape Cod influence intact, enclosed front porch preserved (with permastone and casement windows), concrete block foundation as original material, detached garage retained, and overall 1940s Minimal Traditional character evident despite modifications.

The vinyl siding, window replacement, permastone veneer, and aluminum awning represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The Minimal Traditional form, paired dormers, enclosed porch, and overall historic character remain clearly evident and communicate the property's 1941 construction and architectural significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0022_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29406 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0023_000 Lot 23 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091628		Long: -83.284345		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1935	
Architectural Style	Minimal Traditional	
Building Form	1-Story rectilinear building	
Roof Form	Side gable w/projection	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum replacement	
Window Type	Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1935-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29406 Van Riper						
Historic/Original Owner	Arthur & Grace Mallow						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	Andrew Bodary (per 1931 tax record)						

Survey Date	8 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1935 Minimal Traditional residence is a single-story dwelling situated on Van Riper Street in Flat Rock. The building represents Depression-era residential development during the established phase of the Village Industries program and exemplifies the Minimal Traditional style that emerged during the 1930s as an economical response to challenging economic conditions. The style's emphasis on simplicity, efficiency, and affordability made it well-suited to the needs of working families during this period. The property retains its essential form and massing despite material alterations, illustrating the continued residential development that characterized Flat Rock's growth as a Village Industries community.

The house exhibits the characteristic Minimal Traditional form with a compact, single-story plan and a side-gabled roof with a prominent front gable accent. The roof is covered with asphalt shingles in a gray tone, and the front gable creates a focal point on the facade while adding visual interest to the otherwise simple roofline. A semi-circular louvered vent is centered within the front gable, providing attic ventilation while contributing a modest decorative element. A small chimney is visible rising from the rear portion of the roof.

The exterior walls are clad in vinyl siding in a tan or beige color, a replacement material that obscures the original wall surface but maintains the simple, unadorned appearance characteristic of the Minimal Traditional style. The vinyl siding features horizontal lap profiles and is applied without decorative trim or ornamentation, consistent with the style's emphasis on economy and simplicity.

The front facade displays an asymmetrical arrangement with the entrance positioned to one side, flanked by windows that provide light to the interior living spaces. The entrance is accessed by concrete steps with a simple metal railing, leading directly to the front door without a covered porch—a characteristic of Minimal Traditional design that reduced construction costs while maintaining functionality. The front door features decorative panels and is framed by the front gable projection above. An American flag displayed beside the entrance reflects the current owner's patriotic sentiment.

The windows are aluminum replacement units in a sliding configuration, representing a departure from the original double-hung windows that would have been typical of 1930s construction. While not original materials, the replacement windows are positioned within openings that maintain the general fenestration pattern, with windows flanking the entrance and additional windows on the side elevations serving interior rooms.

The foundation is constructed of concrete block, which has been enhanced with a decorative stone veneer treatment in a dark gray or charcoal color. This veneer application represents a contemporary aesthetic update that does not compromise the building's overall form but does alter the original foundation appearance. The foundation treatment, combined with well-maintained landscaping including ornamental shrubs, a Japanese maple, and foundation plantings, creates an attractive contemporary presentation.

A detached garage is located at the rear of the property, accessed by a concrete driveway along the side of the house. The garage provides covered automobile storage consistent with the residential use of the property.

The property occupies a well-maintained lot within an established residential streetscape on Van Riper Street. Neighboring properties visible in the photograph include houses of varying ages and styles, demonstrating the progressive residential development that characterized this street from the 1920s through the mid-20th century. Mature evergreen trees frame the rear of the property and contribute to the established residential character.

Character-defining features include the Minimal Traditional form, the single-story massing, the side-gabled roof with front gable accent, the semi-circular gable vent, the asymmetrical facade arrangement, the detached garage, and the overall modest residential scale that contributes to the streetscape character of Van Riper Street.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1931, Andrew Bodary owned lot 23 of the Van Riper Subdivision in the Village of Flat Rock; there was not a house on the property at that time.[1] In 1939, Arthur F. Mallow owned lot 23 of the Van Riper Subdivision; and the residence thereon, 29406 Van Riper St.[2] In 1939, Arthur & Grace Mallow and family were living at 29406 VanRiper.[3] In 1940, Arthur & Grace Mallow and family were living at 29406 Van Riper St., and Arthur was employed as a foreman for the railroad.[4] In 1950, Arthur & Grace Mallow and family resided at 29406 Van Riper; and Arthur worked at track Maintenance for the railroad.[5] In 1959, Arthur Mallow and family were living at 29406 Van Riper Street.[6] In 1970, A.F. Mallow resided at 29406 Van Riper St.[7] Arthur F. Mallow died on 10 Sep 1981, and his wife Grace died 25 April 1982.[8]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1935 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents Depression-era residential development during the established phase of the Village Industries program and demonstrates the continued housing construction that supported Ford's industrial community even during economically challenging times.

Criterion A - Community Planning and Development: Constructed c. 1935, during the Great Depression but also during the established phase of Ford's Village Industries operations in Flat Rock, this Minimal Traditional house represents the continued residential development that characterized the community's growth despite broader economic challenges. Ford's Village Industries program provided stable employment that enabled workers to purchase homes and establish families even during the Depression years, when construction activity declined sharply in many communities. The presence of new housing construction in Flat Rock during the mid-1930s demonstrates the economic stability that Ford employment provided and the continued attractiveness of the community for working families.

Village Industries Context: The property's c. 1935 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. By this time, Ford's Flat Rock lamp plant had operated for approximately seven years, and the community had established itself as a stable residential area for industrial workers. The continued construction of housing during the Depression years demonstrates the resilience of the Village Industries model and the economic security that Ford employment provided to workers and their families.

Architectural Context: The Minimal Traditional style emerged during the Great Depression as builders sought to provide affordable housing that maintained quality construction while reducing costs through simplified design and reduced ornamentation. The style represented a practical response to economic constraints, emphasizing efficient floor plans, simple roof forms, and minimal decorative elements. This example

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 116, entry for Andrew Bodary; original records held by Brownstown Township Historical Society.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 186, for Arthur F. Mallow; original records held by Brownstown Township Historical Society.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4B, dwelling 72, for Arthur & Grace Mallow and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 12 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 32, dwelling 339, for Arthur & Grace Mallow and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 33 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1969-70) p. 57, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZYT-XVK : Mon Feb 24 19:26:12 UTC 2025), Entry for Arthur F Mallow, 10 Sep 1981; **ALSO**; "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVL7-GLZD : Thu Apr 03 14:32:45 UTC 2025), Entry for Arthur F Mallow.

demonstrates the typical characteristics of the style: compact single-story form, side-gabled roof with modest front gable accent, asymmetrical facade, and absence of elaborate porches or decorative trim. The style remained popular through the early post-war years before being superseded by the Ranch style in the late 1940s and 1950s.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Van Riper Street. Integrity of design is maintained through preservation of the Minimal Traditional form with side-gabled roof, front gable accent, single-story massing, and asymmetrical facade arrangement. Integrity of materials and workmanship has been diminished through vinyl siding, aluminum sliding replacement windows, and decorative foundation veneer, though the essential building form remains legible. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a modest single-family residence from the Depression-era Village Industries period.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1935 construction date places this property within the Depression era, when Ford's Village Industries program provided economic stability that enabled continued residential construction in Flat Rock even as building activity declined elsewhere. The Minimal Traditional style exemplifies the practical, economical approach to housing that characterized the 1930s, with its compact single-story form, simple roofline, and absence of elaborate ornamentation representing a response to the economic constraints of the period while still providing dignified housing for working families.

The property retains its essential Minimal Traditional form, with the side-gabled roof, front gable accent with semi-circular louvered vent, and single-story massing clearly legible despite material alterations. The asymmetrical facade arrangement with the entrance positioned to one side and flanking windows reflects the practical floor plans typical of the style, designed to maximize interior space within a compact footprint. The concrete steps providing direct access to the entrance without an elaborate porch demonstrate the style's emphasis on economy and functionality.

The property exists within an established residential streetscape on Van Riper Street that demonstrates the progressive development of this neighborhood from the 1920s through the mid-20th century. Neighboring houses of varying styles and periods, including the 1925 Colonial Revival at 29426 Van Riper built by George Van Riper, illustrate the sustained residential development that characterized this area throughout the Village Industries era.

While vinyl siding, aluminum sliding replacement windows, and the decorative stone foundation veneer have diminished material integrity, these alterations do not compromise the property's ability to convey its historical significance. The essential Minimal Traditional form, single-story massing, and Depression-era residential character remain clearly legible, and the property continues to demonstrate its associations with the sustained community development that characterized Flat Rock during Ford's Village Industries program.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_04_0023_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29414 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0024_000 Lot 24 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091493		Long: -83.284298		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1923	
Architectural Style	Craftsman Bungalow	
Building Form	1.5-Story rectilinear	
Roof Form	Catslide with shed dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Wood clapboard siding	
Foundation Materials	Brick/Concrete Block	
Window Materials	Wood (aluminum storm)	
Window Type	Double-hung sash with multi-light configurations	
Outbuildings	Yes ☒	No ☐
Number/Type:	2 - Garage & Shed	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1923-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29414 Van Riper						
Historic/Original Owner	Fred & Cora Kuhn						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Builder	Hiram Dugan						

Survey Date	8 Aug 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1923 Craftsman residence represents Flat Rock's earliest residential development during the initial Ford Village Industries period, constructed just one year after Henry Ford established the Flat Rock lamp factory in 1922. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits characteristics consistent with **catalog home construction**—companies such as Sears, Aladdin, and Gordon-Van Tine offered similar catslide bungalow designs that made quality Craftsman housing accessible to working-class and middle-class families during the 1920s.

The house features the distinctive **catslide roof** form—an asymmetrical gable configuration where one roof slope extends significantly lower than the other, typically covering a full-width porch. This roof form, also documented at 29424 Evergreen (1926), 25533 Gibraltar (1931), and 29326 Walnut (1924), represents a recognizable regional variant within Flat Rock's residential development. The catslide creates a sweeping, picturesque profile characteristic of Craftsman design philosophy.

A prominent front-facing **gable dormer** projects from the upper roof slope, featuring paired windows and **decorative elbow braces** (also known as knee braces) at the gable peak. These elbow braces represent an important surviving Craftsman detail, providing structural expression and visual interest characteristic of the style's emphasis on honest construction. The dormer's white trim and dark shutters create appealing contrast.

The exterior has been re-clad with white vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is typical of 1920s residential construction.

The **enclosed front porch** represents a defining architectural feature, supported by **brick piers** that anchor the composition and provide visual weight characteristic of Craftsman design. The porch features multiple large windows with multi-light configurations, creating a sun porch effect while providing year-round usable space. The entry is accessed by steps with white railings leading to the dark-painted front door.

The property retains **some original wood windows with three-part upper sashes and aluminum storm windows**, representing important surviving historic fabric that significantly enhances integrity. The three-part upper sash configuration—a distinctive Craftsman detail—demonstrates period craftsmanship. Other windows have been replaced with vinyl sliding units.

The property occupies a lot with manicured lawn, mature shade tree, and a flagpole. Decorative elements including a birdbath demonstrate property stewardship. The **original detached garage** remains, representing an important contributing outbuilding.

Character-defining features include the 1923 construction date within the earliest Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, 1.5-story Craftsman form with probable catalog home origins, distinctive catslide roof configuration, front gable dormer with decorative elbow braces, enclosed front porch with brick piers, some original wood windows with three-part upper sashes, original detached garage, and overall 1920s Craftsman character.

This two-story, single-family brick veneer residence with matching single car garage and shed are situated on Lot 24 in the Van Riper Subdivision and in 1941, the address was 29414 Van Riper St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, Hiram Dugan owned lot 24 in the Van Riper Subdivision; and the residence thereon, 423 Van Riper St.[2]

In 1927, Fred Kuhn owned lot 24 in the Van Riper Subdivision; and the residence thereon, 423 Van Riper St.[3] In 1930, Fred Walter & Cora Kuhn were living at 423 Van Riper St., and Fred was employed as a Miller for the Grain Elevator.[4] In 1939, Fred & Cora Kuhn were living at 29414 VanRiper.[5] In 1940, Fred & Cora Kuhn were living at 29414 Van Riper St., and Fred was employed as a miller for the grain elevator.[6] Fred & Cora removed to Wakeman, Ohio, about 1946.[7]

In 1950, Karl and Mary Smith and their sons resided at 29414 Van Riper; and Karl worked as a Salesman for Steel manufacturing.[8]

Harold Hinzmann and family were living at 29414 Van Riper St. from 1959 through 1971.[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1923 residence represents Flat Rock's earliest residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This Craftsman house, constructed just one year after Ford's investment, represents the immediate housing response to industrial development and is among the earliest surviving residences in the district.

The property's probable identification as a **catalog home** connects it to a significant aspect of early twentieth-century residential development. The catslide bungalow form was a popular catalog design, and the recurrence of this distinctive roof type at four properties in Flat Rock (1923, 1924, 1926, 1931) suggests the influence of catalog home marketing in shaping the community's residential character.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions provided the platted lots for much of Flat Rock's residential development.

Criterion C — Architecture

The property represents a good local example of Craftsman residential architecture featuring the **catslide roof** form and important surviving decorative details. The catslide—an asymmetrical gable configuration where one roof slope extends to cover a porch—represents a recognizable variant within Flat Rock's residential development, documented at four properties spanning 1923-1931. The recurrence of this distinctive form suggests the influence of catalog home designs in shaping Flat Rock's residential character.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 96, entry for Hiram Dugan & wife; original records held by Brownstown Township Historical Society. *Note: Hiram Dugan also built the home at 27147 W. Huron River Drive, the two residences share many of the same characteristics and color schemes.*

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 121, entry for Fred Kuhn; original records held by Brownstown Township Historical Society.

[4] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 219 (stamped), enumeration district (ED) 82-880, sheet 3A, dwelling 50, family 52, for Fred & Cora Kuhn; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-XT?cat=1036363&i=442&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 443 of 1148; United States. National Archives and Records Administration.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4B, dwelling 71, for Fred & Cora Kuhn ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 12 of 1034; United States. National Archives and Records Administration.

[7] "United States, Census, 1950," *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:6XB3-XKHJ : accessed 3 Feb 2026), Entry for Fred and Cora Kuhn in Wakeman, Ohio, 24 April 1950.

[8] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 32, dwelling 340, for Karl & Mary Smith and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 33 of 58; United States. National Archives and Records Administration.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The house exhibits characteristic Craftsman features including informal domestic character, decorative elbow braces at the dormer gable, enclosed sun porch with brick piers, and multi-light windows. These standardized Craftsman details—elbow braces, three-part upper sash windows, brick pier porch supports—are all features commonly specified in catalog home plans, providing Craftsman character while remaining economical to build from pre-cut materials.

The **retention of original wood windows with three-part upper sashes** is a significant integrity element, demonstrating Craftsman craftsmanship and period construction methods.

While vinyl siding and partial window replacement have affected integrity of materials, the property retains its essential Craftsman form, catslide roof, elbow braces, enclosed porch with brick piers, surviving original windows, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Craftsman form including distinctive catslide roof, dormer with elbow braces, and enclosed porch with brick piers. The setting preserves suburban character with lawn and mature trees. The property conveys the feeling of a 1920s Craftsman residence and maintains association with the earliest Ford Village Industries development.

Integrity of materials and workmanship has been partially compromised by vinyl siding application and partial window replacement. However, the retention of some original wood windows with three-part upper sashes, the elbow braces, brick piers, enclosed porch, and original garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1923 Craftsman residence retains sufficient integrity to convey its historic character and association with the earliest Ford Village Industries development.

Supporting factors include 1923 construction during the earliest Ford period just one year after lamp factory establishment, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Craftsman form with distinctive catslide roof clearly readable, front gable dormer with decorative elbow braces intact, enclosed front porch with brick piers substantially preserved, some original wood windows with three-part upper sashes surviving as important historic fabric, original detached garage as contributing outbuilding, and overall 1920s Craftsman character evident.

The vinyl siding and partial window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The catslide roof, elbow braces, enclosed porch, surviving original windows, and particularly the original garage remain clearly evident and communicate the property's 1923 construction and significance as one of the earliest residences constructed during the Ford Village Industries period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0024_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29426 Van Riper Street (430 Van Riper St.)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0025_000 Lot 25 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091353		Long: -83.284327		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1925	
Architectural Style	Colonial Revival	
Building Form	Two-story rectangular	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block	
Window Materials	Aluminum replacement	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	One detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1925-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29426 Van Riper						
Historic/Original Owner	Floyd & Mabel Sieber						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Builder/Contractor	George W. Van Riper (1925 House) and Claude L. Wilcox (Garage 1927)						

Survey Date	8 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1925 Colonial Revival residence is a 2-story dwelling situated on Van Riper Street in Flat Rock. The building was constructed by George Van Riper, whose family name is commemorated in the street name, suggesting his significance in the development of this residential area. The house represents early residential development that predates Ford's formal Village Industries program and demonstrates the quality housing stock that existed in Flat Rock prior to Ford's industrial investment. A detached garage was added to the property in 1927 by builder Claude L. Wilcox. The property retains its essential form and massing despite material alterations, illustrating the residential development patterns that preceded and supported Flat Rock's transformation into a Village Industries community.

The house exhibits a Colonial Revival form with a side-gabled roof, the ridge running parallel to the street in the traditional manner of colonial-era houses. A projecting side wing extends from one side of the main house mass, adding interior space and creating an L-shaped footprint. The roof is covered with asphalt shingles in a gray-brown tone, and the proportions of the house—with its 2-story height and rectangular massing—are characteristic of Colonial Revival design principles that emphasized symmetry, balance, and references to early American architectural traditions.

The exterior walls are clad in vinyl siding in a dark tan color, a replacement material that obscures the original wall surface but maintains appropriate proportions and appearance. The vinyl siding features horizontal lap profiles that approximate the appearance of wood clapboard. Trim elements define window openings and the transition between wall surfaces and roof elements, maintaining the visual definition of the building's architectural features.

The front facade features a small entry porch that provides shelter for the main entrance. The porch has a shed or gabled roof supported by simple posts, with wooden railings and steps providing access from grade level. The entry porch configuration creates a welcoming entrance while maintaining the modest scale appropriate to worker housing of this era. The entrance door is positioned within the porch, sheltered from weather.

The fenestration pattern reflects the interior room arrangement typical of vernacular gable-front houses. Windows are positioned to serve interior functions rather than create strict exterior symmetry, with openings on both the first and second floors providing light to living spaces and bedrooms. The windows are aluminum replacement units in a double-hung configuration that maintain appropriate proportions and placement within the original openings, preserving the general fenestration pattern established during original construction.

The foundation is constructed of concrete block, visible at grade level and representing standard foundation construction for houses of this period in southeastern Michigan. The foundation appears to be in good condition and provides stable support for the structure.

A detached garage is located at the rear of the property, accessed by a concrete driveway along the side of the house. The garage was constructed in 1927 by Claude L. Wilcox, two years after the house was completed, and provides covered automobile storage reflecting the automobile-oriented lifestyle that characterized residential development in the 1920s. The driveway configuration is typical of residential properties throughout the district.

The property occupies a lot within an established residential streetscape on Van Riper Street. Neighboring properties visible in the photographs include similar-era houses representing the coordinated residential development that occurred during the early Village Industries period. Mature trees provide shade and contribute to the established residential character of the neighborhood.

Character-defining features include the Colonial Revival form with side-gabled roof, the projecting side wing, the 2-story massing, the small entry porch, the 1927 detached garage, and the overall residential scale and setback that contributes to the streetscape character of Van Riper Street.

This two-story, single-family frame residence with matching single car garage is situated on Lot 25 in the Van Riper Subdivision and in 1941, the address was 29426 Van Riper St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, George W. Van Riper owned lot 25 in the Van Riper Subdivision of the Village of Flat Rock; and the residence thereon, 430 Van Riper St.[2] Claude L. Wilcox owned lot 25 of the Van Riper Subdivision and installed the garage in 1927.[3] In 1930, Floyd & Mabel Sieber were renting at 430 Van Riper St., and Floyd was employed as a Bookeeper for Stock and Shipping.[4] In 1931 and 1939, M.C. Miller was the owner of lot 25 of the Van Riper Subdivision.[5] In 1939, Floyd & Mabel Sieber and family were living at 29426 VanRiper.[6] In 1940, Floyd & Mabel Sieber and family were living at 29426 Van Riper St., and Floyd was employed as a clerk for the auto factory.[7] Floyd Sieber Sr. was the owner of lot 25 of the Van Riper Subdivision in 1942.[8]

Floyd Sieber Jr., affectionately known as "Bud" was the son of Floyd Sr. & Mable. He born in Detroit in 1918 and was a graduate of Flat Rock High School in 1936. In 1941, he married his high school sweetheart Winifred Oestrike and worked in her father's auto dealership selling cars. He got a job at the bomber plant in Ypsilanti, Michigan, that belonged to Henry Ford. Because Ford needed workers and many did not have transportation, the Greyhound Bus company had a route that took workers from Flat Rock to Ypsilanti daily. In December of 1942, "Bud" was drafted and went into the Army. He was sent to Europe in January of 1945 under General Patton's 3rd Army; sadly, Bud died of injuries sustained at Werkel, Germany on April 1st. His body was later brought back to America and he is buried in Arlington Cemetery.[9] Floyd Sr. and Mabel left Flat Rock after the death of their son and moved to Grosse Pointe. In 1950, Harry & Euriditas Nickas and family were living at 29426 Van Riper St., and Harry owned and operated a restaurant.[10] In 1959, Harry Nickas and family were living at 29424 Van Riper Street.[11]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents early residential development that predates Ford's formal Village Industries program by approximately three years and was constructed by George Van Riper, whose family name is commemorated in the street name, indicating his significance in the development of this residential area. The property demonstrates the quality housing stock that existed in Flat Rock prior to Ford's industrial investment and that provided the community foundation for the Village Industries program's subsequent success.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 101, entry for George W. Van Riper; original records held by Brownstown Township Historical Society. *Note: Entry states that house is almost complete.*

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 121, entry for Claude L. Wilcox; original records held by Brownstown Township Historical Society. *Note: Entry specifically states garage is on lot.*

[4] **1930 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-880, sheet 2B, dwelling 45, family 46,Floyd & Mabel Sieber ; NARA microfilm publication T626, roll 1030; imaged, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-N8?cat=1036363&i=441&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 442 of 1148; United States. National Archives and Records Administration.

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 116, entry for M.C. Miller; original records held by Brownstown Township Historical Society; **ALSO**; Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 186, entry for M.C. Miller; original records held by Brownstown Township Historical Society.

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] **1940 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4B, dwelling 70, for Floyd & Mabel Sieber and family; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 12 of 1034; United States. National Archives and Records Administration.

[8] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 636, entry for Floyd L. Sieber; original records held by Brownstown Township Historical Society.

[9] Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

[10] **1950 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 76, dwelling 341, for Harry & Euriditas Nickau; NARA Identifier #306578863; imaged, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FV-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 54 of 58; United States. National Archives and Records Administration.

[11] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Criterion A - Community Planning and Development: Constructed in 1925, this house predates Ford's formal establishment of the Village Industries lamp plant in Flat Rock by approximately three years. The property was built by George Van Riper, whose family name on the street suggests his importance in the development of this residential area—likely as a developer, landowner, or prominent community member who contributed to platting and building in this section of Flat Rock. The property represents the pre-existing residential development that provided the community foundation upon which Ford's industrial program would build. The presence of quality housing like this two-story dwelling demonstrates that Flat Rock possessed an established residential character and attracted investment in substantial homes before the Village Industries program formally began.

Van Riper Family Significance: The naming of Van Riper Street after what is presumably George Van Riper's family indicates the significance of this builder and his family in the development of the neighborhood. Street naming after local developers, landowners, or prominent citizens was a common practice that honored individuals who contributed to community development. George Van Riper's construction of this house on the street bearing his family name suggests he was actively developing residential properties in this area during the mid-1920s, contributing to the housing stock that would later serve Village Industries workers.

Village Industries Context: The property's 1925 construction date places it among the earliest residential development within the district's period of significance. When Ford announced plans for the Flat Rock lamp plant in 1928, properties like this Colonial Revival house already existed along Van Riper Street, establishing the residential patterns that would intensify during the Village Industries era. The quality of this house, with its Colonial Revival styling reflecting the popular revival styles of the 1920s, demonstrates that Flat Rock attracted residents seeking substantial, well-designed homes even before Ford's industrial presence guaranteed employment opportunities, creating the community infrastructure that contributed to the program's success.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Van Riper Street. Integrity of design is maintained through preservation of the Colonial Revival form with side-gabled roof, projecting side wing, 2-story massing, and entry porch configuration. Integrity of materials and workmanship has been diminished through vinyl siding and aluminum replacement windows, though the concrete block foundation remains as evidence of original construction. Integrity of setting is preserved through the property's relationship to neighboring residences of similar vintage and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a substantial single-family residence from the early development period of the district.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The 1925 construction date places this property among the earliest residential development within the district, predating Ford's formal Village Industries program by approximately three years. The house was constructed by George Van Riper, whose family name on the street indicates his significance in the development of this residential area. This connection between the builder and the street name suggests that Van Riper was a developer, landowner, or prominent community member who contributed to platting and building in this section of Flat Rock during the mid-1920s. The property represents the quality housing that existed in Flat Rock prior to Ford's industrial investment and that provided the community foundation for the Village Industries program's subsequent success.

The property retains its essential form and massing, with the side-gabled roof, projecting side wing, and 2-story Colonial Revival configuration clearly legible despite material alterations. The small entry porch maintains the property's welcoming entrance configuration, and the detached garage at the rear, constructed in 1927 by Claude L. Wilcox, reflects the automobile-oriented lifestyle of the period. The concrete block foundation provides material evidence of original construction and the building's age.

The property exists within a cohesive residential streetscape on Van Riper Street that demonstrates the development patterns of the 1920s. Neighboring houses of similar vintage and scale visible in the photographs reinforce the historical context and the significance of this area's development. The presence of the Van Riper family name on the street suggests coordinated residential development under his direction during this period, making this property particularly significant as an example of his work.

While vinyl siding and aluminum replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Colonial Revival form, 2-story massing, and residential character remain clearly

legible, and the property continues to demonstrate its associations with the early residential development that preceded and supported Ford's Village Industries program in Flat Rock.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_04_0025_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29434 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0026_000 Lot 26 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091227		Long: -83.284322		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1890 **relocated in 1925
Architectural Style	Colonial Revival (vernacular)
Building Form	2-Story rectilinear building
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete block
Window Materials	Vinyl Replacement
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (1941)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; C) Architecture
Period(s) of Significance	1890-1920 (Early Period) and 1920-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):

Current/Common Name	29434 Van Riper
Historic/Original Owner	Albert Upham
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	1890-1920 (Early Period) and 1920-1975 (Late Period)
Builder/Contractor	Albert Upham built this home about 1890/ A.F. Mudge moved & rebuilt in 1925

Survey Date	9 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29434 Van Riper Street presents as a two-story Colonial Revival dwelling that exemplifies the vernacular residential architecture of circa 1890, representing a unique intersection between Flat Rock's Early Period of Significance and the Late Period of Significance through its original construction during the Vreeland era and subsequent relocation during the mature phase of Henry Ford's Village Industries development. The building exhibits the characteristic rectangular massing with a hip roof configuration and symmetrical facade composition that defined late 19th-century vernacular residential design, while its 1939 relocation to the Van Riper subdivision demonstrates the adaptive reuse and community development strategies that characterized Flat Rock's continued growth during the established phase of the Late Period of Significance.

This building represents a significant example of architectural continuity and adaptive reuse that bridges Flat Rock's two periods of significance, originally constructed circa 1890 during the Early Period when the Vreeland family and their neighbors were establishing the foundational residential and commercial development around the Huron River mills and trading operations.

The building features a hip roof system constructed with asphalt shingles that provide practical weather protection while maintaining the traditional appearance characteristic of late 19th-century residential architecture. The hip roof configuration demonstrates the vernacular design approaches that characterized practical residential construction during the 1890s, providing functional shelter while maintaining the conservative architectural character that appealed to working families in rural mill communities. The roof form reflects both the original construction era and the building's successful adaptation to its new location within the Van Riper subdivision during 1939.

The exterior walls demonstrate wood clapboard siding construction that reflects the quality material standards and traditional construction techniques that characterized residential building during the 1890s. The consistent wood siding provides the authentic late 19th-century appearance and established character that was central to vernacular residential design while demonstrating the durable construction approaches that enabled the building's successful relocation and continued use. The siding preserves the building's original architectural character while adapting to its new suburban context within the Van Riper subdivision.

The window arrangement demonstrates the systematic approach to fenestration that characterized late 19th-century vernacular residential design, with windows arranged in regular configurations that maximize natural light while maintaining the balanced composition and traditional proportions valued in Colonial Revival architecture. The windows appear to include double-hung configurations with traditional proportions that preserve the building's original architectural character while reflecting the practical design principles that characterized both 1890s construction and the building's successful adaptation to suburban residential use during 1939.

The front entrance maintains traditional Colonial Revival character through a covered porch with railings that provides both practical access and architectural distinction while demonstrating the quality construction approaches that enabled the building's successful relocation and continued residential use. The entrance demonstrates the adaptable design solutions that characterized both late 19th-century residential architecture and the building's successful integration into the Van Riper subdivision during 1939.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas and mature plantings that integrate the building with its Van Riper subdivision setting while reflecting the building's successful adaptation from its original Early Period context to its Late Period suburban location. The property includes a detached garage that supports modern suburban residential use while maintaining the scale and character appropriate to relocated historical architecture within the established Van Riper subdivision development.

This two-story, single-family residence with matching garage is situated on Lot 26 in the Van Riper Sub. and per the 1941 Sanborn Map, the address was 29434 Van Riper.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St.; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Albert Upham built this residence on the corner of Gibraltar and Sheeks according to local lore.

In 1925, Alden Mudge & wife owned lot 26 in the Van Riper Subdivision and the partially completed residence on the lot.[2]

In 1927, [Arthur] Amy owned lot 26 in the Van Riper Subdivision and the residence on the lot, 411 Van Riper St.[3] In 1931, Arthur Amy [2217 Lavine St., Flint] owned lot 26 in the Van Riper Subdivision and the residence on the lot, 411 Van Riper St.[4] In 1939, Carsonville Depositors Corp. [this entity was listed alongside other Michigan financial organizations in the 1930s, likely related to the banking restructuring era following the Great Depression] owned lot 26 in the Van Riper Subdivision and the residence on the lot, 29434 Van Riper St.[5]

In 1939, Roscoe and Mary Brammer and family were living at 29434 VanRiper.[6] In 1940, Andrew and Dorothy Lincoln and sons were living at 29434 Van Riper St., and Andrew was employed as a press operator for the lamp factory.[7] In 1942, Merrell Page owned lot 26 in the Van Riper Subdivision and the residence on the lot, 29434 Van Riper St.[8]

In 1950, Gilbert and Elizabeth Beaudrie resided at 29434 Van Riper; and Gilbert worked as buffer for auto parts manufacturing.[9] In 1950, Jarvis and Ruth Redd also resided at 29434 Van Riper; and Jarvis worked as laborer for the steel plant.[10] Jarvis Redd and family were living at 29434 Van Riper Street from 1961 through 1971.[11] Jarvis John Redd died on 16 Feb 1978.[12] David & Laverne Webb purchased 29434 Van Riper St. from Redd's estate on 7 Aug 1978.[13]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically and by subdivision; pg. 96, entry for Alden Mudge & wife; original records held by Brownstown Township Historical Society. Note: Mudge was originally from Flint.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 121, entry for [Arthur] Amy; original records held by Brownstown Township Historical Society.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged alphabetically and by subdivision; pg. 116, entry for Arthur Amy [2217 Lavine St., Flint]; original records held by Brownstown Township Historical Society.

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged alphabetically and by subdivision; pg. 186, entry for Carsonville Depositors Corp. [this entity was listed alongside other Michigan financial organizations in the 1930s, likely related to the banking restructuring era following the Great Depression]; original records held by Brownstown Township Historical Society.

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4B, dwelling 69, Andrew & Dorothy Lincoln and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 12 of 1034; United States. National Archives and Records Administration.

[8] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged alphabetically and by subdivision; vol. 3, pg. 636, entry for Merrell Page; original records held by Brownstown Township Historical Society.

[9] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 32, dwelling 343, for Gilbert & Elizabeth Beaudrie ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 33 of 58; United States. National Archives and Records Administration.

[10] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 32, dwelling 342, for Jarvis & Ruth Redd ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 33 of 58; United States. National Archives and Records Administration.

[11] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1960-61) p. 44, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[12] "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZTN-9P2 : accessed 3 Feb 2026), Entry for Jarvis J Redd, died16 Feb 1978.

[13] Wayne County, Michigan, Register of Deeds, Index Online. Jarvis Redd Estate to David & Laverne Webb, Document No. G324429, 7 Aug 1978; imaged, WayneCountyMi.gov (https://wayne.mi.publicsearch.us/doc/283781460 : accessed 3 Feb 2026) Detroit.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29434 Van Riper Street is recommended as contributing to the Flat Rock Historic District under Criteria A and C for its unique representation of both periods of significance.

This c. 1890/1939 relocated dwelling bridges both periods of significance in Flat Rock's development. Originally constructed during the Early Period (1834-1920) when Flat Rock was emerging as a rural mill community along the Huron River, the structure's quality construction demonstrates the prosperity of successful families within that era. The 1939 relocation and division represents a significant Late Period (1920-1975) event, demonstrating the adaptive reuse strategies that characterized housing solutions during the mature Ford Village Industries phase. The decision to relocate an Early Period dwelling into the Van Riper subdivision reflects the community's practical approach to continued suburban development.

The property possesses architectural significance as late 19th-century vernacular construction successfully adapted for continued use. The two-story rectangular massing and hip roof configuration preserve original Colonial Revival characteristics despite relocation. The structure demonstrates both 1890s building traditions and the construction quality that enabled successful adaptation within a different community context.

The property demonstrates good integrity across six of seven aspects. The 1925 relocation is itself historically significant as part of Late Period development patterns rather than a loss of integrity. Design integrity remains evident in the Colonial Revival massing and hip roof. The exterior has been re-clad with aluminum siding and windows updated to vinyl. The suburban Van Riper subdivision setting represents successful Late Period integration. The property conveys both its Early Period architectural heritage and Late Period adaptive reuse significance. Additional research is recommended to identify the building's original location and circumstances of its 1925 relocation.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0026_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29444 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0027_00 Lot 27 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091073		Long: -83.28431		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1924
Architectural Style	Craftsman Bungalow
Building Form	2-Story rectilinear building
Roof Form	Catslide with dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete Block/Brick
Window Materials	Aluminum
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	One garage/outbuilding

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1924-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29444 Van Riper					
Historic/Original Owner	Otto & Grace (nee Ferstle) Brick / Gordon & Reita Fuller					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					

Survey Date	12 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1924 Craftsman Bungalow is a 1.5-2 story frame dwelling on Van Riper Street. Constructed four years before Ford's establishment of the Village Industries lamp plant, the property represents the pre-existing residential community that provided the foundation for the community's subsequent industrial transformation.

The house exhibits a distinctive **catslide roof**—an asymmetrical gable form where one roof slope extends lower than the other, sweeping down over the enclosed porch. This roof configuration is characteristic of Craftsman and Colonial Revival design. A **large front dormer** with paired windows and dark brown shutters punctuates the roof, providing light and headroom to the upper floor. A **brick chimney** rises from the main roof mass. The roof is covered with asphalt shingles.

A prominent feature is the **enclosed front porch** spanning the full width of the facade. The porch features **decorative brick piers** with a distinctive checkerboard or basket-weave pattern—significant original masonry providing character and visual interest. The porch has been enclosed with screens and glazing, converting the original open porch to three-season living space. The brick pier detailing demonstrates quality construction and craftsmanship.

The exterior is clad in cream/tan aluminum siding with white siding visible on the side elevation. The windows are aluminum replacement double-hung units. A large evergreen tree partially screens the front facade. A **detached garage** in the rear appears to be original or early construction.

Character-defining features include the catslide roof, front dormer with paired windows, enclosed front porch, decorative brick piers with basket-weave pattern, brick chimney, and pre-Village Industries residential character.

This two-story, single-family residence with matching garage is situated on Lot 27 in the Van Riper Sub. and per the 1941 Sanborn Map, the address was 29444 Van Riper.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, Otto Brick owned lot 27 in the Van Viper Subdivision; and the residence thereon.[2] In 1930, William & Elsie L. Miller were living (renting) at 411 Van Riper St., and William was employed as a Clerk in a General Store.[3]

In 1939, Gordon Fuller owned lot 27 in the Van Viper Subdivision; and the residence thereon.[4] In 1939, Gordon and Reita Fuller were living at 29444 VanRiper.[5] In 1940, Gordon and Reita Fuller and lodgers were living at 29444 Van Riper St., and Gordon was employed as a pipefitter for the [Socony] oil refinery.[6] In 1950, Gordon and Reita Fuller resided at 29444 Van Riper; and Gordon worked as a cab dispatcher for a taxi service.[7]

In 1955, Marvin E. Beebe and family were living at 29444 Van Riper.[8] In 1961, Marvin E. Beebe and family were living at 29444 Van Riper Street.[9]

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[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St.; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically and by subdivision; pg. 96, entry for Otto Brick; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 2B, dwelling 43, family 43, for William & Elsie L. Miller; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-N8?cat=1036363&i=441&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 442 of 1148; United States. National Archives and Records Administration.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged alphabetically and by subdivision; pg. 186, entry for Gordon Fuller; original records held by Brownstown Township Historical Society.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4B, dwelling 68, for Gordon & Reita Fuller; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 12 of 1034; United States. National Archives and Records Administration.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 32, dwelling 344, for Gordon & Reita Fuller ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 33 of 58; United States. National Archives and Records Administration.

[8] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1960-61) p. 44, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1924 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1924, four years before Ford's acquisition of property in Flat Rock, this Craftsman Bungalow represents the pre-existing residential community that provided the foundation for Village Industries development. The property demonstrates that Flat Rock possessed established residential infrastructure and quality housing before Ford's industrial investment.

This property joins the neighboring Craftsman Bungalow at 29343 Van Riper (c. 1930) in featuring a catslide roof configuration, demonstrating the popularity of this distinctive roof form in the Van Riper Street area. The catslide roof creates a sweeping profile characteristic of quality Craftsman design.

The brick porch piers with distinctive checkerboard/basket-weave pattern provide important original material evidence and demonstrate quality masonry craftsmanship. This decorative brickwork distinguishes the property and provides character despite other material changes.

Integrity: The property retains integrity of location, design (Craftsman Bungalow form with catslide roof, dormer, and enclosed porch clearly legible), workmanship (visible in decorative brick piers and chimney), setting, feeling, and association. Material integrity has been diminished through aluminum siding and replacement windows, though original brick elements survive.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1924 construction date places this property in the pre-Village Industries era. The Craftsman Bungalow form with distinctive catslide roof, front dormer, and enclosed front porch remains clearly legible. The surviving decorative brick piers with basket-weave pattern provide important original material and craftsmanship evidence. The property contributes to understanding pre-existing residential patterns and quality Craftsman architecture on Van Riper Street.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0027_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29456 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0028_000 Lot 28 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090964		Long: -83.284353		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1941
Architectural Style	Minimal Traditionalist/Cottage
Building Form	1-story rectilinear
Roof Form	Side-gabled w/ front-projection
Roof Materials	Asphalt shingles
Exterior Wall Materials	Wood Shake shingle siding
Foundation Materials	Permastone/Concrete
Window Materials	Aluminum
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1941-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Shake/Windows	Moved ☐	Date(s):			
Current/Common Name	29456 Van Riper						
Historic/Original Owner	Harry Chesney						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Builder	George Van Riper (likely)						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1941 Minimal Traditional/Cottage residence is a single-story frame dwelling on Van Riper Street. Constructed during the established phase of Ford's Village Industries program and in the final pre-war years, the property represents quality residential development characteristic of the late Village Industries era.

The house exhibits a side-gabled roof with a **front gable projection** that adds visual interest. A **brick chimney** rises from the main roof mass. The roof is covered with asphalt shingles. The exterior is clad in **wood shake shingle siding** in tan/beige tones. Whether the shake siding is original to the 1941 construction or a later application is uncertain without further documentation. Regardless of origin, the wood shake siding provides attractive textured character appropriate to cottage-style design.

Red brick veneer clads the lower wall sections and forms the porch base, providing visual grounding and masonry permanence. The combination of wood shake siding above and brick veneer below creates an attractive mixed-material treatment. The brick veneer is likely original, demonstrating quality construction exceeding basic frame houses. The foundation appears to be permastone or decorative concrete block.

A **gabled entry porch** with white columns shelters the entrance, which features a decorative door with arched glass insert. Hanging flower baskets add color. An American flag is prominently displayed. The windows are aluminum replacement double-hung units with white trim.

The property features **exceptional landscaping** including a Japanese maple, hostas, shaped shrubs, flowering plants, solar path lights, stone edging, and a meticulously maintained lawn—demonstrating outstanding pride of ownership. A detached garage is located in the rear.

Character-defining features include the wood shake shingle siding, brick veneer treatment, side-gabled roof with front gable projection, brick chimney, gabled entry porch, and pre-WWII Village Industries residential character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1942, Harry Chesney owned lot 28 in the Van Riper Subdivision and the residence thereon, 29456 Van Riper St.[1] In 1950, Betty Lou Chesney and sons resided at 29456 Van Riper; and Betty Lou worked as an Assembler for auto parts manufacturing.[2] In 1961, Paul C. Greer and family were living at 29456 Van Riper Street.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1941 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1941 during the established Village Industries era, this Minimal Traditional/Cottage represents the quality residential development that characterized Flat Rock's growth. By 1941, Ford's lamp plant had operated for over a decade, and the community had established itself as a desirable residential area for industrial workers.

Mixed-Material Treatment: The combination of wood shake siding (whether original or later) with brick veneer creates an attractive cottage character. The brick veneer is likely original and demonstrates quality construction exceeding basic frame houses. The brick chimney provides additional original masonry material.

Integrity: The property retains integrity of location, design (cottage form with front gable projection and gabled entry porch clearly legible), workmanship (visible in brick veneer and chimney), setting, feeling, and association. The origin of the wood shake siding is uncertain.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 636, entry for Harry Chesney; original records held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 33, dwelling 345, for Betty Lou Chesney and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-7?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL#108990835, image 34 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1960-61) p. 44, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1941 construction date places this property within the established pre-WWII Village Industries era. The Minimal Traditional/Cottage form with gabled entry porch, brick veneer, brick chimney, and mixed-material treatment remains clearly legible. The brick veneer and chimney provide original masonry material. The property contributes to understanding late pre-war residential development patterns on Van Riper Street.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0028_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29468 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0054_301 Lot 54 & 55 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090759		Long: -83.284315		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1991	
Architectural Style	Contemporary Ranch	
Building Form	1-Story rectilinear	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick and vinyl siding combination	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Double-hung sash and picture windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrated Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District		
Not Eligible ☒						
Area(s) of Significance	Not applicable					
Period(s) of Significance	Not applicable (built outside 1920-1975)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☐	Association ☐
General Integrity: Not applicable	Intact ☐	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	29468 Van Riper					
Historic/Original Owner						
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29468 Van Riper Street presents as a one-story contemporary ranch dwelling constructed in 1991, representing residential development that occurred nineteen years after the conclusion of Flat Rock's Late Period of Significance. The building exhibits the characteristic low-profile rectangular massing with a hip roof configuration that defined suburban residential construction during the late 20th century. The structure demonstrates the contemporary residential architecture that reflects modern building standards and design preferences that differ substantially from the historical development patterns that characterized the Van Riper subdivision during its periods of historical significance.

The building features a hip roof system constructed with asphalt shingles that provide practical weather protection while maintaining the contemporary appearance characteristic of late 20th-century residential construction. The roof configuration demonstrates the streamlined design approaches that characterized suburban residential development during the 1990s, emphasizing practical efficiency while differing from the varied rooflines and architectural complexity that characterized historical residential construction in the Van Riper subdivision.

The exterior walls demonstrate a combination of brick and vinyl siding construction that reflects the modern material preferences and design approaches that characterized residential construction during the 1990s. The brick and siding combination provides both visual interest and practical maintenance considerations while representing the material approaches that distinguished contemporary construction from the traditional building materials such as wood clapboard siding, wood shingle siding, and full brick construction that characterized historical residential development in the Van Riper subdivision during its periods of significance.

The window arrangement demonstrates the systematic approach to fenestration that characterized contemporary residential design during the 1990s, with windows arranged in configurations that prioritize energy efficiency and modern living patterns while utilizing vinyl window materials that differ substantially from the wood window materials and traditional proportions that characterized historical residential construction in Flat Rock. The windows include both double-hung and picture window configurations that reflect contemporary preferences for natural light and energy efficiency.

The front entrance provides practical access through simplified design approaches that reflect contemporary residential construction standards while differing from the covered porches, architectural detailing, and traditional entrance configurations that characterized historical residential development in the Van Riper subdivision during its periods of significance.

The property exhibits contemporary suburban landscape characteristics with maintained lawn areas and modern site planning that integrate the building with current residential standards while representing development approaches that postdate the historical periods of significance that define the Flat Rock Historic District.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The building's construction during 1991 represents the continued residential use of the Van Riper subdivision but lacks the historical associations with the community planning and development themes that defined Flat Rock's transformation from a rural mill town to a suburban-industrial community during its periods of historical significance.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29468 Van Riper Street is recommended as a non-contributing resource to the Flat Rock Historic District due to its 1991 construction date, which places it nineteen years after the conclusion of the Late Period of Significance (1920-1975). The property does not meet the National Register criteria for individual listing and does not contribute to the historical significance of the Flat Rock Historic District.

This 1991 contemporary ranch dwelling does not possess historical significance within the context of the Flat Rock Historic District's periods of significance. The property was constructed nineteen years after the conclusion

of the Late Period of Significance (1920-1975), representing contemporary residential development that occurred well after the historical events and development patterns that define the district's significance. The building does not reflect the community planning and development themes that characterized Flat Rock's transformation from a rural mill town during the Early Period (1834-1920) or the suburban-industrial development that occurred during Henry Ford's Village Industries era and its aftermath during the Late Period (1920-1975).

The property's contemporary construction utilizes modern materials including vinyl siding and vinyl windows, contemporary design approaches emphasizing simplified forms and energy efficiency, and building techniques that differ substantially from the historical construction methods and architectural character that defined residential development during the district's periods of significance. The building does not contribute to the district's ability to convey the historical development patterns, architectural traditions including Craftsman bungalows and Colonial Revival dwellings, or community planning approaches that characterized Flat Rock's historical evolution from rural mill community to suburban-industrial center.

Evaluation of Eligibility

The property does not meet the National Register criteria for individual listing under any of the four criteria (A, B, C, or D) due to its recent construction date and lack of historical associations with the events, persons, architectural developments, or archaeological resources that might qualify it for National Register listing. The property lacks the historical significance necessary for contributing status within the Flat Rock Historic District, as it postdates both the Early Period of Significance associated with the Vreeland family's mill community development and the Late Period of Significance associated with Henry Ford's Village Industries program and subsequent suburban-industrial growth.

While the property does not contribute to the historical significance of the Flat Rock Historic District, its contemporary design and materials do not substantially detract from the district's overall historical character. The building's location within the Van Riper subdivision maintains the basic residential land use patterns that characterized historical development, and its scale and siting are generally compatible with the suburban residential context established during the district's periods of significance. The one-story form and suburban lot placement reflect the residential density and community planning approaches established during the historical development of the Van Riper subdivision, even though the architectural character and construction materials differ from the historical building traditions.

The property at 29468 Van Riper Street is recommended as a non-contributing resource to the Flat Rock Historic District due to its 1991 construction date, which places it outside the periods of significance that define the district's historical importance. The property does not possess the historical associations with either the Early Period Vreeland mill community development or the Late Period Ford Village Industries suburban-industrial transformation that would qualify it as a contributing resource. While the building does not detract substantially from the district's historical character, it lacks the historical significance necessary for contributing status.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0054_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29512 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0054_302 Lot Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090587		Long: -83.284299		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1997
Architectural Style	Contemporary Ranch
Building Form	1-Story rectilinear
Roof Form	Hip roof with attached garage
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl
Window Type	Double-hung sash and casement
Outbuildings	Yes ☐ No ☒
Number/Type:	Attached garage

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☒				

Area(s) of Significance	Not applicable
Period(s) of Significance	Not applicable (built outside 1920-1975)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity: Not applicable	Intact ☐	Altered ☐	Moved ☐ Date(s):
Current/Common Name	29512 Van Riper		
Historic/Original Owner	N/A		
Historic Building Use	Single-family residence		
Current Building Use	Single-family residence		

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29512 Van Riper Street presents as a one-story contemporary ranch dwelling constructed in 1997, representing residential development that occurred twenty-five years after the conclusion of Flat Rock's Late Period of Significance. The building exhibits the characteristic low-profile rectangular massing with a hip roof configuration and attached garage that defined suburban residential construction during the late 20th century. The structure demonstrates the contemporary residential architecture that reflects modern building standards and design preferences that differ substantially from the historical development patterns that characterized the Van Riper subdivision during its periods of historical significance.

The building features a hip roof system with an integrated attached garage that provides practical vehicle storage while reflecting the automotive-oriented residential design approaches that became standard in suburban development during the 1990s. The roof is constructed with asphalt shingles that provide weather protection while maintaining the contemporary appearance characteristic of late 20th-century residential construction.

The exterior walls demonstrate vinyl siding construction that reflects the modern material preferences and maintenance considerations that characterized residential construction during the 1990s. The vinyl siding provides practical weather protection and low maintenance requirements while representing the material approaches that distinguished contemporary construction from the traditional building materials that characterized historical residential development in the Van Riper subdivision.

The window arrangement demonstrates the systematic approach to fenestration that characterized contemporary residential design, with windows arranged in configurations that prioritize energy efficiency and modern living patterns while differing from the traditional proportions and materials that characterized historical residential construction in Flat Rock.

The property exhibits contemporary suburban landscape characteristics with maintained lawn areas and modern site planning that integrate the building with current residential standards while representing development approaches that postdate the historical periods of significance that define the Flat Rock Historic District.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The property at 29512 Van Riper Street was constructed in 1997 within the Van Riper subdivision, which was originally platted in September 1922 as part of the residential development that followed Henry Ford's establishment of the Village Industries Headlamp Plant. However, the 1997 construction date places this property twenty-five years after the conclusion of the Late Period of Significance (1920-1975), representing contemporary residential development that occurred well after the historical periods that define the significance of the Flat Rock Historic District.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29512 Van Riper Street is recommended as a non-contributing resource to the Flat Rock Historic District due to its 1997 construction date, which places it twenty-five years after the conclusion of the Late Period of Significance (1920-1975). The property does not meet the National Register criteria for individual listing and does not contribute to the historical significance of the Flat Rock Historic District.

Historical Assessment

This 1997 contemporary ranch dwelling does not possess historical significance within the context of the Flat Rock Historic District's periods of significance. The property was constructed twenty-five years after the conclusion of the Late Period of Significance (1920-1975), representing contemporary residential development that occurred well after the historical events and development patterns that define the district's significance. The building does not reflect the community planning and development themes that characterized Flat Rock's transformation from a rural mill town during the Early Period (1834-1920) or the suburban-industrial development that occurred during Henry Ford's Village Industries era and its aftermath during the Late Period (1920-1975).

The property's contemporary construction utilizes modern materials, design approaches, and building techniques that differ substantially from the historical construction methods and architectural character that defined residential development during the district's periods of significance. The building does not contribute to the district's ability to convey the historical development patterns, architectural traditions, or community planning approaches that characterized Flat Rock's historical evolution.

Evaluation of Eligibility

The property does not meet the National Register criteria for individual listing under any of the four criteria (A, B, C, or D) due to its recent construction date and lack of historical associations with the events, persons, architectural developments, or archaeological resources that might qualify it for National Register listing. The property lacks the historical significance necessary for contributing status within the Flat Rock Historic District.

Assessment of Impact on District Character

While the property does not contribute to the historical significance of the Flat Rock Historic District, its contemporary design and materials do not substantially detract from the district's overall historical character. The building's location within the Van Riper subdivision maintains the basic residential land use patterns that characterized historical development, and its scale and siting are generally compatible with the suburban residential context established during the district's periods of significance.

The property at 29512 Van Riper Street is recommended as a non-contributing resource to the Flat Rock Historic District due to its 1997 construction date, which places it outside the periods of significance that define the district's historical importance. The property does not possess the historical associations, architectural significance, or temporal relationship to the district's periods of significance that would qualify it as a contributing resource. While the building does not detract substantially from the district's historical character, it lacks the historical significance necessary for contributing status.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0054_302; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29045 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0029_000 Lot 29 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09382		Long: -83.283789		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1924	
Architectural Style	Cape Cod	
Building Form	1.5-Story rectilinear building	
Roof Form	Side-gable w/front projection	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block	
Window Materials	Vinyl Replacement (likely)	
Window Type	Double-hung w/ shutters	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1924-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	29045 Van Riper			
Historic/Original Owner	Martha (nee Vincent) Gesley			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1925 Vernacular residence is a 1.5-story frame dwelling on Van Riper Street. Constructed three years before Ford's establishment of the Village Industries lamp plant, the property represents the pre-existing residential community that provided the foundation for the community's subsequent industrial transformation.

The house exhibits a side-gabled roof with a **prominent front gable projection** that adds visual interest and provides upper-floor living space. The steeply pitched front gable creates a strong vertical accent. A **brick chimney** rises from the main roof mass, providing significant original material. The roof is covered with brown asphalt shingles. The exterior is clad in cream/tan vinyl siding.

The windows are vinyl replacement double-hung units with **green/teal decorative shutters** that provide color accent and visual interest. A front porch spans a portion of the facade, accessed by concrete steps. An American flag is displayed at the entrance. The property does not have a garage.

Character-defining features include the side-gabled roof with front gable projection, 1.5-story massing, brick chimney, and pre-Village Industries residential character.

This one-story, single-family residence is situated on Lot 29 in the Van Riper Sub. and per the 1941 Sanborn Map, the address was 29045 Van Riper.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, Martha (nee Vincent) Gesley owned lot 29 of the Van Riper Subdivision and the residence thereon.[2] In 1927, Martha (nee Vincent) Gesley owned lot 29 of the Van Riper Subdivision and the residence thereon; and there was a special note on her tax entry that Martha was tax exempt as a soldiers widow (it is important to note that Eugnene C. Gesley, Martha's husband, served in the 24th Michigan Co. K).[3] In 1930, Martha A Gesley, a civil war soldier's widow, was living at 542 Van Riper St.[4] Martha Gesley died on 28 June 1935.[5]

In 1939, Wiliam & Laura Stainsby and family were living at 29045 Van Riper.[6] In 1940, William & Laura Stainsby and sons were living at 29045 Van Riper St., and William was employed as a inspector for the steel mill.[7] In 1950, Roy & Carrie Alexander resided at 29045 Van Riper; and Roy worked as a laborer on a farm.[8] In 1955, Roy Alexander and family were living at 29045 Van Riper through 1965.[9] Maurice A. Fisher resided at 29045 Van Riper from 1966 through 1971.[10]

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[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St.; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically and by subdivision; pg. 103, entry for Martha Gesley; original records held by Brownstown Township Historical Society. *NOTE: Martha was the sister of John W. Vincent.*

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 121, entry for Martha Gesley; original records held by Brownstown Township Historical Society; ALSO; "United States, Census of Union Veterans and Widows of the Civil War, 1890", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:K8SL-5K9 : accessed 12 Feb 2026), entry for Eugene C. Gesley, 1890.

[4] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 218 (stamped), enumeration district (ED) 82-880, sheet 2A, dwelling 34, family 34, for Martha A Gesley; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-FT?cat=1036363&i=440&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 441 of 1148; United States. National Archives and Records Administration.

[5] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-DXP : accessed 12 Feb 2026), Entry for Martha Ann Gesley, died 28 Jun 1935. *NOTE: Eugene C. & Martha (nee Vincent) Gesley are both interred at Oakwood Cemetery.*

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district ED) 82-1, sheet 3B, dwelling 54, William & Laura Stainsky and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 10 of 1034; United States. National Archives and Records Administration.

[8] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 38, dwelling 410, for Roy & Carrie Alexander ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 39 of 58; United States. National Archives and Records Administration.

[9] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[10] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1965-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1925, three years before Ford's acquisition of property in Flat Rock, this vernacular dwelling represents the pre-existing residential community that provided the foundation for Village Industries development. The property demonstrates that Flat Rock possessed established residential infrastructure before Ford's industrial investment.

This property joins several other pre-1928 houses on Van Riper Street, reinforcing the street's significance as an early residential area. The concentration of 1920s houses in this section of Van Riper Street demonstrates the Van Riper family's involvement in early residential development.

The surviving brick chimney provides important original material evidence and demonstrates quality construction in pre-Village Industries housing.

Integrity: The property retains integrity of location, design (1.5-story form with front gable projection clearly legible), workmanship (visible in brick chimney), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1925 construction date places this property in the pre-Village Industries era. The vernacular form with side-gabled roof, front gable projection, and brick chimney remains clearly legible despite material alterations. The property contributes to understanding pre-existing residential patterns on Van Riper Street.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025)parcel number 58_135_04_0029_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29055 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0030_000 Lot 30 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093711		Long: -83.283831		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1924	
Architectural Style	Craftsman Bungalow	
Building Form	1-Story rectilinear	
Roof Form	Hip roof with front dormer	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete block	
Window Materials	Aluminum combination	
Window Type	Double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:	None Visible	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1924-1975 (Late Period of Significance)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☐ Workmanship ☐ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☐ Altered ☒ Siding/Windows Moved ☐ Date(s):
Current/Common Name	29055 Van Riper
Historic/Original Owner	Herman & Jennie Folbaum
Historic Building Use	Single-family residence
Current Building Use	Single-family residence

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1925 Craftsman Bungalow with Prairie influence is a 1.5-story frame dwelling on Van Riper Street. Constructed three years before Ford's establishment of the Village Industries lamp plant, the property represents the pre-existing residential community that provided the foundation for the community's subsequent industrial transformation. The classic form and proportions strongly suggest **catalog home origins** from companies such as Sears, Aladdin, or Gordon-Van Tine.

The house exhibits a distinctive **hipped roof** with broad overhanging eaves creating the horizontal emphasis characteristic of Prairie-influenced design. A **front hipped dormer** with paired windows punctuates the roof, providing light and headroom to the upper floor. The roof is covered with reddish-brown asphalt shingles. The exterior is clad in tan vinyl siding.

A **full-width front porch** with square columns spans the facade—a signature Craftsman feature providing sheltered outdoor living space. The porch columns and simple detailing reflect the efficient yet attractive design that made catalog homes popular. Concrete steps with metal railings lead to the entrance. The windows are aluminum replacement double-hung units.

Large **mature shrubs** flank the porch steps. An American flag on a freestanding flagpole demonstrates pride of ownership. A **detached garage** in the rear appears to be original or early construction, featuring wood siding that may predate the house's vinyl re-siding.

Character-defining features include the hipped roof with hipped dormer, full-width front porch with square columns, horizontal massing, possible catalog home design, and pre-Village Industries residential character.

This one-story, single-family residence is situated on Lot 30 in the Van Riper Sub. and per the 1941 Sanborn Map, the address was 29055 Van Riper.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, Herman Folbaum owned lot 30 in the Van Riper Subdivision and the residence thereon, 538 Van Riper St.[2] In 1930, Herman and Jennie Follbaum were living at 538 Van Riper St., and Herman was employed as a Maintenance Foreman for the Railroad.[3] In 1939, Herman and Jennie Follbaum and family were living at 29055 VanRiper.[4] In 1940, Thomas Werner was living at 29055 Van Riper St., and he was employed as a Conductor for the steam railroad.[5] In 1950, Willard & Marian Willis and their children resided at 29055 Van Riper; and Willard & worked as sheerman for Steel Manufacturing.[6] In 1955, Williard H. Willis and family were living at 29055 Van Riper.[7]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St.; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically and by subdivision; pg. 96, entry for Herman Folbaum; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. Census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 218 (stamped), enumeration district (ED) 82-880, sheet 2A, dwelling 33, family 33, for Herman & Jennie Follbaum; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-FT?cat=1036363&i=440&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 441 of 1148; United States. National Archives and Records Administration.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3B, dwelling 55, for Thomas Werner ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 10 of 1034; United States. National Archives and Records Administration.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 38, dwelling 409, for Willard & Marian Willis and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 39 of 58; United States. National Archives and Records Administration.

[7] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1925, three years before Ford's acquisition of property in Flat Rock, this Craftsman Bungalow represents the pre-existing residential community that provided the foundation for Village Industries development.

Matching Catalog Home Design: This property and the neighboring house at 29063 Van Riper appear to be the **same catalog home design**—both featuring identical hipped roofs with hipped dormers and full-width front porches. This pairing demonstrates how catalog homes enabled efficient residential development with consistent quality and attractive design. The presence of two identical catalog homes suggests coordinated development of this portion of Van Riper Street during the mid-1920s.

Enclosed Porch: The enclosed front porch represents a common climate adaptation that has become part of the property's historic character. While altering the original open porch, the enclosure retains the original footprint and roofline, maintaining the essential bungalow form.

Integrity: The property retains integrity of location, design (Craftsman Bungalow form with hipped roof and dormer clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding, replacement windows, and porch enclosure.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1925 construction date places this property in the pre-Village Industries era. The Craftsman Bungalow form with Prairie influence remains clearly legible despite alterations. The property's significance is enhanced by its relationship to the matching house at 29063 Van Riper, demonstrating catalog home development patterns in early Flat Rock. The property contributes to understanding pre-existing residential patterns and the role of catalog homes in community development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0030_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29063 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0031_000 Lot 31 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093573		Long: -83.283806		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1924	
Architectural Style	Craftsman Bungalow	
Building Form	1.5-Story rectilinear building	
Roof Form	Hip roof with front dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete block	
Window Materials	Aluminum/Wood	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1924-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29063 Van Riper						
Historic/Original Owner	Arthur C. Oestrike						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	unknown						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1925 Craftsman Bungalow with Prairie influence is a 1.5-story frame dwelling on Van Riper Street. Constructed three years before Ford's establishment of the Village Industries lamp plant, the property represents the pre-existing residential community that provided the foundation for the community's subsequent industrial transformation. The classic form and proportions strongly suggest **catalog home origins** from companies such as Sears, Aladdin, or Gordon-Van Tine.

The house exhibits a distinctive **hipped roof** with broad overhanging eaves creating the horizontal emphasis characteristic of Prairie-influenced design. A **front hipped dormer** with paired windows punctuates the roof, providing light and headroom to the upper floor. The roof is covered with reddish-brown asphalt shingles. The exterior is clad in tan vinyl siding.

A **full-width front porch** with square columns spans the facade—a signature Craftsman feature providing sheltered outdoor living space. The porch columns and simple detailing reflect the efficient yet attractive design that made catalog homes popular. Concrete steps with metal railings lead to the entrance. The windows are aluminum replacement double-hung units.

Large **mature shrubs** flank the porch steps. An American flag on a freestanding flagpole demonstrates pride of ownership. A **detached garage** in the rear appears to be original or early construction, featuring wood siding that may predate the house's vinyl re-siding.

Character-defining features include the hipped roof with hipped dormer, full-width front porch with square columns, horizontal massing, possible catalog home design, and pre-Village Industries residential character.

This one-story, single-family residence with garage, is situated on Lot 31 in the Van Riper Sub. and in 1941, the address was 29063 Van Riper St.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, Arthur C. Oestrike owned lot 31 in the Van Riper Subdivision and the residence thereon.[2] In 1939, Arthur and Emma Oestrike and family were living at 29063 VanRiper.[3]

In 1939, Matilda Seitz was living at 29063 VanRiper.[4] In 1940, LeRoy and Edith Balantine and family were living at 29063 Van Riper St., and LeRoy was employed as a conductor for the railroad.[5]

In 1950, Jesse Van Riper resided at 29063 Van Riper; and Jesse worked as salesman at Insurance.[6]

Jesse Van Riper (and his insurance business) was located at 29063 Van Riper St. through 1971.[7]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically and by subdivision; pg. 96, entry for Arthur C. Oestrike; original records held by Brownstown Township Historical Society.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4A, dwelling 56, for LeRoy & Edith Balantine and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW97?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 11 of 1034; United States. National Archives and Records Administration.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 78, dwelling 408, for Jesse Van Riper; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 56 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1962-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1925, three years before Ford's acquisition of property in Flat Rock, this Craftsman Bungalow represents the pre-existing residential community that provided the foundation for Village Industries development. The property demonstrates that Flat Rock possessed established residential infrastructure and quality housing before Ford's industrial investment.

The classic Craftsman Bungalow form with Prairie influence—featuring hipped roof, hipped dormer, and full-width porch with square columns—was among the most popular designs offered by catalog home companies during the 1920s. Companies including Sears, Aladdin, and Gordon-Van Tine offered nearly identical designs. Catalog homes represented efficient, affordable homeownership and were widely built throughout Michigan communities during this period.

This property joins several other pre-1928 houses on Van Riper Street, reinforcing the street's significance as an early residential area developed by the Van Riper family before the Village Industries program.

The detached garage appears to retain early or original wood siding, providing rare surviving material evidence on the property.

The property retains integrity of location, design (Craftsman Bungalow form with hipped roof, dormer, and full-width porch clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows, though the garage may retain original materials.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1925 construction date places this property in the pre-Village Industries era. The Craftsman Bungalow form with Prairie influence—likely a catalog home design—remains clearly legible with its hipped roof, hipped dormer, and full-width porch. The property contributes to understanding pre-existing residential patterns and the role of catalog homes in providing quality housing in early 20th-century Flat Rock.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0031_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29115 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0032_000 Lot 32 & 33 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093445		Long: -83.283806		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1948	
Architectural Style	Colonial Revival	
Building Form	1.5-Story rectilinear	
Roof Form	Cross-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Wood clapboard siding	
Foundation Materials	Concrete block	
Window Materials	Wood	
Window Type	Double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:	None Visible	

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1948-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	29115 Van Riper			
Historic/Original Owner	Olas & Martha Mathias			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	unknown			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1948 Cape Cod/Minimal Traditional residence is a 1.5-story frame dwelling on Van Riper Street. Constructed in the immediate post-WWII period when building restrictions were lifted and materials became available, the property represents the housing boom that addressed pent-up demand from the war years.

The house exhibits a distinctive **cross-gabled roof** form with a prominent front gable projection that adds visual interest and provides upper-floor living space. The steep roof pitch and gable configuration create an appealing silhouette characteristic of Cape Cod design. The roof is covered with reddish-brown asphalt shingles. The exterior is clad in white vinyl siding with contrasting dark brown/burgundy trim at the eaves, rake boards, and window surrounds.

A significant feature is the **prominent red brick chimney** rising along the side elevation. The substantial chimney provides important original material evidence and demonstrates quality construction. Its excellent condition after more than 75 years testifies to skilled masonry workmanship and continued maintenance.

A small **covered front porch** with wooden posts and railings shelters the entrance, providing a welcoming transition space. The windows are aluminum replacement double-hung units with dark trim. Mature trees and foundation plantings frame the property. A detached garage is located in the rear.

Character-defining features include the cross-gabled roof form, 1.5-story massing, prominent brick chimney, covered front porch, and immediate post-WWII residential character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Olas and Martha Mathias and their son resided at 29115 Van Riper; and Olas worked as an air brake man for the Railroad.[1] O.V. Mathias resided at 29115 Van Riper St. through 1962.[2] Lelan C. Simmons resided at 29115 Van Riper St. in 1963 through 1966.[3] Roger Corne resided at 29115 Van Riper St. in 1969 through 1971.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1948 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed in 1948 during the immediate post-WWII building boom, this Cape Cod/Minimal Traditional house represents the residential development that addressed housing demand pent up during the war years. Following the lifting of wartime building restrictions, communities like Flat Rock experienced significant residential construction as returning veterans and growing families sought homeownership.

This 1948 property joins other late 1940s houses on Van Riper Street (29335, 29355, and 29425 from c. 1949), demonstrating concentrated post-war residential development on the street.

The prominent red brick chimney provides significant original material evidence and demonstrates quality construction standards in immediate post-war housing. The chimney's excellent condition reflects skilled masonry workmanship.

Integrity: The property retains integrity of location, design (cross-gabled form with front gable projection clearly legible), workmanship (visible in brick chimney), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows, though the brick chimney survives intact.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

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[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 38, dwelling 407, for Olas & Martha Mathias and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 39 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1962**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1963-1966**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1969-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The c. 1948 construction date places this property in the immediate post-WWII building boom. The Cape Cod/Minimal Traditional form with cross-gabled roof, prominent brick chimney, and covered front porch remains clearly legible despite material alterations. The surviving brick chimney provides important original material evidence. The property contributes to understanding post-war residential development patterns on Van Riper Street.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0032_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29125 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0034_000 Lot 34 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093156		Long: -83.283791		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1924
Architectural Style	Craftsman Bungalow
Building Form	2-Story rectilinear building
Roof Form	Complex Cross Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block/Brick
Window Materials	Original Wood w/storm
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History; Architecture						
Period(s) of Significance	1924-1944 (within district's 1920-1975 period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29125 Van Riper						
Historic/Original Owner	Frank & Irene Cornwell Family						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	31 Aug 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1924 Craftsman residence represents Flat Rock's early residential development during the initial Ford Village Industries period, constructed just two years after Henry Ford established the Flat Rock lamp factory in 1922. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits the characteristic Craftsman features of prominent front-facing gable, generous porch, and informal domestic character that made the style popular during the 1920s.

The steeply-pitched front-facing gable roof creates a strong vertical element on the facade. A shed dormer extends across a portion of the side elevation, providing additional light and headroom to the upper floor. The roof is covered with asphalt shingles. The gable features modest eave overhang characteristic of Craftsman styling.

The exterior has been re-clad with cream-colored vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is visible at grade level, painted in a distinctive two-tone blue pattern. The decorative concrete block treatment at the foundation level suggests period detailing.

The enclosed front porch represents a defining architectural feature and remains substantially intact. The porch extends across a portion of the facade and wraps around the corner, featuring multiple window bays that create a sun porch effect. The porch is accessed by wood stairs with white railings, and white lattice skirting encloses the area beneath the porch. The porch configuration provides additional living space and demonstrates the Craftsman emphasis on indoor-outdoor connection characteristic of the style.

The property retains some **original wood windows with aluminum storm windows**, representing important surviving historic fabric. Other windows have been replaced with aluminum double-hung units. The retention of original wood windows, even with storm additions, enhances the property's integrity compared to fully replaced fenestration. The windows display a multi-light configuration visible in the porch area.

A projecting bay window on the left side of the facade adds visual interest and provides additional interior light, typical of Craftsman residential design.

The property occupies a generous lot with manicured lawn and mature shade trees. The original detached garage remains on the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the 1924 construction date within the early Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, two-story Craftsman form with front-facing gable, shed dormer, enclosed front porch with multiple window bays, wood porch stairs with railings and lattice skirting, some original wood windows surviving with aluminum storms, projecting bay window, decorative concrete block foundation, original detached garage, and overall Craftsman massing and proportions.

This two story, single-family frame residence with original garage is situated on Lot 34 in the Van Riper Subdivision and in 1941, the address was 29125 Van Riper St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, Frank Cornwell owned lot 34 in the Van Riper Subdivision; and the residence thereon, 518 Van Riper St.[2] In 1930, Frank A. & Irene Cornwell were living at 518 Van Riper St., and Frank was employed as a Miller for the Grist Mill.[3] In 1939, Frank & Irene Cornwell and family were living at 29125 Van Riper.[4] .[5] In 1940, Frank & Irene Cornwell and sons were living at 29125 Van Riper St., and Frank was employed as a Miller for the Grist Mill.[6] In 1950, Frank & Irene Cornwell and their children resided at 29125 Van Riper; and Frank owned and operated the grist mill.[7] In 1955, Bowman A. Cornwell and family were living at 29125 Van Riper.[8] In 1971, Robert Cornwell resided at 29125 Van Riper St.[9]

Today, the Cornwell Family still owns this property in 2026.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1924 residence represents Flat Rock's early residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This Craftsman house, constructed just two years after Ford's investment, demonstrates the immediate housing response to industrial development.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. The naming of this street for the Van Riper family reflects their foundational role in shaping the community's growth. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a good local example of Craftsman residential architecture, a style popular throughout the 1910s and 1920s that emphasized informal domestic character, quality craftsmanship, and integration with the landscape. The house exhibits characteristic Craftsman features including prominent front-facing gable, enclosed porch with multiple window bays, shed dormer, and modest domestic scale. The survival of some original wood windows with aluminum storms represents important retention of historic fabric. While vinyl siding has affected integrity of materials, the property retains its essential Craftsman form, enclosed porch, dormer, bay window, and original garage.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 96, entry for Frank Cornwell; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 218 (stamped), enumeration district (ED) 82-880, sheet 2A, dwelling 31, family 31,Frank A. & Irene Cornwell ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-FT?cat=1036363&i=440&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 441 of 1148; United States. National Archives and Records Administration.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4A, dwelling 57, for Frank & Irene Cornwell and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW97?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 11 of 1034; United States. National Archives and Records Administration.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 38, dwelling 406, for Frank & Irene Cornwell and childen; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 39 of 58; United States. National Archives and Records Administration.

[8] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for Van Riper St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Craftsman form including front-facing gable, enclosed porch, shed dormer, and bay window. The setting preserves suburban character with generous lot and mature shade trees. The property conveys the feeling of a 1920s Craftsman residence and maintains association with early Ford Village Industries development. Integrity of materials and workmanship has been partially compromised by vinyl siding application and partial window replacement. However, the retention of some original wood windows, the enclosed porch, decorative concrete block foundation, and original detached garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1924 Craftsman residence retains sufficient integrity to convey its historic character and association with early Ford Village Industries development.

Supporting factors include 1924 construction during the significant early Ford period just two years after lamp factory establishment, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Craftsman form with front-facing gable clearly readable, enclosed front porch with multiple window bays substantially preserved, shed dormer intact, some original wood windows surviving with aluminum storms, projecting bay window retained, decorative concrete block foundation visible, wood porch stairs with railings and lattice skirting preserved, original detached garage as contributing outbuilding, and overall early 1920s Craftsman character evident.

The vinyl siding and partial window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The Craftsman form, enclosed porch, dormer, bay window, surviving original windows, decorative foundation, original garage, and overall historic character remain clearly evident and communicate the property's 1924 construction and architectural significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0034_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29145 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0036_000 Lot 36 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092882		Long: -83.283796		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1951	
Architectural Style	Minimal Traditional/Ranch	
Building Form	1-Story rectilinear	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding (replacement)	
Foundation Materials	Concrete block	
Window Materials	Aluminum (replacement)	
Window Type	Double-hung sash/Sliding	
Outbuildings	Yes ☐	No ☒
Number/Type:	None visible	

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1951-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Vinyl Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29145 Van Riper						
Historic/Original Owner	John B. Speare						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Lloyd Van Riper						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29145 Van Riper Street presents as a one-story Minimal Traditional dwelling that exemplifies the simplified residential architecture of the early 1950s, representing the post-World War II phase of residential development that served Flat Rock's established suburban-industrial community during the latter years of the Late Period of Significance. The building exhibits the characteristic compact, rectangular massing with a side-gabled roof configuration that defined practical residential design during the post-war housing boom. The structure demonstrates the modest, middle-class residential architecture that attracted working families to the Van Riper subdivision during 1951, reflecting the housing solutions that served skilled workers and their families who valued practical efficiency within the mature suburban-industrial community that had evolved from Henry Ford's Village Industries foundation and was experiencing renewed growth following the conclusion of World War II.

This building exhibits characteristics that represent post-war residential construction that emphasized efficiency and economy during the period when American communities were experiencing rapid suburban development to accommodate returning veterans and growing families. The standardized proportions, efficient floor plan organization, simplified styling that emphasized function over ornament, and practical construction methods reflect the design principles that characterized residential construction during 1951 when building materials had become fully available again following wartime restrictions and new construction approaches emphasized speed and economy to meet substantial housing demand. The building's overall composition, particularly the straightforward side-gabled roof configuration and systematic window placement, are consistent with post-war residential design approaches that emphasized practical efficiency while providing quality family accommodations during the early 1950s.

The building features a side-gabled roof system constructed with asphalt shingles that provide practical weather protection while maintaining the simplified appearance characteristic of post-war residential architecture. The roof configuration demonstrates the streamlined design approaches that characterized both efficient residential architecture and post-war construction during 1951, providing functional shelter while maintaining the economical construction approaches that enabled rapid suburban development to meet post-war housing demand.

The exterior walls demonstrate replacement vinyl siding that has altered the building's original material character while maintaining the essential form and proportions that define the building's architectural significance. The current siding represents modern maintenance approaches while the underlying structure preserves the building's original design character and residential function. The building retains decorative shutters that provide visual interest and maintain connections to traditional residential character despite the material updates.

The window arrangement demonstrates the systematic approach to fenestration that characterized post-war residential design, with windows arranged in regular configurations that maximize natural light while maintaining the balanced composition and practical proportions valued in efficient residential architecture. The windows appear to be replacement units that maintain appropriate proportions while providing improved energy efficiency and maintenance characteristics. The fenestration pattern demonstrates the balance between practical functionality and residential character that distinguished quality post-war construction during the early 1950s.

The front entrance is accessed through a covered porch that provides practical weather protection while maintaining the modest design approaches valued in post-war residential architecture during the early 1950s. The porch demonstrates the straightforward design solutions that characterized efficient residential construction, providing functional access while maintaining residential character through simplified but quality construction that reflects the established community character of the Van Riper subdivision during the post-war period.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas and maintained plantings that integrate the building with its residential setting while reflecting the development of the Van Riper subdivision over more than seven decades. The mature landscaping demonstrates the established character of this post-war Van Riper subdivision development while complementing the building's practical residential architecture.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1955, Lloyd Van Riper resided at 29145 Van Riper St.[1] In 1957, John B. Speare resided at 29145 Van Riper St.[2] In 1961, John B. Speare resided at 29145 Van Riper Street.[3] In 1970, Mrs. John B. Speare resided at 29145 Van Riper Street.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1951 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed in 1951 during the post-WWII housing boom, this Minimal Traditional dwelling represents the continued residential development that demonstrated the sustained success of Ford's Village Industries model. By the early 1950s, Flat Rock had achieved stable suburban-industrial character, and renewed construction accommodated returning veterans and growing families seeking homeownership within the established community. The practical, efficient design reflects post-war building approaches that prioritized economy and accessibility to meet substantial housing demand.

Integrity: The property retains integrity of location, design (one-story massing, side-gabled roof, systematic fenestration clearly legible), setting, feeling, and association within the Van Riper subdivision. Material integrity has been diminished through vinyl siding and replacement windows, though the building maintains sufficient integrity to convey its historical significance as post-war Village Industries residential development.

The c. 1951 construction date places this property within the post-war development phase. The Minimal Traditional form remains clearly legible despite material alterations. The property contributes to understanding the practical housing solutions that served Flat Rock's established workforce during the early 1950s housing boom.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0036_000; citing records held by the City of Flat Rock.

[1] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] Michigan Bell Telephone Company, Wyandotte Telephone Directory Followed by Flat Rock, New Boston, Rockwood and Romulus (Trenton, Mich: Michigan Bell Telephone Company, **October 1957**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Van Riper in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Van Riper in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29155 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0037_000 Lot 37 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092749		Long: -83.283786		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1951	
Architectural Style	Minimal Traditional/Ranch	
Building Form	One-story rectangular	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete block	
Window Materials	Aluminum	
Window Type	Picture/Double-hung sash w/ shutters	
Outbuildings	Yes ☐	No ☒
Number/Type:	None visible	

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1951-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29155 Van Riper						
Historic/Original Owner	Frederick Dvonch						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29155 Van Riper Street presents as a one-story Minimal Traditional dwelling that exemplifies the refined residential architecture of the early 1950s, representing the post-World War II phase of residential development that served Flat Rock's established suburban-industrial community during the latter years of the Late Period of Significance. The building exhibits the characteristic compact, rectangular massing with a side-gabled roof configuration that defined quality residential design during the post-war housing boom. The structure demonstrates the substantial, middle-class residential architecture that attracted working families to the Van Riper subdivision during 1951, reflecting the housing solutions that served skilled workers and their families who valued both efficiency and traditional character within the mature suburban-industrial community that had evolved from Henry Ford's Village Industries foundation and was experiencing renewed growth following the conclusion of World War II.

This building exhibits characteristics that represent post-war residential construction that emphasized both efficiency and architectural quality during the period when American communities were experiencing rapid suburban development to accommodate returning veterans and growing families. The standardized proportions, efficient floor plan organization, simplified styling that maintained traditional elements including decorative shutters, and quality construction methods reflect the design principles that characterized residential construction during 1951 when building materials had become fully available again following wartime restrictions and construction approaches balanced efficiency with architectural character to meet substantial housing demand while maintaining community standards. The building's overall composition, particularly the straightforward side-gabled roof configuration and systematic window placement with traditional shutters, are consistent with post-war residential design approaches that emphasized practical efficiency while maintaining traditional residential character during the early 1950s.

The building features a side-gabled roof system constructed with asphalt shingles that provide practical weather protection while maintaining the traditional appearance characteristic of quality residential architecture. The roof configuration demonstrates the streamlined design approaches that characterized both efficient residential architecture and post-war construction during 1951, providing functional shelter while maintaining the traditional rooflines that distinguished quality residential development from more basic construction approaches.

The exterior walls demonstrate wood clapboard siding construction that reflects the quality material standards and traditional design preferences that characterized middle-class residential construction during the early 1950s. The consistent white clapboard siding provides authentic residential appearance and traditional character while demonstrating the return to quality building materials following wartime restrictions. The decorative green shutters provide both visual interest and traditional residential character while demonstrating the attention to architectural detail that characterized quality residential development during the post-war period when communities sought to maintain established architectural standards while accommodating rapid suburban expansion.

The window arrangement demonstrates the systematic approach to fenestration that characterized post-war residential design, with windows arranged in regular configurations that maximize natural light while maintaining the balanced composition and traditional proportions valued in quality residential architecture. The windows appear to include double-hung configurations with decorative shutters that create traditional residential character while reflecting the design principles that characterized quality residential construction during the early 1950s. The shutters and window proportions demonstrate the attention to traditional architectural detail that distinguished quality post-war residential construction from more basic housing approaches.

The front entrance maintains traditional residential character through a modest covered entry that provides practical access while maintaining the conservative design approaches valued in quality residential architecture during the early 1950s. The entrance demonstrates the straightforward design solutions that characterized established residential construction, providing functional access while maintaining architectural character through traditional proportions and quality construction that reflects the established community character of the Van Riper subdivision during the post-war period.

The property exhibits exceptionally well-maintained suburban landscape characteristics with extensive established plantings including mature trees, sophisticated garden beds with flowering plants and ornamental features, maintained lawn areas, and quality hardscape elements that integrate the building with its residential setting while reflecting the continued development and enhancement of the Van Riper subdivision over more than seven decades. The sophisticated landscaping demonstrates substantial investment in property enhancement that complements the building's traditional residential architecture and reflects the established prosperity of the Van Riper subdivision during the post-war period.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1955, Frederick Dvonch and family were living at 29155 Van Riper.[1] In 1961, Frederick Dvonch resided at 29155 Van Riper.[2] In 1970, G. T. Dvonch resided at 29155 Van Riper.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29155 Van Riper Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the early 1950s residential development that demonstrated the sustained success of Henry Ford's Village Industries model during the post-World War II housing boom and its significance as a Minimal Traditional dwelling that provided quality, efficient housing solutions for Flat Rock's established industrial workforce during the latter phase of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This 1951 Minimal Traditional dwelling represents the residential development that demonstrated the sustained success of Henry Ford's Village Industries model in maintaining Flat Rock as an attractive suburban-industrial community during the post-World War II housing boom, when the community had achieved stable suburban-industrial character and was experiencing renewed residential development to accommodate returning veterans and growing families seeking quality suburban accommodations within established industrial communities. The property embodies the quality residential construction that served the skilled and supervisory workforce that had been sustained by the long-term employment opportunities created through the Headlamp Plant and Village Industries program, showing how efficient residential construction with traditional character provided essential housing solutions that maintained community stability while offering substantial homeownership opportunities for working families within the mature suburban-industrial community during the post-war period.

The significance of this property as a Minimal Traditional dwelling with quality materials and traditional details demonstrates the role of balanced residential architecture in maintaining stable suburban development that supported sustained industrial success during the early 1950s while adapting to post-war housing demands and construction approaches that emphasized both efficiency and established architectural character. The 1951 construction date places this property within the post-war development phase of the Late Period of Significance, when Flat Rock was demonstrating the continued success of Henry Ford's Village Industries model through renewed residential development that utilized quality housing solutions and traditional architectural approaches that reflected both the community's stability and the sophisticated demands of post-war suburban expansion to accommodate returning veterans and growing families seeking established residential character.

The dwelling reflects the continued housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established stable employment opportunities that attracted workers who sought quality residential accommodations that combined efficient design with traditional character within the established suburban-industrial community. The Minimal Traditional dwelling with its

[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Van Riper in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Van Riper in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

quality materials and traditional details provided the substantial, family-oriented living arrangements that appealed to successful working families while offering the efficient design and traditional character that reflected both practical demands and elevated aspirations for established residential accommodations during the post-war period when housing quality and community character became important considerations for veterans and expanding families during the early 1950s.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0037_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29165 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0038_000 Lot 38 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092602		Long: -83.2836842		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1966	
Architectural Style	Ranch	
Building Form	One-story rectangular	
Roof Form	Hipped Roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer & aluminum siding	
Foundation Materials	Concrete/Brick	
Window Materials	Aluminum	
Window Type	Double-hung sash w/ shutters, sliding	
Outbuildings	Yes ☐	No ☒
Number/Type:	None visible	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1966-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29165 Van Riper						
Historic/Original Owner	Doug Dishon						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1966 ranch-style residence is a single-story residential structure situated on Van Riper Street in Flat Rock. The building represents the continued residential development of the community during the post-Ford Village Industries period and reflects the evolution of Flat Rock's residential character during the 1960s expansion phase within the district's extended period of significance.

The house exhibits typical ranch/rambler characteristics with a simple rectangular plan and low-pitched gable roof that creates the horizontal emphasis characteristic of mid-century suburban design. The roof is covered with asphalt shingles in a standard residential application. The simple roof form reflects the practical, efficient approach to residential construction that characterized community development during the 1960s period of continued growth.

The exterior walls feature a combination of materials typical of 1960s construction: brick veneer on the lower portion providing durability and visual weight, with vinyl siding on upper gable ends. This mixed-material approach was common in mid-century ranch construction and represents the evolution of residential building practices during the district's later development period.

The windows have been updated with modern units, though this represents minor alteration that does not significantly compromise the building's overall ranch character and form. The fenestration includes both single-hung and picture window configurations that maintain the horizontal emphasis and residential scale characteristic of 1960s ranch design.

The front facade displays the asymmetrical composition typical of ranch design, with the main entrance positioned off-center and large windows providing natural light to interior spaces. A concrete stoop provides entry access in the functional manner typical of ranch houses of this period. The overall composition reflects the informal, family-oriented lifestyle that ranch houses were designed to accommodate during the post-war suburban expansion.

The building sits on a concrete foundation appropriate for 1960s construction methods. The property includes mature landscaping that contributes to the residential neighborhood character that developed during the district's later period of significance.

The absence of a garage reflects either the original modest construction approach or represents a later modification, but does not significantly impact the building's contribution to the district's residential development pattern.

The building represents the continued evolution of Flat Rock's residential development during the 1960s and contributes to the understanding of how the community grew and developed throughout the district's full period of significance. The building retains sufficient integrity to convey its 1960s ranch character and its role in the community's residential development pattern.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1970, Douglas C. Dishon resided at 29165 Van Riper.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1966 property is recommended as **Contributing to the Flat Rock Historical District** under the 50-year rule for historic properties. Built in 1966, the property has achieved the requisite 50+ years of age (as of 2025) and contributes to the understanding of Flat Rock's continued residential development during the district's extended period of significance.

50-Year Rule Application: At nearly 60 years old, this property meets the National Register's 50-year threshold for potential historical significance. The building represents an important phase of community development

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Van Riper in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

during the 1960s when Flat Rock continued to evolve as a residential community following the Ford Village Industries period.

Community Development Significance: The property contributes to the district's significance under Criterion A for Community Planning and Development by representing the continued residential growth of Flat Rock during the 1960s. This building type demonstrates how the community adapted and grew during the post-Ford period, maintaining its residential character while accommodating changing architectural styles and construction methods.

Under Criterion C, the building represents the ranch/rambler architectural style that became dominant in American residential construction during the 1960s. While not individually exceptional, it contributes to the district's architectural diversity and represents an important period in American residential design evolution.

Despite minor alterations such as window replacement, the building retains sufficient integrity in location, design, workmanship, setting, feeling, and association to convey its 1960s ranch character and its role in the community's development pattern. The basic form, materials composition, and scale remain intact.

Within the Flat Rock Historical District's extended period of significance, this property represents the community's continued vitality and growth. The district's significance extends beyond the Ford Village Industries period to encompass the full development of the community through the mid-20th century, and this building contributes to that broader narrative.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District under the 50-year rule.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0038_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29305 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0039_000 Lot 39 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092468		Long: -83.283786		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1926	
Architectural Style	Vernacular Cottage	
Building Form	1-Story rectilinear building	
Roof Form	Side gable w/projection	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete block	
Window Materials	Aluminum	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage	

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1926-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☐ Workmanship ☐ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☐ Altered ☒ Siding/Windows Moved ☐ Date(s):
Current/Common Name	29305 Van Riper
Historic/Original Owner	Leo & Fanny McLaughlin
Historic Building Use	Single-family residence
Current Building Use	Single-family residence

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1926 Vernacular Cottage is a single-story frame dwelling occupying a corner lot on Van Riper Street. Constructed two years before Ford's establishment of the Village Industries lamp plant, the property represents the pre-existing residential community that provided the foundation for the community's subsequent industrial transformation.

The house exhibits a simple cottage form with a side-gabled roof and a **front gable projection** that adds visual interest and interior space. The roof is covered with asphalt shingles with dark brown trim at the eaves. The exterior is clad in tan/beige vinyl siding.

A prominent feature is the **large enclosed front porch** with extensive glazing spanning most of the facade. This enclosed porch—likely an original open porch converted to three-season living space—provides valuable additional living area suited to Michigan's climate. An **aluminum awning** with scalloped edge shelters the porch, representing a mid-century modification (1940s-1960s) that has acquired historic character within the district's period of significance. A decorative front door with oval glass insert provides a welcoming entrance.

A front **wood deck** with black metal railings provides outdoor living space and access to the entrance via wooden steps. The windows are aluminum replacement double-hung units. The property occupies a **corner lot** providing prominent visibility and additional yard space. A detached garage is located on the property. Mature trees shade the yard.

Character-defining features include the side-gabled cottage form with front gable projection, enclosed front porch with extensive glazing, mid-century aluminum awning, corner lot setting, and pre-Village Industries residential character.

This one-story, single-family residence, is situated on Lot 39 in the Van Riper Sub. and in 1941, the address was 29305 Van Riper St.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, Leo McLaughlin owned lot 39 in the Van Riper Subdivision; and the residence thereon.[2] In 1939, Leo and Fannie McLaughlin and family were living at 29305 VanRiper.[3] In 1940, Leo and Fannie McLaughlin and son were living at 20305 Van Riper St., and Leo was employed as a stock chaser for an auto factory.[4]

In 1950, Frederic and Justina Terns resided at 29305 Van Riper; and Frederic worked as a Die Maker for auto parts manufacturing.[5] In 1961, Frederik Terns resided at 29305 Van Riper.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1926 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1926, two years before Ford's acquisition of property in Flat Rock, this cottage represents the pre-existing residential community that provided the foundation for Village Industries

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 121, entry for Leo McLaughlin; original records held by Brownstown Township Historical Society.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1939**) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 4A, dwelling 58, for Leo & Fannie McLaughlin and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW97?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 11 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 38, dwelling 405, for Frederic & Justina Terns ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 39 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 48, for Van Riper in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

development. The property demonstrates that Flat Rock possessed established residential infrastructure before Ford's industrial investment.

Pre-Village Industries Concentration on Van Riper Street: This property joins several other pre-1928 houses on Van Riper Street (29455 at c. 1918, 29435 at c. 1924, 29505 at c. 1925, 29325 at c. 1927), demonstrating the street's early development before the Village Industries program. This concentration suggests the Van Riper family's involvement in early residential development of this area.

Enclosed Porch: The enclosed front porch represents a common climate adaptation that has become part of the property's historic character, providing three-season living space suited to Michigan's climate.

Mid-Century Aluminum Awning: The aluminum awning with scalloped edge represents a period modification within the district's significance dates (1922-1975), providing practical sun control and weather protection while adding mid-century character.

Corner Lot Setting: The property's corner lot location provides prominence within the streetscape.

Integrity: The property retains integrity of location, design (cottage form with front gable projection and enclosed porch clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1926 construction date places this property in the pre-Village Industries era, representing the established residential community that attracted Ford's investment. The simple cottage form with front gable projection and enclosed front porch remains clearly legible despite material alterations. The mid-century aluminum awning provides period character within the district's significance dates. The corner lot provides prominence. The property contributes to understanding the pre-existing residential patterns that formed the foundation for Village Industries community development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0039_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29315 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0040_000 Lot 40 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092339		Long: -83.283762		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1940
Architectural Style	Minimal Traditionalist
Building Form	1-Story rectilinear building
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete block
Window Materials	Aluminum
Window Type	Double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	None visible

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1940-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29315 Van Riper						
Historic/Original Owner	Glen & Hazel Washburn						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1940 Minimal Traditional residence is a single-story frame dwelling on Van Riper Street. Constructed during the established phase of Ford's Village Industries program and in the final pre-war years, the property represents the residential development characteristic of the late 1930s and early 1940s building surge.

The house exhibits a Minimal Traditional form with a side-gabled roof and a **front gable projection** that adds visual interest to the facade. A notable feature is the **decorative fish-scale/scalloped shingle siding** in the front gable peak—a surviving architectural detail that demonstrates the builder's attention to refinement beyond utilitarian construction. This decorative treatment distinguishes the property and provides character despite other material changes.

A substantial **red brick chimney** rises from the main roof mass, providing significant original material and vertical accent. The exterior is clad in white vinyl siding with gray/green trim at the eaves and window surrounds.

A front porch or deck with black metal railings provides outdoor living space, elevated above grade with concrete steps. An American flag is displayed at the entrance. The windows are aluminum replacement double-hung units with dark shutters.

The property features **excellent landscaping** with ferns, hostas, and other foundation plantings creating a lush garden setting. Decorative edging defines the planting beds. A mature tree shades the front yard. The property does not have a garage.

Character-defining features include the Minimal Traditional form with front gable projection, decorative fish-scale shingles in gable, brick chimney, and pre-WWII Village Industries residential character.

This one-story, single-family residence, is situated on Lot 40 in the Van Riper Sub. and in 1941, the address was 29315 Van Riper St.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1942, Glen Washburn owned lot 40 in the Van Riper Subdivision and the residence thereon.[2] In 1950, Glenn Washburn resided at 29315 Van Riper; and Glenn worked as a sheet metal worker at the shipyard.[3] In 1961, Mrs. Glen Washburn resided at 29315 Van Riper.[4] In 1970, Mrs. Glen Washburn resided at 29315 Van Riper.[5] Glen Washburn died on 17 July 1967 and Hazel died on 19 Nov 1980; the couple are interred in Michigan Memorial Park.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1940 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1940 during the established Village Industries era and in the final pre-war years, this Minimal Traditional house represents the residential development that characterized Flat Rock's growth. By

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 637, entry for Glen Washburn; original records held by Brownstown Township Historical Society.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 37, dwelling 404, for Glenn Washburn ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-B?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 38 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Van Riper in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Van Riper in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Michigan, Obituaries, 1820-2006", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QL9V-C7SS : Sat Jul 06 00:00:47 UTC 2024), Entry for Mrs Haze A Washburn, 1980.

1940, Ford's lamp plant had operated for over a decade, and the community had established itself as a desirable residential area for industrial workers.

Decorative Fish-Scale Shingles: The survival of decorative fish-scale/scalloped shingle siding in the front gable peak represents an important character-defining detail. This ornamental treatment demonstrates the builder's attention to architectural refinement and distinguishes the property from more utilitarian construction. Similar fish-scale detailing was noted at 29436 Walnut Street, suggesting this was a popular decorative element in late 1930s/early 1940s Village Industries housing.

Brick Chimney: The substantial red brick chimney provides significant original material evidence and demonstrates quality construction.

Integrity: The property retains integrity of location, design (Minimal Traditional form with front gable projection and fish-scale detailing clearly legible), workmanship (visible in decorative shingles and brick chimney), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows, though decorative elements survive.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1940 construction date places this property within the established pre-WWII Village Industries era. The Minimal Traditional form with front gable projection, decorative fish-scale shingles, and brick chimney remains clearly legible despite material alterations. The surviving decorative shingle treatment provides an important character-defining element. The property contributes to understanding late pre-war residential development patterns in the Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0040_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29323 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0041_000 Lot 41 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092162		Long: -83.283766		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1927
Architectural Style	Craftsman Bungalow
Building Form	1.5-Story rectilinear
Roof Form	Side gable w/projection
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl Siding and Shake detail
Foundation Materials	Brick/concrete block
Window Materials	Vinyl Replacement
Window Type	Double-hung sash (porch) & casement
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1927-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29323 Van Riper						
Historic/Original Owner	C.A. Munro / Jay & Mabel Fackler						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1927 Craftsman Bungalow is a 1.5-story frame dwelling on Van Riper Street. Constructed one year before Ford's establishment of the Village Industries lamp plant, the property represents the pre-existing residential community that provided the foundation for the community's subsequent industrial development.

The house exhibits characteristic Craftsman Bungalow form with a side-gabled roof and a **prominent front gable dormer** that provides light and headroom to the upper floor. The dormer features a paired window and **decorative shake shingle siding** in the gable peak—a signature Craftsman detail that survives despite other material changes. A **decorative louvered vent** in the side gable adds architectural interest. The roof is covered with asphalt shingles.

The exterior is clad in dark blue/gray vinyl siding with white trim. While the siding is replacement material, the shake shingle detailing in the gable peaks preserves an important Craftsman character element.

An **enclosed front porch/sunroom** with extensive glazing spans the left portion of the facade—likely an original open porch that was enclosed to provide three-season living space, a common Michigan adaptation. The extensive windows maintain the visual connection to the outdoors while providing weather protection. A covered entry porch with white railings and a metal awning provides access to the main entrance. Concrete steps with white metal railings lead to the porch.

The property features decorative brick edging in the foundation plantings and flowering plants. A detached white garage is located in the rear. Mature trees frame the property.

Character-defining features include the Craftsman Bungalow form, side-gabled roof with front gable dormer, shake shingle detailing in gable peaks, enclosed front porch/sunroom, decorative louvered vent, and pre-Village Industries residential character.

This 1.5-story, single-family residence with garage, is situated on Lot 41 in the Van Riper Sub. and in 1941, the address was 29323 Van Riper St.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, C.A. Munro [likely Cyril A. Munro] owned lot 41 in the Van Riper Subdivision; and the residence thereon.[2] In 1939, J.S. Fackler owned lot 41 in the Van Riper Subdivision; and the residence thereon.[3] In 1939, Jay S. and Mabel Fackler and family were living at 29323 Van Riper.[4] In 1940, Jay & Mabel Fackler and son were living at 29326 Van Riper St., and Jay was employed as a brakeman for the steam railroad.[5] In 1950, James and Jeanette Reynolds resided at 29323 Van Riper.[6] Robert Theisen resided at 29323 Van Riper from 1961 through 1971.[7]

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[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 122, entry for C.A. Munroe; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged alphabetically and by subdivision; pg. 187, entry for J.S. Fackler; original records held by Brownstown Township Historical Society.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4A, dwelling 59, family ,Jay & Mabel Faekles and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW97?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 11 of 1034; United States. National Archives and Records Administration.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 37, dwelling 403, for James & Jeanette Reynolds; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-B?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 38 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (various) for Van Riper in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1927 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1927, one year before Ford's acquisition of property in Flat Rock, this Craftsman Bungalow represents the pre-existing residential community that provided the foundation for Village Industries development. The property demonstrates that Flat Rock possessed established residential infrastructure and quality architectural design before Ford's industrial investment.

The Craftsman Bungalow was among the most popular American house types during the 1910s-1930s. This property's retention of Craftsman elements—front gable dormer with shake shingle detailing, louvered vent, bungalow form—demonstrates the architectural quality available in pre-Village Industries Flat Rock.

The survival of decorative shake shingle siding in the gable peaks provides important character-defining detail despite replacement of the main wall siding. This mixed-material approach—where original decorative elements are preserved during re-siding—maintains essential Craftsman character.

The enclosed front porch/sunroom represents a common climate adaptation that has become part of the property's historic character, providing three-season living space suited to Michigan's climate.

Integrity: The property retains integrity of location, design (Craftsman Bungalow form with front dormer clearly legible), setting, feeling, and association. Material integrity has been partially diminished through vinyl siding and replacement windows, though shake shingle detailing in gables survives.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1927 construction date places this property in the pre-Village Industries era, representing the established residential community that attracted Ford's investment. The Craftsman Bungalow form with front gable dormer, decorative shake shingle detailing, and enclosed front porch remains clearly legible despite material alterations. The property joins the neighboring Craftsman Bungalow at 29343 Van Riper (c. 1930), demonstrating the concentration of quality Craftsman-era housing on the street.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0041_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29335 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0042_000 Lot 42 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092048		Long: -83.283757		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1949
Architectural Style	Cape Cod
Building Form	1.5-Story rectilinear
Roof Form	Side gable w/ front projection
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Aluminum
Window Type	Picture/Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage

Eligibility

Individually Eligible: Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District: Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1949-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	29335 Van Riper			
Historic/Original Owner	Thurman & Florence Peacock			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1949 Cape Cod residence is a 1.5-story frame dwelling on Van Riper Street. Constructed in the immediate post-WWII period, the property represents the continued popularity of the Cape Cod style alongside the emerging Ranch house form during the late 1940s housing boom.

The house exhibits a distinctive Cape Cod form with a side-gabled roof and a **prominent front gable projection** with steeply pitched roof creating a strong vertical accent. The gable's steep pitch and substantial projection give the house more elaborate character than simple Cape Cod forms. A brick chimney rises from the main roof mass. The exterior is clad in tan/cream vinyl siding with contrasting dark brown trim at the eaves, rake boards, and window surrounds.

A **metal awning** with scalloped edge shelters the front porch area—a mid-century modification popular from the 1940s through 1960s that has acquired historic character within the district's period of significance. The awning provides weather protection while adding period character. The windows are aluminum replacement units including a picture window and double-hung windows.

A large mature shrub or hedge dominates the left side of the facade. An American flag on a freestanding flagpole demonstrates pride of ownership. The property features landscaping with decorative stone/block edging and foundation plantings. A detached garage is located on the property.

Character-defining features include the Cape Cod form with prominent front gable projection, steeply pitched roof, brick chimney, mid-century metal awning, and immediate post-WWII residential character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Thurman and Florence Peacock resided at 29335 Van Riper; and Thurman worked as a trainmaster for the railroad.[1] In 1950, Stuart and Thelma Humphries also resided at 29335 Van Riper; and Stuart worked as an auto mechanic at the local garage.[2] Stuart Humphries resided at 29335 Van Riper from 1960 through 1970.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1949 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed in 1949 during the immediate post-WWII building boom, this Cape Cod house represents the residential development that addressed pent-up housing demand from the war years. The Cape Cod style remained popular through the late 1940s before Ranch houses became dominant. This property joins two other 1949 houses on Van Riper Street (29355 and 29425), demonstrating concentrated post-war residential development on the street.

Three properties on Van Riper Street date to c. 1949—two Cape Cods (29335 and 29355) and one Ranch (29425). This clustering demonstrates the significant residential construction activity in the immediate post-war years and the stylistic choices available to homebuyers at this transitional moment in American residential architecture.

The metal awning over the front porch represents a common mid-century modification that has acquired historic character within the district's period of significance. Such awnings were popular home improvements providing practical sun control and weather protection.

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[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 76, dwelling 400, for Thurman & Florence Peacock ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FV-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 54 of 58; United States. National Archives and Records Administration.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 37, dwelling 402, for Stuart & Thelma Humphries ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-B?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 38 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Van Riper in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity: The property retains integrity of location, design (Cape Cod form with front gable projection clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1949 construction date places this property in the immediate post-WWII building boom. The Cape Cod form with prominent front gable projection, steeply pitched roof, and brick chimney remains clearly legible despite material alterations. The property is part of a notable 1949 construction cluster on Van Riper Street demonstrating concentrated post-war residential development. The property contributes to understanding immediate post-war housing patterns and the continued popularity of Cape Cod design alongside emerging Ranch house construction.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0042_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29343 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0043_000 Lot 43 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091905		Long: -83.283757		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1927	
Architectural Style	Craftsman Bungalow	
Building Form	1.5-Story rectilinear building	
Roof Form	Catslide w/dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Stone/Brick	
Window Materials	Vinyl Replacement	
Window Type	Sliding/Casement	
Outbuildings	Yes ☒	No ☐
Number/Type:	Yes, garage	

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1927-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Windows/Siding	Moved ☐	Date(s):

Current/Common Name	29343 Van Riper
Historic/Original Owner	John and Nina McFarlen
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	John Karoly (likely)

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1927 Craftsman Bungalow is a 1.5-story frame dwelling on Van Riper Street. Constructed approximately two years after Ford's establishment of the Village Industries lamp plant, the property represents the **first wave of housing construction following the industrial investment** and demonstrates quality residential architecture with distinctive Craftsman features.

The house exhibits a distinctive **catslide roof**—an asymmetrical gable form where one roof slope extends lower than the other, creating a sweeping profile characteristic of Craftsman and Colonial Revival design. A **front dormer** with paired windows punctuates the roof, providing light and headroom to the upper floor. The roof is covered with asphalt shingles.

The exterior displays a **mixed-material treatment** with tan/cream siding on the upper portion and **brick veneer on the lower walls**, providing visual grounding and masonry permanence. The **fieldstone/river stone foundation** is prominently visible around the porch base, adding rustic texture and Craftsman character. This combination of brick and stone demonstrates quality construction exceeding basic frame houses.

A **full-width front porch** with white columns and railings spans the facade—a signature Craftsman feature providing sheltered outdoor living space and creating a welcoming transition between public and private realms. Brick piers support the porch structure. Concrete steps lead to the entrance, which features a decorative door with glass insert.

The windows are aluminum replacement units in double-hung, casement, and picture window configurations. The property features **exceptional landscaping** with ornamental trees, shaped shrubs, hostas, boulder edging, and flowering plants demonstrating pride of ownership. A garage is located in the rear.

Character-defining features include the distinctive catslide roof, front dormer, full-width front porch with columns, mixed brick veneer and siding exterior, fieldstone foundation, and early Village Industries residential character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, John Karoly owned lot 43 in the Van Riper Subdivision; and the residence thereon[1] In 1939, John & Nina McFarlen and family were living at 29343 VanRiper.[2] In 1940, John & Nina McFarlen and family were living at 29343 Van Riper St., and John was employed as a relief operator for the oil refinery.[3] In 1950, Charlie & Elmira Jones resided at 29343 Van Riper; and Charlie worked as treater for the oil refinery.[4] In 1954, Richard Armstrong and family were living at 29343 Van Riper.[5] In 1971, William M. Stanifer resided at 29343 Van Riper St.[6]

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 122, entry for John Karoly; original records held by Brownstown Township Historical Society.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4A, dwelling 60, for John & Nina McFarlin and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW97?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 11 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 37, dwelling 401, for Charlie & Elmira Jones; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-B?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 38 of 58; United States. National Archives and Records Administration.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1954) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for Van Riper St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1927 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1927, approximately two years after Ford's establishment of the Village Industries lamp plant, this Craftsman Bungalow represents the **first wave of housing responding to industrial development**. The property demonstrates the quality residential construction that emerged to house workers attracted by Ford's industrial investment, showing that the community quickly developed substantial housing stock following the 1928 plant establishment.

Craftsman Bungalow Style: The Craftsman Bungalow was among the most popular American house types during the 1910s-1930s, prized for its efficient floor plans, quality craftsmanship, and livable features like full-width porches. This property's retention of Craftsman elements—catslide roof, front dormer, full-width porch, mixed materials—demonstrates the architectural quality available to early Village Industries families.

Mixed Masonry Materials: The combination of brick veneer and fieldstone foundation represents quality construction exceeding basic frame houses. These masonry elements provide original material evidence and demonstrate investment in permanent, durable construction.

Integrity: The property retains integrity of location, design (catslide roof form, front dormer, full-width porch clearly legible), workmanship (visible in stone foundation and brick), setting, feeling, and association. Material integrity has been partially diminished through replacement of upper siding and windows, though brick and stone elements survive.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1927 construction date places this property in the first wave of residential development following Ford's 1928 industrial investment. The Craftsman Bungalow form with distinctive catslide roof, front dormer, and full-width porch remains clearly legible. The surviving brick veneer and fieldstone foundation provide original material evidence of quality construction. The property contributes to understanding early Village Industries residential development patterns and demonstrates the architectural quality achieved in the community's first years of industrial-era growth.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0043_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29355 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0044_000 Lot 44 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091767		Long: -83.283742		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1949	
Architectural Style	Cape Cod	
Building Form	1.5-Story rectilinear building	
Roof Form	Side-gable w/front projection	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block	
Window Materials	Aluminum	
Window Type	Double-hung sash w/ shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	Garage in rear	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	Community Planning and Development; Industry; Social History				
Period(s) of Significance	1949-1975 (Late Period)				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):	
Current/Common Name	29355 Van Riper				
Historic/Original Owner	Unknown				
Historic Building Use	Single-family residence				
Current Building Use	Single-family residence				
Architect/Engineer/Designer	Unknown				
Builder/Contractor	Unknown				

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1949 Cape Cod residence is a 1.5-story frame dwelling on Van Riper Street. Constructed in the immediate post-WWII period when building restrictions were lifted and materials became available, the property represents the continued popularity of the Cape Cod style into the late 1940s before Ranch houses became dominant.

The house exhibits a distinctive Cape Cod form with a side-gabled roof and a **prominent front gable projection** that adds visual interest and interior space. The steeply pitched front gable creates a strong vertical accent against the horizontal roofline. The roof is covered with asphalt shingles. The exterior is clad in gray or blue-gray vinyl siding.

A small **gabled entry hood** shelters the front door, echoing the pitch of the main roof forms. Concrete steps provide access to the entrance. The windows are aluminum replacement units including a picture window on the right side and double-hung windows with dark decorative shutters throughout. The picture window, a modern feature becoming popular in the late 1940s, provides generous natural light and reflects the transitional nature of post-war residential design.

The property features shaped evergreen shrubs flanking the entrance and foundation plantings. Yard signs celebrate a recent graduate, demonstrating continued family use and community connection. A detached garage is located on the property.

Character-defining features include the Cape Cod form with prominent front gable projection, 1.5-story massing, gabled entry hood, picture window, and immediate post-WWII residential character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Thurman & Florence Peacock resided at 29335 Van Riper; and Thurman worked as train master at the rail road.[1] In 1955, Thurmon Peacock and family were living at 29355 Van Riper.[2] In 1961, T.S. Peacock resided at 29355 Van Riper.[3] In 1970, T.S. Peacock resided at 29355 Van Riper.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1949 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed in 1949 during the immediate post-WWII building boom, this Cape Cod house represents the residential development that addressed pent-up housing demand from the war years. The Cape Cod style, popular throughout the late 1930s and early 1940s, continued to be built in the immediate post-war period before Ranch houses became dominant. This property demonstrates the stylistic transition occurring in American residential architecture around 1949-1950.

Post-WWII Context: The c. 1949 construction date places this property in the transitional period between traditional Cape Cod construction and the emerging Ranch house dominance. The inclusion of a picture window—a feature more associated with Ranch houses—reflects this transitional moment in residential design.

Van Riper Street Development: This 1949 Cape Cod joins the earlier pre-Village Industries houses and the contemporary Ranch at 29425 Van Riper, demonstrating the street's continued development through the immediate post-war years.

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[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 76, dwelling 400, for Thurman & Florence Peacock; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FV-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 54 of 58; United States. National Archives and Records Administration.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1954) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Van Riper in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Van Riper in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity: The property retains integrity of location, design (Cape Cod form with front gable projection and gabled entry hood clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1949 construction date places this property in the immediate post-WWII building boom, representing the continued popularity of Cape Cod design alongside emerging Ranch house construction. The Cape Cod form with prominent front gable projection, gabled entry hood, and picture window remains clearly legible despite material alterations. The property contributes to understanding post-war residential development patterns on Van Riper Street.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0044_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29405 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0045_000 Lot 45 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0916406		Long: -83.283664		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1990
Architectural Style	Contemporary Ranch
Building Form	One-story rectilinear
Roof Form	Front-facing gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl
Window Type	Double-hung sash and picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	Garage [detached]

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Not applicable
Period(s) of Significance	Not applicable (built outside 1920-1975)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☐ Design ☐ Materials ☐ Workmanship ☐ Setting ☐ Feeling ☐ Association ☐	
General Integrity: Not applicable	Intact ☐ Altered ☐ Moved ☐ Date(s):
Current/Common Name	29405 Van Riper
Historic/Original Owner	Harold & Lucille Oestrike / Mark & Kelly Wrobel
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	unknown
Builder/Contractor	Robert Wrobel (rebuilt 1990)

Survey Date	26 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29405 Van Riper Street presents as a one-story contemporary ranch dwelling constructed in 1990, representing residential development that occurred eighteen years after the conclusion of Flat Rock's Late Period of Significance. The building exhibits the characteristic low-profile rectangular massing with a front-facing gabled roof configuration that defined suburban residential construction during the late 20th century. The structure demonstrates the contemporary residential architecture that reflects modern building standards and design preferences that differ substantially from the historical development patterns that characterized the Van Riper subdivision during its periods of historical significance.

The building features a front-facing gabled roof system with an integrated front porch that provides practical outdoor living space while reflecting the suburban residential design approaches that became standard during the 1990s. The roof is constructed with asphalt shingles that provide weather protection while maintaining the contemporary appearance characteristic of late 20th-century residential construction.

The exterior walls demonstrate vinyl siding construction that reflects the modern material preferences and maintenance considerations that characterized residential construction during the 1990s. The vinyl siding provides practical weather protection and low maintenance requirements while representing the material approaches that distinguished contemporary construction from the traditional building materials such as wood clapboard siding, wood shingle siding, and brick construction that characterized historical residential development in the Van Riper subdivision during its periods of significance.

The window arrangement demonstrates the systematic approach to fenestration that characterized contemporary residential design during the 1990s, with windows arranged in configurations that prioritize energy efficiency and modern living patterns while utilizing vinyl window materials that differ substantially from the wood window materials and traditional proportions that characterized historical residential construction in Flat Rock.

The front entrance is accessed through a covered front porch that provides practical outdoor living space while reflecting the suburban residential design approaches that characterized contemporary residential construction during the 1990s. The porch provides functional access while representing design approaches that differ from the traditional porch configurations and architectural detailing that characterized historical residential development in the Van Riper subdivision.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The residence at 29405 was re-built by Robert Wrobel in 1990; thus it is classified as a **non-contributing** resource to the Flat Rock Historical District because it is outside the 50 year threshhold.

The previous structure was associated with the following families. In 1939, Harold and Lucille Oestrike were living at 29405 VanRiper.[1] In 1940, Harold and Lucille Oestrike and son were living at 29405 Van Riper St., and Harold was the owner for the dealership car sales & service.[2] In 1950, Ervin and Selma Draftz resided at 29405 Van Riper; and Ervin worked as laborer for the gas utility.[3] In 1955, Selma G. Draftz and family were living at 29405 Van Riper.[4]

[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4A, dwelling 61, family ,Harold & Lucille Oestrike and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW97?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 11 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 37, dwelling 399, for Ervin & Selma Draftz; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-B?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 38 of 58; United States. National Archives and Records Administration.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The house at 29405 Van Riper St. is not significant under any of the National Register Criteria. The house at 29405 Van Riper St was constructed in 1990 and falls outside the period of significance for the district. It is recommended as a non-contributing resource to the Flat Rock Historic District.

The property at 29405 Van Riper Street is recommended as a non-contributing resource to the Flat Rock Historic District due to its 1990 construction date, which places it eighteen years after the conclusion of the Late Period of Significance (1920-1975). The property does not meet the National Register criteria for individual listing and does not contribute to the historical significance of the Flat Rock Historic District.

This 1990 contemporary ranch dwelling does not possess historical significance within the context of the Flat Rock Historic District's periods of significance. The property was constructed eighteen years after the conclusion of the Late Period of Significance (1920-1975), representing contemporary residential development that occurred well after the historical events and development patterns that define the district's significance. The building does not reflect the community planning and development themes that characterized Flat Rock's transformation from a rural mill town during the Early Period (1834-1920) or the suburban-industrial development that occurred during Henry Ford's Village Industries era and its aftermath during the Late Period (1920-1975).

The property's contemporary construction utilizes modern materials including vinyl siding and vinyl windows, contemporary design approaches emphasizing simplified forms and suburban residential patterns, and building techniques that differ substantially from the historical construction methods and architectural character that defined residential development during the district's periods of significance. The building does not contribute to the district's ability to convey the historical development patterns, architectural traditions including Craftsman bungalows, Colonial Revival dwellings, and Cape Cod cottages, or community planning approaches that characterized Flat Rock's historical evolution from rural mill community to suburban-industrial center.

The property does not meet the National Register criteria for individual listing under any of the four criteria (A, B, C, or D) due to its recent construction date and lack of historical associations with the events, persons, architectural developments, or archaeological resources that might qualify it for National Register listing. The property lacks the historical significance necessary for contributing status within the Flat Rock Historic District, as it postdates both the Early Period of Significance associated with the Vreeland family's mill community development and the Late Period of Significance associated with Henry Ford's Village Industries program and subsequent suburban-industrial growth.

While the property does not contribute to the historical significance of the Flat Rock Historic District, its contemporary design and materials do not substantially detract from the district's overall historical character. The building's location within the Van Riper subdivision maintains the basic residential land use patterns that characterized historical development, and its scale and siting are generally compatible with the suburban residential context established during the district's periods of significance. The one-story form and suburban lot placement reflect the residential density and community planning approaches established during the historical development of the Van Riper subdivision, even though the architectural character and construction materials differ from the historical building traditions.

The property at 29405 Van Riper Street is recommended as a non-contributing resource to the Flat Rock Historic District due to its 1990 construction date, which places it outside the periods of significance that define the district's historical importance. The property does not possess the historical associations with either the Early Period Vreeland mill community development or the Late Period Ford Village Industries suburban-industrial transformation that would qualify it as a contributing resource. While the building does not detract substantially from the district's historical character, it lacks the historical significance necessary for contributing status.

This property should be documented as a non-contributing resource that represents contemporary residential development occurring after the conclusion of the district's periods of significance. The property's non-contributing status reflects its temporal relationship to the district's historical development rather than any deficiencies in architectural quality or compatibility, and its inclusion within the district boundaries reflects the practical considerations of maintaining coherent district boundaries while acknowledging that not all properties within a historic district possess individual historical significance. The property demonstrates the continued

residential use of the Van Riper subdivision while lacking the historical context that would connect it to the significant community planning and development themes that define the Flat Rock Historic District's eligibility for National Register listing.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0045_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29415 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0045_000 Lot 45 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091634		Long: -83.283757		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1990	
Architectural Style	Contemporary Ranch	
Building Form	One-story irregular	
Roof Form	Cross-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Double-hung sash and picture	
Outbuildings	Yes ☒	No ☐
Number/Type:	Garage [detached]	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☒				

Area(s) of Significance	Not applicable					
Period(s) of Significance	Not applicable (built outside 1920-1975)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	29415 Van Riper					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	28 August 2025	Recorded By Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 29415 Van Riper Street presents as a one-story contemporary ranch dwelling constructed in 1990, representing residential development that occurred eighteen years after the conclusion of Flat Rock's Late Period of Significance. The building exhibits the characteristic irregular massing with a cross-gabled roof configuration that defined suburban residential construction during the late 20th century. The structure demonstrates the contemporary residential architecture that reflects modern building standards and design preferences that differ substantially from the historical development patterns that characterized the Van Riper subdivision during its periods of historical significance.

The building features a cross-gabled roof system with an integrated front porch that provides practical outdoor living space while reflecting the suburban residential design approaches that became standard during the 1990s. The roof is constructed with asphalt shingles that provide weather protection while maintaining the contemporary appearance characteristic of late 20th-century residential construction. The cross-gabled configuration demonstrates the complex rooflines that characterized contemporary suburban residential design while differing from the traditional roof forms that defined historical residential development in the Van Riper subdivision.

The exterior walls demonstrate vinyl siding construction that reflects the modern material preferences and maintenance considerations that characterized residential construction during the 1990s. The vinyl siding provides practical weather protection and low maintenance requirements while representing the material approaches that distinguished contemporary construction from the traditional building materials such as wood clapboard siding, wood shingle siding, and brick construction that characterized historical residential development in the Van Riper subdivision during its periods of significance.

The window arrangement demonstrates the systematic approach to fenestration that characterized contemporary residential design during the 1990s, with windows arranged in configurations that prioritize energy efficiency and modern living patterns while utilizing vinyl window materials that differ substantially from the wood window materials and traditional proportions that characterized historical residential construction in Flat Rock. The windows include both double-hung and picture window configurations that reflect contemporary preferences for natural light and energy efficiency.

The property exhibits contemporary suburban landscape characteristics with maintained lawn areas, modern landscaping features, and site planning that integrate the building with current residential standards while representing development approaches that postdate the historical periods of significance that define the Flat Rock Historic District.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The property at 29415 Van Riper Street was constructed in 1990 within the Van Riper subdivision, which was originally platted in September 1922 as part of the residential development that followed Henry Ford's establishment of the Village Industries Headlamp Plant. However, the 1990 construction date places this property eighteen years after the conclusion of the Late Period of Significance (1920-1975), representing contemporary residential development that occurred well after the historical periods that define the significance of the Flat Rock Historic District.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The house at 29415 Van Riper St. is not significant under any of the National Register Criteria. The house at 29415 Van Riper St was constructed in 1990 and falls outside the period of significance for the district. It is recommended as a non-contributing resource to the Flat Rock Historic District.

The property at 29415 Van Riper Street is recommended as a non-contributing resource to the Flat Rock Historic District due to its 1990 construction date, which places it eighteen years after the conclusion of the Late Period of Significance (1920-1975). The property does not meet the National Register criteria for individual listing and does not contribute to the historical significance of the Flat Rock Historic District.

This 1990 contemporary ranch dwelling does not possess historical significance within the context of the Flat Rock Historic District's periods of significance. The property was constructed eighteen years after the conclusion of the Late Period of Significance (1920-1975), representing contemporary residential development that occurred well after the historical events and development patterns that define the district's significance. The building does not reflect the community planning and development themes that characterized Flat Rock's transformation from a rural mill town during the Early Period (1834-1920) or the suburban-industrial development that occurred during Henry Ford's Village Industries era and its aftermath during the Late Period (1920-1975).

The property's contemporary construction utilizes modern materials including vinyl siding and vinyl windows, contemporary design approaches emphasizing complex rooflines and suburban residential patterns, and building techniques that differ substantially from the historical construction methods and architectural character that defined residential development during the district's periods of significance. The building does not contribute to the district's ability to convey the historical development patterns, architectural traditions including Craftsman bungalows, Colonial Revival dwellings, and Cape Cod cottages, or community planning approaches that characterized Flat Rock's historical evolution from rural mill community to suburban-industrial center.

The property does not meet the National Register criteria for individual listing under any of the four criteria (A, B, C, or D) due to its recent construction date and lack of historical associations with the events, persons, architectural developments, or archaeological resources that might qualify it for National Register listing. The property lacks the historical significance necessary for contributing status within the Flat Rock Historic District, as it postdates both the Early Period of Significance associated with the Vreeland family's mill community development and the Late Period of Significance associated with Henry Ford's Village Industries program and subsequent suburban-industrial growth.

While the property does not contribute to the historical significance of the Flat Rock Historic District, its contemporary design and materials do not substantially detract from the district's overall historical character. The building's location within the Van Riper subdivision maintains the basic residential land use patterns that characterized historical development, and its scale and siting are generally compatible with the suburban residential context established during the district's periods of significance. The one-story form and suburban lot placement reflect the residential density and community planning approaches established during the historical development of the Van Riper subdivision, even though the architectural character and construction materials differ from the historical building traditions.

The property at 29415 Van Riper Street is recommended as a non-contributing resource to the Flat Rock Historic District due to its 1990 construction date, which places it outside the periods of significance that define the district's historical importance. The property does not possess the historical associations with either the Early Period Vreeland mill community development or the Late Period Ford Village Industries suburban-industrial transformation that would qualify it as a contributing resource. While the building does not detract substantially from the district's historical character, it lacks the historical significance necessary for contributing status.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0045_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29425 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0047_000 Lot 47 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091357		Long: -83.283777		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1949	
Architectural Style	Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete block	
Window Materials	Vinyl replacement	
Window Type	Double-hung/sliding	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrated Garage	

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1949-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29425 Van Riper					
Historic/Original Owner	Charles & Anna Blata					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1949 Ranch residence is a single-story frame dwelling on Van Riper Street. Constructed in the immediate post-WWII period when building restrictions were lifted and materials became available, the property represents the early emergence of Ranch house design that would dominate American residential construction throughout the 1950s.

The house features a **hipped roof** with asphalt shingles creating horizontal emphasis characteristic of Ranch design. A brick chimney rises from the roof mass. The exterior is clad in white vinyl siding with black shutters flanking the windows.

A significant feature is the **integrated garage** on the left side of the house, seamlessly incorporated into the main building mass under the continuous roofline. This early example of automobile integration represents the evolution of residential planning toward the automobile-oriented suburban patterns that would characterize post-war development. By 1949, integrated garages were becoming standard in Ranch house design, reflecting the automobile's central role in American suburban life.

A small covered entry porch with metal railings provides sheltered access to the front door. The windows are aluminum double-hung units, likely replacements. A wide concrete driveway leads to the garage. The property features a well-maintained lawn.

The photograph captures active residential use with people gathered in the garage area—demonstrating the garage's dual function as both automobile storage and informal social space, a characteristic use pattern of American suburban living.

Character-defining features include the Ranch form with hipped roof, integrated garage, single-story horizontal massing, brick chimney, and post-WWII suburban residential character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1955, Charles F. Blata and family were living at 29425 Van Riper.[1] In 1960, Charles F. Blata resided at 29425 Van Riper.[2] Anna Blata resided at 29245 Van Riper St. through 1963; and Lowell Thomas resided at 29425 Van Riper form 1964 through 1971.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1949 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed in 1949 during the immediate post-WWII building boom, this Ranch house represents the early emergence of the house type that would transform American residential patterns. Following the lifting of wartime building restrictions and material rationing, communities like Flat Rock experienced significant residential construction as returning veterans and growing families sought homeownership. The 1949 date places this property at the beginning of the Ranch house era.

Integrated Garage: The seamless incorporation of the garage into the main house represents a significant development in American residential planning. While attached garages appeared sporadically in the 1930s and 1940s, they became standard features of Ranch house design by the late 1940s. This property demonstrates the automobile-oriented planning that characterized post-war suburban development.

Van Riper Street Context: This 1949 Ranch joins the earlier pre-Village Industries houses on Van Riper Street, demonstrating the street's continued development from the 1910s-1920s through the post-war era.

[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (various) for Van Riper St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (various) for Van Riper St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity: The property retains integrity of location, design (Ranch form with hipped roof and integrated garage clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1949 construction date places this property at the beginning of the Ranch house era, representing the post-WWII housing boom. The Ranch form with hipped roof and integrated garage remains clearly legible despite material alterations. The integrated garage demonstrates the automobile-oriented suburban planning that characterized post-war residential development. The property contributes to understanding the evolution of Van Riper Street from pre-Village Industries settlement through post-war suburban expansion.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0047_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29435 Van Riper Street [412 Van Riper St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0048_000 Lot 48 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091357		Long: -83.283777		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1924
Architectural Style	Cottage
Building Form	1-Story rectilinear building
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Decorative Shake
Foundation Materials	Concrete block
Window Materials	Aluminum
Window Type	Double-hung sash windows
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1924-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Shake/Windows	Moved ☐	Date(s):			
Current/Common Name	29435 Van Riper						
Historic/Original Owner	Claude Lombard & wife / Jesse & Nellie James / John B. & Julia Longpre						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1924 Vernacular residence is a single-story frame dwelling on Van Riper Street. Constructed four years before Ford's establishment of the Village Industries lamp plant, the property represents the pre-existing residential community that provided the foundation for the community's later industrial transformation.

The house exhibits a simple side-gabled cottage form with a moderate roof pitch covered in asphalt shingles. The exterior is clad in **wood shake shingle siding** painted a distinctive blue color. Whether the shake siding is original to the 1924 construction or a later application over original cladding is uncertain without further documentation. Regardless of origin, the wood shake siding provides an attractive textured surface and demonstrates the cottage character associated with 1920s residential design.

A front porch with white railings spans a portion of the facade, providing sheltered outdoor living space and a welcoming entrance. Concrete steps lead to the porch. The windows are aluminum double-hung units, likely replacements, with white trim that complements the white porch railings.

The property features **exceptional landscaping** with decorative stone border edging, shaped evergreen shrubs, flowering plants, and a well-maintained lawn demonstrating pride of ownership and continued investment. Yard signs are visible in the front garden. A garage is located at the rear of the lot. Mature trees provide shade and frame the property.

The property's location on **Van Riper Street** connects it to the Van Riper family prominent in Flat Rock's development history.

Character-defining features include the side-gabled cottage form, original wood shake shingle siding, front porch, and pre-Village Industries residential character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, Claude Lombard & wife owned lot 48 in the Van Riper Subdivision; and the residence thereon, 412 Van Riper St.[1] In 1927, Jesse James owned lot 48 in the Van Riper Subdivision; and the residence thereon, 412 Van Riper St.[2] In 1930, Jesse A. & Nellie James were living at 412 Van Riper St., and Jesse was employed as a Station Assistant for Railroad.[3]

In 1939, John and Julia Longpre were living at 29435 VanRiper.[4] In 1940, John and Julia Longrprey and daughter were living at 29435 Van Riper St., and John was employed as a plumber for his own shop.[5] In 1950, John B. and Julia Longpre resided at 29435 Van Riper; and John worked as tinsmith/plumber at a tin shop.[6] In 1957, J.B. Longpre resided at 29435 Van Riper St.[7] Julia (nee Dunn) Longpre died on 23 November 1967 and John Baptist Longpre died on 15 March 1969; both Longpre's are interred in St. Patrick's Cemetery in Carleton, Michigan.[8]

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically and by subdivision; pg. 97, entry for Claude Lombard & wife; original records held by Brownstown Township Historical Society.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 122, entry for Jesse James; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 218 (stamped), enumeration district (ED) 82-880, sheet 2A, dwelling 26, family 26, for Jesse A. & Nellie James; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-FT?cat=1036363&i=440&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 441 of 1148; United States. National Archives and Records Administration.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4A, dwelling 63, for John & Julia Longrprey and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW97?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 11 of 1034; United States. National Archives and Records Administration.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 37, dwelling 397, for John B. & Juklia Longprey ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-B?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 38 of 58; United States. National Archives and Records Administration.

[7] Michigan Bell Telephone Company, Wyandotte Telephone Directory Followed by Flat Rock, New Boston, Rockwood and Romulus (Trenton, Mich: Michigan Bell Telephone Company, **October 1957**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[8] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:W36R-5JZM : Mon Mar 31 19:13:39 UTC 2025), entry for Julia Mary (nee Dunn) Longpre.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1924 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1924, four years before Ford's acquisition of property in Flat Rock, this house represents the pre-existing residential community that provided the foundation for Village Industries development. The property demonstrates that Flat Rock possessed established residential infrastructure before Ford's industrial investment.

The wood shake shingle siding, painted blue, provides textured character whether original or a later application. Wood shakes were a popular exterior treatment for cottage-style homes, and the material maintains appropriate residential character for the property's period.

Integrity: The property retains integrity of location, design (cottage form with front porch clearly legible), setting, feeling, and association. Material integrity is uncertain regarding the wood shake siding's origin.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1924 construction date places this property in the pre-Village Industries era, representing the established residential community that attracted Ford's investment. The simple cottage form with front porch remains clearly legible despite material alterations. The wood shake siding, whether original or later applied, provides appropriate cottage character. The property contributes to understanding the pre-existing residential patterns that characterized early Flat Rock development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0048_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29455 Van Riper Street [404 Van Riper St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0050_000 Lot 50 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090915		Long: -83.283722		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1918	
Architectural Style	Vernacular	
Building Form	1.5-Story rectilinear building	
Roof Form	Front gable	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
Window Type	Double-hung sash windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1918-1975 (Transitional and Late Periods of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29455 Van Riper						
Historic/Original Owner	Moses & Mary Hendershot						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1918 Vernacular residence is a 1.5-story frame dwelling on Van Riper Street. Constructed a full **decade before Ford's establishment of the Village Industries lamp plant**, the property represents the earliest phase of residential development in the district and demonstrates the pre-existing community that would later attract Ford's industrial investment.

The house exhibits the classic **gable-front vernacular form** common throughout the Midwest during the late 19th and early 20th centuries. The front-facing gable creates a strong vertical emphasis and maximizes use of narrow urban lots—though this property occupies a generous parcel. The roof is covered with asphalt shingles. The exterior is clad in light gray vinyl siding.

A **full-width front porch** with white railings, dark posts, and a shed roof spans the main facade, providing sheltered outdoor living space and creating a welcoming entrance. A decorative lamp post stands near the porch steps. A **side wing** with its own gabled roof extends from the main house, likely an early addition that expanded living space while maintaining compatible design.

The windows are aluminum replacement double-hung units. The concrete block foundation supports the frame structure. The property occupies a generous lot with mature evergreen and deciduous trees creating a parklike setting.

The property's location on **Van Riper Street** connects it to the Van Riper family prominent in Flat Rock's development history, including Van Riper Subdivision No. 2 and builder Paul Van Riper.

Character-defining features include the gable-front vernacular form, full-width front porch, 1.5-story massing, side wing addition, and early 20th-century residential character predating the Village Industries era.

This 1.5-story, single-family residence, is situated on Lot 50 in the Van Riper Sub. and in 1941, the address was 29455 Van Riper St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, Frank Smith & wife owned lot 50 in the Van Riper Subdivision; and the residence thereon, 404 Van Riper St.[2] In 1930, Moses G. & Mary S. Hendershot were living at 404 Van Riper St., and employed as an ovenman for the Lamp Plant.[3] In 1939, Moses and May Hendershot and family were living at 29455 Van Riper.[4] In 1940, Moses and Mary Hendershot and son were living at 29455 Van Riper St., and Moses was employed as an independent carpenter.[5] In 1950, Mary Hendershot resided at 29455 Van Riper St.[6] In 1955, R.J. Comer and family were living at 29455 Van Riper.[7] In 1960, Mrs. Jean Guess resided at 29455 Van Riper.[8] In 1966, Charles L. Francisco resided at 29455 Vasn Riper St.[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1918 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1918, a full decade before Ford's acquisition of property in Flat Rock, this house represents the **earliest phase of residential development** documented in the district. The property demonstrates that Flat Rock possessed established residential infrastructure well before the Village Industries program, providing the community foundation that would prove essential to Ford's industrial vision.

The c. 1918 construction date places this property among the oldest documented in the survey, predating even the 1920s houses that represent the immediate pre-Village Industries period. This early date connects the property to Flat Rock's agricultural-era settlement patterns before the community's industrial transformation.

The front-gabled vernacular house was one of the most common residential types in the Midwest from the late 19th century through the 1920s. This property demonstrates the traditional building patterns that characterized Flat Rock before Village Industries brought new architectural styles and increased residential construction.

The property's location on Van Riper Street connects it to the family prominent in Flat Rock's development, suggesting the early platting and development of this area by the Van Riper family.

Integrity: The property retains integrity of location, design (gable-front form with full-width porch and side wing clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1918 construction date makes this one of the earliest residential properties documented in the district, representing the pre-Village Industries community foundation. The gable-front vernacular form with full-width

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically and by subdivision; pg. 97, entry for Frank Smith & wife on lot 50; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 218 (stamped), enumeration district (ED) 82-880, sheet 2A, dwelling 24, family 24,Moses G. & Mary S. Herdershot ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-FT?cat=1036363&i=440&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 441 of 1148; United States. National Archives and Records Administration.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4A, dwelling 65, Moses & Mary Hendershot and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW97?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 11 of 1034; United States. National Archives and Records Administration.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 37, dwelling 395, for Mary Hendershot ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-B?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 38 of 58; United States. National Archives and Records Administration.

[7] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) for Van Riper St.; in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1963-1966**) for Van Riper St.; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

front porch and side wing remains clearly legible despite material alterations. The property's location on Van Riper Street connects it to the family prominent in the community's development. The property contributes to understanding the earliest residential patterns in Flat Rock before the Village Industries transformation.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0050_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29505 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0052_000 Lot 51 & 52 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090648		Long: -83.283683		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1925	
Architectural Style	Vernacular	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof w/prairie influence	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacement	
Window Type	Double-hung sash windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1925-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	29505 Van Riper			
Historic/Original Owner	Anna Mackie			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	unknown			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1925 Vernacular residence with Prairie influence is a single-story frame dwelling on Van Riper Street. Constructed approximately three years before Ford's establishment of the Village Industries lamp plant, the property represents the pre-existing residential community that provided the foundation for the community's later industrial transformation.

The house features a **hipped roof** that creates strong horizontal emphasis characteristic of Prairie-influenced design. The broad, sheltering roofline with its low pitch and wide eaves gives the modest cottage a sense of horizontal repose associated with the Prairie aesthetic that was popular during the 1920s. The roof is covered with asphalt shingles. The exterior is clad in yellow vinyl siding, a cheerful color that distinguishes this property within the streetscape.

A **projecting bay or bump-out section** on the front facade contains a picture window, adding interior space and natural light. This projection may be original or an early addition that has become part of the property's character. The windows are vinyl replacement units including the picture window and double-hung windows throughout.

The concrete block foundation is visible with basement windows, indicating a full basement—a common feature in Michigan residential construction for utility space and frost protection. New orange/natural wood steps with white railings provide access to the front entrance. The property features a well-maintained lawn with decorative boulder edging and mature shade trees. A garage is located at the rear, likely original or an early addition.

The property's location on **Van Riper Street** connects it to the Van Riper family, prominent in Flat Rock's development history. The Van Riper name appears in multiple contexts: Van Riper Subdivision No. 2, Van Riper Street, and builder Paul Van Riper who constructed custom brick ranch houses in the early 1950s.

Character-defining features include the hipped roof with Prairie-influenced horizontal emphasis, single-story cottage form, projecting bay window section, and pre-Village Industries residential character.

This one-story, single-family residence with garage, is situated on Lot 52 in the Van Riper Sub. and in 1941, the address was 29505 Van Riper St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, Frank Smith & wife owned lot 52 of the Van Riper Subdivision; and the residence there on.[2]

In 1927, Norman Mackie Sr. owned lot 52 of the Van Riper Subdivision; and the residence there on.[3] In 1939, Mrs. Norman Mackie owned lot 52 of the Van Riper Subdivision; and the residence there on, 29505 Van Riper St.[4] In 1939, Anna Mackie was living at 29505 VanRiper.[5] In 1940, Annie Mackie [retired] and grandaughter were living at 29505 Van Riper St.[6]

In 1950, James and Mabel Edward and family resided at 29505 Van Riper; and James worked as a manager at grocery retail.[7]

James R. Edward resided at 29505 Van Riper in 1959.[8] In 1970, James Edward resided at 29505 Van Riper.[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1925, approximately three years before Ford's acquisition of property in Flat Rock, this house represents the pre-existing residential community that provided the foundation for Village Industries development. The property demonstrates that Flat Rock possessed established residential infrastructure before Ford's industrial investment, contributing to the community's attractiveness for the Village Industries program.

Prairie Influence: The hipped roof with its horizontal emphasis reflects the Prairie aesthetic popular during the 1920s. While modest in scale, the design demonstrates awareness of contemporary architectural trends and brings design sophistication to a simple cottage form.

Van Riper Street Location: The property's location on Van Riper Street connects it to the Van Riper family's significant role in Flat Rock's development. The Van Riper name appears throughout the district in subdivisions, street names, and the documented work of builder Paul Van Riper, suggesting a family with substantial involvement in the community's growth.

Integrity: The property retains integrity of location, design (hipped-roof cottage form with projecting bay clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1925 construction date places this property in the pre-Village Industries era, representing the established residential community that attracted Ford's investment. The hipped-roof cottage form with Prairie-influenced horizontal emphasis and projecting bay window remains clearly legible despite material alterations. The property's location on Van Riper Street connects it to the family prominent in Flat Rock's development history. The property contributes to understanding the pre-existing residential patterns that formed the foundation for Village Industries community development.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically; pg. 97, entry for Frank Smith & wife; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically; pg. 122, entry for Norman Mackie Sr.; original records held by Brownstown Township Historical Society.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged alphabetically; pg. 188, entry for Mrs. Norman Mackie; original records held by Brownstown Township Historical Society.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4A, dwelling 67, Anna Mackie and grandaughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW97?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 11 of 1034; United States. National Archives and Records Administration.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 37, dwelling 393, for James & Mabel Edward and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-B?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 38 of 58; United States. National Archives and Records Administration.

[8] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Van Riper in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0052_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29036 Walnut				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0168_000 Lot 168 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094132		Long: -83.281046		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1952	
Architectural Style	Colonial Revival	
Building Form	2 story Rectilinear	
Roof Form	Side Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacement	
Window Type	Casement/Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	2 small sheds/garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1952-1975 (within district's 1920-1975 period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29036 Walnut					
Historic/Original Owner	Charles Willis Family					
Current Building Use	Single Family Residence					
Builder/Contractor	Andrew Bodary (likely)					

Survey Date	21 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/201

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1953 Vernacular residence with Colonial Revival influence is a two-story frame dwelling occupying a prominent corner lot at Walnut Street and Gibraltar Road. Constructed during the peak of post-war suburban development, the property exhibits a distinctive design with an **enclosed breezeway connecting the house to its garage**—a popular configuration in early 1950s residential architecture that provided sheltered passage between living and automobile spaces.

The house features a side-gabled roof covered with asphalt shingles. The exterior displays a distinctive two-tone treatment with tan vinyl siding on the lower walls and **shake shingle siding in the upper gable area**—a design choice that adds visual interest and references traditional New England building patterns. This combination of horizontal siding below and textured shingles above was a common mid-century approach to adding architectural character to otherwise simple forms.

The **enclosed breezeway** on the left side connects the main house to the garage, creating a unified building composition. This breezeway-garage configuration became popular in the early 1950s as an evolution from the earlier detached garage, providing weather-protected access while maintaining separation between living and utility spaces. The breezeway features an American flag and entry door.

The windows are vinyl replacement units including a picture window on the first floor and double-hung windows. Concrete steps with metal railing lead to the front entrance. Foundation plantings and flower containers demonstrate continued property investment. The corner lot provides prominent visibility from two streets. Mature trees including a striking copper beech (purple foliage) shade the property.

Character-defining features include the two-story form with side-gabled roof, two-tone siding treatment with shake shingles in gable, enclosed breezeway connecting to garage, corner lot setting, and early 1950s residential character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1942, Andrew Bodary owned lot 168 of the Van Riper Subdivision No. 2; there was no structure on the lot.[1] In 1953, Charles M. Willis and family were living at 29036 Van Riper.[2] Charles Willis was living at 29036 Walnut Street from 1959 through 1971.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1953 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Built in 1953 at the peak of post-war suburban development, this property represents Flat Rock's continued residential growth during the prosperous early 1950s. The two-story form with Colonial Revival influences demonstrates the persistence of traditional house types alongside the emerging Ranch house that was beginning to dominate residential construction.

The enclosed breezeway connecting house to garage represents an important transitional form in American residential planning. This configuration evolved from the earlier detached garage pattern, providing weather-protected passage while maintaining separation between living and utility spaces. By the later 1950s, fully integrated attached garages would become standard, making this breezeway configuration a significant marker of early 1950s residential design thinking.

The property's location at Walnut and Gibraltar provides prominent visibility and demonstrates the extension of residential development to this corner by 1953.

The combination of horizontal siding below and shake shingles in the gable reflects mid-century design preferences for adding visual interest and traditional references to residential architecture.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol.3, pg. 620, entry for Andrew Bodary; original records held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-71) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity: The property retains integrity of location, design (two-story form with breezeway-garage configuration clearly legible), setting, feeling, and association. Material integrity has been diminished through replacement siding and windows.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1953 construction date places this property at the peak of post-war suburban development. The two-story form with enclosed breezeway-garage configuration, two-tone siding treatment, and corner lot setting remains clearly legible despite material alterations. The breezeway-garage design represents an important transitional form in American residential planning between detached garages and fully integrated attached garages. The property contributes to understanding early 1950s residential development patterns in Flat Rock.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) Parcel #58_135_06_0168_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29046 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0165_000 Lot 165 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093873		Long: -83.281178		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1948	
Architectural Style	Cape Cod Revival	
Building Form	1.5-Story rectilinear	
Roof Form	Side gable w/projection	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	vinyl siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacement	
Window Type	Picture/Double-hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One garage	

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1948-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29046 Walnut					
Historic/Original Owner	Ralph & Margaret Cameron					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					

Survey Date	23 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1948 Cape Cod residence is a 1.5-story frame dwelling on Walnut Street. Constructed in the immediate post-WWII period when building restrictions were lifted and materials became available, the property represents the housing boom that addressed pent-up demand from the war years. The Cape Cod style remained popular into the late 1940s before Ranch houses began to dominate residential construction.

The house exhibits the classic Cape Cod form with a side-gabled roof and a front gable accent. A decorative round or octagonal vent window in the front gable peak adds architectural interest—a common Cape Cod detail referencing Colonial-era design. The roof is covered with asphalt shingles in a brown tone. The exterior is clad in white or cream vinyl siding.

A **screened-in front porch** spans a portion of the facade, providing three-season outdoor living space—a valuable feature in Michigan's climate. The screened porch, whether original or an early enclosure of an open porch, has become part of the property's character. Concrete steps provide access to the porch entrance. An American flag displayed at the porch demonstrates pride of ownership.

The windows are vinyl replacement units including picture windows and double-hung windows. The fenestration pattern reflects the practical interior arrangement typical of Cape Cod houses. Foundation plantings with a decorative white picket border add charm to the front yard. A carport or covered structure is visible at the right side of the property.

Character-defining features include the Cape Cod form with front gable accent containing decorative round vent, screened-in front porch, 1.5-story massing, and overall post-war residential character.

This one-story, single-family residence is situated on Lot 165 in the Van Riper Sub. No. 2 and in 1941, the address was 29046 Walnut.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Ralph & Margaret Cameron and sons resided at 29046 Walnut; and Ralph worked as barber at his own barber shop.[2] Ralph R. Cameron resided at 29046 Walnut in 1959.[3] Ralph R. Cameron died on 14 August 1993.[4]

"The home of Ralph Cameron and family. He had a barbershop on E. Huron River Dr. across from the Flat Rock Hardware."[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1948 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed in 1948 during the immediate post-WWII building boom, this Cape Cod house represents the residential development that addressed housing demand pent up during the war years. Following the lifting of wartime building restrictions and material rationing, communities like Flat Rock experienced significant residential construction as returning veterans and growing families sought

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 38, dwelling 412, for Ralph & Margaret Cameron and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 39 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "United States, Social Security Death Index," database, *FamilySearch* (https://familysearch.org/ark:/61903/1:1:V9LB-3N5 : 10 January 2021), Ralph R Cameron, 14 Aug 1993; citing U.S. Social Security Administration, *Death Master File*, database (Alexandria, Virginia: National Technical Information Service, ongoing).

[5] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

homeownership. The Cape Cod style, which had been popular throughout the late 1930s and early 1940s, continued to be built in the immediate post-war years before Ranch houses became dominant.

Post-WWII Context: The c. 1948 construction date places this property in the transitional period between the wartime hiatus and the full emergence of post-war suburban patterns. Houses from this period often retained pre-war styles like the Cape Cod while incorporating some post-war features. This property demonstrates the continuity of Cape Cod construction from the Village Industries era into the post-war period.

Screened Porch: The screened-in front porch provides valuable three-season living space well-suited to Michigan's climate and represents a common residential feature that enhances livability.

Integrity: The property retains integrity of location, design (Cape Cod form with front gable accent and screened porch clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1948 construction date places this property in the immediate post-WWII period, representing the housing boom that followed wartime restrictions. The Cape Cod form with front gable accent, decorative round vent window, and screened-in front porch remains clearly legible despite material alterations. The property demonstrates the continuity of Cape Cod construction from the pre-war Village Industries era into the post-war period and contributes to the residential streetscape of Walnut Street.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0165_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29054 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0164_000 Lot 164 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093735		Long: -83.28117		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1939	
Architectural Style	Cape Cod Revival	
Building Form	Gable front and wing designed home	
Roof Form	Side Gable w/projection	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Picture / Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1939-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29054 Walnut					
Historic/Original Owner	Adhemer H. & Bertha Stults					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	George Van Riper (likely)					

Survey Date	23 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1939 Cape Cod residence is a 1.5-story frame dwelling on Walnut Street. Constructed during the established phase of Ford's Village Industries program, the property represents pre-WWII residential development and may be a catalog home design from companies like Sears, Aladdin, or Gordon-Van Tine.

The house exhibits a distinctive Cape Cod form with a steeply pitched side-gabled roof and a prominent front gable projection creating visual interest and additional interior space. The front gable's steep pitch and substantial projection give the house a more elaborate appearance than simple Cape Cod forms. A brick chimney (not visible from street view) provides original material evidence. The exterior is clad in aluminum siding in a distinctive olive green/sage color with white trim—an uncommon color choice that distinguishes this property within the streetscape.

A covered front porch with white railings and posts provides sheltered outdoor living space and creates a welcoming entrance. The porch roof echoes the pitch of the main roof. The windows are vinyl replacement units including a picture window on the first floor and double-hung windows with white decorative shutters.

The property features a well-maintained lawn with decorative stone edging and lawn ornaments. A mature shade tree provides summer cooling. A detached white garage is located at the rear, accessed by a driveway along the side of the house and screened by a white vinyl privacy fence.

Possible Catalog Home Origins: The property's form and proportions suggest possible catalog home origins. The Cape Cod style with prominent front gable projection was a popular design offered by catalog companies during the late 1930s. Research into Sears, Aladdin, or Gordon-Van Tine catalogs might identify the specific model.

Character-defining features include the Cape Cod form with prominent front gable projection, steeply pitched roof, covered front porch, brick chimney, and overall residential character reflecting late 1930s Village Industries development.

This 1.5 story, single family residence (no garage) is situated on Lot 164 in the Van Riper Sub. No. 2 and in 1941, the address was 29054 Walnut.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1942, A.H. Stults owned lot 164 in the Van Riper Subdivision No. 2; and the residence thereon, 29054 Walnut St.[2] In 1950, Adhemer & Bertha Stults resided at 29054 Walnut; and Adhemer worked as manager at airport.[3] The Stultz family resided at 29054 in 1955.[4] In 1956, The Stults family moved to Traverse City, Michigan where he managed the Traverse City Airport until his retirement in 1975.[5] In 1957, Ralph C. Roudi, resided at 29054 Walnut St.[6] Roy R. Warner resided at 29054 Walnut St. from 1968 through 1971.[7]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 619, entry for A.H. Stults; original records held by Brownstown Township Historical Society.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 78, dwelling 413, for Adhemer & Bertha Stults; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 56 of 58; United States. National Archives and Records Administration.

[4] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[5] "Michigan, Obituaries, 1820-2006", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QP8H-PJXV : accessed 11 Feb 2026), obituary for A H "Red" Stults, 2 Sep 1989.

[6] Michigan Bell Telephone Company, Wyandotte Telephone Directory Followed by Flat Rock, New Boston, Rockwood and Romulus (Trenton, Mich: Michigan Bell Telephone Company, **October 1957**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed during the established Village Industries era and in the final pre-war years, this Cape Cod house represents the residential development that characterized Flat Rock's growth. The Cape Cod style was one of the most popular house types during the late 1930s, and this example with its prominent front gable projection represents a more elaborate variation of the type.

The property's design suggests possible catalog home origins. Catalog homes from companies like Sears, Aladdin, and Gordon-Van Tine brought professionally-designed, stylistically sophisticated houses to middle-class families throughout America. The presence of catalog homes in Flat Rock demonstrates the community's integration into broader patterns of American residential development during the Village Industries era.

Integrity: The property retains integrity of location, design (Cape Cod form with front gable projection clearly legible), setting, feeling, and association. Material integrity has been diminished through aluminum siding and replacement windows. The distinctive olive green color, while not original, does not compromise the property's ability to convey its historic form and character.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1939 construction date places this property within the established Village Industries era. The Cape Cod form with prominent front gable projection, steeply pitched roof, and covered front porch remains clearly legible despite material alterations. The property's possible catalog home origins connect it to the broader American phenomenon of democratized housing design. The property contributes to the cohesive pattern of late 1930s residential development on Walnut Street.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0164_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29074 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0163_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093599		Long: -83.281189		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1936
Architectural Style	Minimal Traditionalist
Building Form	1.5 Story Rectilinear
Roof Form	Side gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding Replacement
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
Window Type	Double Hung w/ shudders
Outbuildings	Yes ☐ No ☒
Number/Type:	1 Attached Garage

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1936-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	29074 Walnut			
Historic/Original Owner	Paul & Lila Van Riper			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			

Survey Date	23 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1936 Cape Cod residence is a 1.5-story frame dwelling on Walnut Street. Constructed during the established phase of Ford's Village Industries program, the property represents Depression-era residential development and features an **original attached garage**—a notably early example of automobile integration in residential design at a time when detached garages were still the norm.

The house exhibits the classic Cape Cod form with a steeply pitched side-gabled roof and a prominent front gable accent creating a distinctive silhouette. The front gable, with its steep pitch approaching the roofline, adds visual interest and provides additional upper-floor space. A brick chimney rises from the main roof mass. The exterior is clad in tan/beige vinyl siding, a replacement material maintaining appropriate horizontal character.

The **attached garage** on the left side of the house is original to the c. 1936 construction—significant because attached garages did not become standard residential features until the post-WWII era. This early integration of automobile storage into the main house design reflects forward-thinking planning and demonstrates that some Village Industries-era builders anticipated the automobile-oriented residential patterns that would later dominate American housing.

A front entry porch with white railings and a gabled hood provides sheltered access to the entrance. The windows are vinyl replacement units with decorative shutters. Foundation plantings and lawn ornaments demonstrate continued residential investment.

Character-defining features include the Cape Cod form with steeply pitched side-gabled roof, prominent front gable accent, brick chimney, original attached garage, and the overall residential character reflecting Village Industries-era development.

This one-story, single family residence with attached one-car garage is situated on Lot 163 in the Van Riper Sub. No. 2 and in 1941, the address was 29074 Walnut.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1940, Paul & Lila Van Riper and daughter were living at 29074 Walnut St., and Paul was employed as a salesman for Van Riper Chevrolet.[2] In 1950, Frank & Marilynn Sprague and children resided at 29074 Van Riper; and Frank worked as osteopath at a medical facility.[3]

"The home of the Grant family. Their son became the Chief of Police in Wyandotte."[4] The John Grant Family lived at 29074 Walnut from 1959 through 1971.[5]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2A, dwelling 23, Paul & Lila Van Riper and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZ3?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 7 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 76, dwelling 325, for Frank & Marilynn Sprague and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FV-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 54 of 58; United States. National Archives and Records Administration.

[4] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1936 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed during the established Village Industries era, this Cape Cod house represents Depression-era residential development in Flat Rock. By 1936, Ford's lamp plant had operated for eight years, and the community had established itself as a desirable residential area for industrial workers.

Original Attached Garage: The attached garage is a particularly significant feature, as it represents early automobile integration in residential design. While detached garages were standard throughout the 1920s and 1930s, attached garages did not become common until post-WWII suburban development. This c. 1936 house with its original attached garage demonstrates forward-thinking residential planning that anticipated later development patterns. The garage's integration into the main house form—rather than appearing as an obvious addition—confirms its original construction.

Cape Cod Style: The Cape Cod form with its steeply pitched roof and front gable accent exemplifies the Colonial Revival-influenced housing popular during the Depression years. This style's efficient, economical design made it well-suited to the needs of Village Industries families.

Integrity: The property retains integrity of location, design (Cape Cod form with attached garage clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows. The original attached garage configuration is an important surviving design element.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1936 construction date places this property within the established Village Industries era. The Cape Cod form with steeply pitched roof, prominent front gable accent, and original attached garage remains clearly legible despite material alterations. The original attached garage is particularly significant as an early example of automobile integration predating the post-WWII era when such features became standard. The property contributes to understanding Depression-era residential development patterns and forward-thinking automobile accommodation in Village Industries-era Flat Rock.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0163_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29094 Walnut				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0162_000 Lot 162 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093462		Long: -83.281197		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1939	
Architectural Style	Minimal Traditionalist	
Building Form	1.5 Story Rectilinear	
Roof Form	Side gabled w/projection	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1920-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29094 Walnut					
Historic/Original Owner	Thomas Simpson					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Builder/Contractor	unknown					

Survey Date	23 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1939 Cape Cod residence is a 1.5-story frame dwelling on Walnut Street. Constructed during the established phase of Ford's Village Industries program, the property represents pre-WWII residential development characteristic of the late 1930s building surge when Cape Cod houses were among the most popular residential types.

The house exhibits the classic Cape Cod form with a steeply pitched side-gabled roof and a front gable accent. The exterior is clad in white or cream vinyl siding. A **prominent red brick chimney** rises from the main roof mass, providing significant original material and a strong vertical accent against the horizontal roofline. The substantial chimney represents quality original construction and is a character-defining feature.

An enclosed front porch with screens extends across a portion of the facade, providing three-season outdoor living space—a common adaptation for Michigan's climate. The porch enclosure may represent an original feature or early modification. Black shutters flank the windows, adding traditional character.

The windows are vinyl replacement units with multi-light grid patterns that maintain appropriate traditional appearance despite being modern materials. The multi-light configuration references the divided-light windows typical of original Cape Cod construction.

The property features well-maintained landscaping including shaped boxwood hedges, hostas, and other foundation plantings. A large mature shade tree dominates the front yard. A detached garage is located at the rear.

Character-defining features include the Cape Cod form with steeply pitched side-gabled roof, front gable accent, prominent brick chimney, 1.5-story massing, enclosed front porch, and traditional residential character.

This one story, single family residence (no garage), is situated on Lot 162 in the Van Riper Sub. No. 2 and in 1941, the address was 29094 Walnut.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1942, Thomas Simpson owned lot 162 in the Van Riper Subdivision No. 2; and the residence thereon, 29094 Walnut St.[2] In 1940, Thomas Simpson, his mother and son were living at 29094 Walnut St., and Mr. Simpson was employed as an athletic instructor for the public high school.[3] In 1950, Thomas & Frances Simpson and children resided at 29094 Walnut; and Thomas worked as athletic director at Public School.[4]

Thomas Simpson resided at 29094 Walnut through 1971.[5]

"Home of the Simpson family. Thomas and Fran and their children: Bob, Nancy and Tommy. He was the principal of the Junior High in Flat Rock. Simpson Jr. High was named for him. Fran taught music in the elementary school. Fran was the daughter of Tom Leyshan who was a custodian at the Flat Rock High School."[6]

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[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 619, entry for Thomas Simpson; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2A, dwelling 24, Thomas Simpson and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZ3?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 7 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 39, dwelling 415, for Thomas & Frances Simpson and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 40 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed during the established Village Industries era, this Cape Cod house represents the residential development that characterized Flat Rock's growth in the final pre-war years. The Cape Cod style, revived during the 1930s as part of the Colonial Revival movement, was one of the most popular house types for modest residential construction, and this property joins several other Cape Cod houses documented along Walnut Street.

The substantial red brick chimney provides significant original material evidence and demonstrates quality construction. The chimney's excellent condition after more than 80 years testifies to skilled masonry workmanship. This feature distinguishes the property within the streetscape and provides authentic historic fabric.

The property retains integrity of location, design (Cape Cod form with steeply pitched roof, front gable accent, and prominent chimney clearly legible), workmanship (evident in brick chimney), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows, though the brick chimney provides original construction evidence.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1939 construction date places this property within the established Village Industries era. The Cape Cod form with steeply pitched side-gabled roof, front gable accent, and prominent brick chimney remains clearly legible despite material alterations. The substantial brick chimney provides original material evidence demonstrating quality construction. The enclosed front porch represents common climate adaptation. The property contributes to the cohesive pattern of late 1930s Cape Cod development on Walnut Street.

References

List references used to research and evaluate the individual property.

Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29114 Walnut Street [523 Walnut]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0161_000 Lot 161 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093325		Long: -83.281188		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1925
Architectural Style	Tudor Revival
Building Form	2 Story Rectilinear
Roof Form	Front Gabled
Roof Materials	Asphalt Shingled
Exterior Wall Materials	Stone, Brick & Cedar Shake
Foundation Materials	Concrete Slab
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1925-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29114 Walnut						
Historic/Original Owner	Alfred G. & Mayme Smith						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	24 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1925 English Cottage/Tudor Revival house represents pre-Village Industries residential development and likely originated as a catalog home from companies like Sears, Aladdin, or Montgomery Ward. The property displays exceptional material integrity with original wood shake shingle siding, decorative stone and brick details, prominent brick chimney, and largely original wood windows—making it an outstanding example of 1920s cottage architecture.

The two-story dwelling exhibits a steeply-pitched front-facing gable roof creating the vertical emphasis and picturesque silhouette characteristic of English Cottage design. The most distinctive feature is the prominent brick chimney rising along the front facade—a hallmark of Tudor Revival design where the chimney becomes a decorative element rather than being hidden within the house envelope. The chimney's survival in excellent condition represents exceptional preservation of a key character-defining feature.

The retention of original wood shake shingle siding is particularly significant. Wood shakes were popular for cottage-style homes during the 1920s, providing textured surfaces that enhanced the rustic character these designs sought to evoke. Such original siding is increasingly rare, as most properties have been re-sided with vinyl or aluminum. Decorative stone or brick detailing provides visual contrast to the shakes, representing the sophisticated mixed-material approach that elevated catalog homes beyond utilitarian construction.

The fenestration displays largely original character with surviving original wood windows and only a few replacement units. Retention of original wood windows in a house of this age represents exceptional preservation providing valuable evidence of authentic 1920s construction materials and techniques.

The front facade displays charming asymmetrical composition typical of English Cottage design, with a covered entry porch echoing the main roof form. A detached garage and concrete block foundation represent typical 1920s residential construction practices.

The specific design elements—cottage form, front-facing gable, prominent brick chimney, wood shake siding, mixed materials—match characteristics found in catalog home designs from the mid-to-late 1920s when manufacturers expanded beyond simpler bungalows to offer elaborate period revival styles.

This two-story, single-family stone veneer and wood shake residence with matching single car garage is situated on Lot 161 in the Van Riper Sub. No. 2 and in 1941, the address was 29114 Walnut St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, A. G. Smith owned lot 154 in the Van Riper Subdivision No.2; and the residence thereon, 523 Walnut St.[2] In 1930, Alfred G. & Mayme Smith were living at 523 Walnut St., and Alfred employed as a Locomotive Engineer for Railroad.[3] In 1939, Joseph & Edna Hood and family were living at 29114 Walnut.[4] In 1940, Joseph & Edna Hood were living at 29114 Walnut St., and Joseph was employed as an Asst. Car Foreman for the steam railroad.[5] In 1950, Charles & Vera Curtis resided at 29114 Walnut; and Charles worked as a Supervisor at an auto parts manufacturer.[6] In 1954, Clarence Larkins and family were living at 29114 Walnut.[7] In 1959, Thomas Sleigh and family were living at 29114 Walnut Street.[8] In 1971, Harry A. Bourbina resided at 29114 Walnut St.[9]

"This was the home of the Sleigh family. Their daughter Ann became a teacher in the Junior High in Flat Rock. She married Jeff Moorhead the principal at Barnes Elementary School. They lived on Will Carleton Dr. in Flat Rock."[10]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1925 property is recommended as **Contributing to the Flat Rock Historical District** and **Individually Eligible for the National Register** under **Criterion A** (Community Planning and Development) and **Criterion C** (Architecture). The property represents exceptional pre-Village Industries residential development with outstanding material integrity, demonstrating the important role of catalog homes in American residential development.

Criterion A: Constructed c. 1925, approximately three years before Ford's acquisition of property in Flat Rock, this English Cottage/Tudor Revival catalog home represents the quality residential community that provided the foundation for Village Industries development. Catalog homes from companies like Sears, Aladdin, and Montgomery Ward revolutionized residential construction by bringing professionally-designed, stylistically sophisticated houses to middle-class families throughout America. The presence of such homes in pre-1928 Flat Rock demonstrates the community's integration into broader patterns of American residential development and helped establish the residential infrastructure that proved attractive to Ford's industrial workers.

Criterion C: The property represents an exceptional example of English Cottage/Tudor Revival architecture with outstanding material integrity rarely found in 1920s residential properties. The retention of original wood shake shingle siding is particularly significant, as most properties have been re-sided with vinyl or aluminum. The prominent brick chimney—a hallmark of Tudor Revival design—survives in excellent condition. The

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 125, entry for A.G. Smith; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 217 (stamped), enumeration district (ED) 82-880, sheet 1A, dwelling 4, family 4, for Alfred G. & Mayme Smith ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : accessed 27 July 2025), FHL# 004951268, Image 439 of 1148; United States. National Archives and Records Administration.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2A, dwelling 34, for Joseph & Edna Hood; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZ3?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 7 of 1034; United States. National Archives and Records Administration.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 39, dwelling 416, for Charles & Vera Curtis ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL# 108990835, image 40 of 58; United States. National Archives and Records Administration.

[7] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1954) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[10] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

predominance of original wood windows represents extraordinary preservation of period fenestration. The successful integration of steeply-pitched gable, prominent chimney, textured shakes, and decorative stone/brick details creates a coherent, appealing composition demonstrating the design quality that characterized better catalog homes.

Integrity: The property retains exceptional integrity in all seven aspects. Location, design, setting, feeling, and association remain fully intact. The outstanding material integrity—original wood shake siding, decorative masonry details, prominent brick chimney, largely original wood windows—represents preservation rarely found in properties of this type and age. The few replacement windows represent minimal alteration.

Individual Eligibility: The combination of exceptional architectural character, outstanding preservation of original materials, exemplary representation of English Cottage/Tudor Revival catalog home design, and exceptional integrity across all seven aspects qualifies this property for individual National Register listing beyond its contribution to district context.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District and INDIVIDUALLY ELIGIBLE for the National Register.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0161_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29124 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0160_000 Lot 160 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093187		Long: -83.281195		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1939	
Architectural Style	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingled	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum Replacements	
Window Type	Louvred/ Double Hung w/ awning	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1939-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29124 Walnut						
Historic/Original Owner	Frank & Ella (nee Wagar) Bird						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	unknown						

Survey Date	24 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1939 Minimal Traditional residence is a single-story frame dwelling on Walnut Street. Constructed during the established phase of Ford's Village Industries program, the property represents pre-WWII residential development characteristic of the late 1930s building surge.

The house exhibits a hipped roof with a front gable accent creating an L-shaped facade composition. The roof is covered with asphalt shingles, and a metal chimney cap is visible. The exterior walls are clad in white or cream aluminum or vinyl siding. A dark green painted band at the foundation level provides color contrast.

The fenestration includes louvered windows—a distinctive feature providing ventilation—along with aluminum double-hung windows. Aluminum awnings shade the front windows, representing mid-century modifications popular from the 1940s through 1960s that have acquired historic character within the district's period of significance. Black shutters flank some windows.

A wooden deck with steps provides access to the front entrance. American flag display and patriotic bunting demonstrate pride of ownership. The property features mature shade trees creating an established residential setting. The absence of a garage may reflect the original owner's circumstances or lot configuration.

Character-defining features include the Minimal Traditional form with hipped roof and front gable accent, single-story massing, louvered windows, and mid-century aluminum awnings.

This one-story, single-family residence is situated on Lot 160 in the Van Riper Sub. No. 2 and in 1941, the address was 29124 Walnut.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1939, John E. Navarre owned lot 160 in the Van Riper Subdivision No. 2; and the residence thereon, 29124 Walnut St.[2] In 1940, Frank & Ella Bird and family were renting at 29124 Walnut St., and Frank was employed as a Laborer for the auto factory.[3] Ella (nee Wagar) Bird died on 21 January 2026.[4] In 1950, Frank & Catherine Bird resided at 29124 Walnut; and both Frank and Catherine worked at auto parts manufacturing.[5]
Frank Bird resided at 29124 Walnut in 1959. [6] Frank Earl Bird died on 5 December 1962.[7]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 196, entry for John E. Navarre; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2B, dwelling 26, Frank & Ella Bird and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWD5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 8 of 1034; United States. National Archives and Records Administration.

[4] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KFQN-2K9 : accessed 10 Feb 2026), Entry for Ella Wagar Bird, died 21 Jan 1942.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 80, dwelling 417, for Frank & Catherine Bird ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 58 of 58; United States. National Archives and Records Administration. NOTE: Catherine McNabb, widow, married Frank Bird, widow, on 2 Oct 1943, in Rockwood, Michigan.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVKQ-BB77 : accessed 10 Feb 2026), Entry for Frank Earl Bird.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed during the established Village Industries era, this Minimal Traditional house represents the residential development that characterized Flat Rock's growth in the final pre-war years. By 1939, Ford's lamp plant had operated for over a decade, and the community had established itself as a desirable area for industrial workers seeking homeownership.

Mid-Century Modifications: The aluminum window awnings and louvered windows represent modifications within the district's period of significance (1920-1975). These features document mid-century residential improvement practices and have acquired historic character.

Integrity: The property retains integrity of location, design (Minimal Traditional form with hipped roof and front gable accent clearly legible), setting, feeling, and association. Material integrity has been diminished through replacement siding and windows, though the mid-century awnings represent period modifications.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1939 construction date places this property within the established Village Industries era. The Minimal Traditional form with hipped roof and front gable accent remains clearly legible despite material alterations. The louvered windows and aluminum awnings represent period modifications that document mid-century residential improvement practices. The property contributes to the cohesive pattern of late 1930s residential development on Walnut Street.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0160_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29136 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0159_000 Lot 159 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093050	Long: -83.281173			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1953	
Architectural Style	Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hipped Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer (painted)	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung/Picture	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1953-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	29136 Walnut					
Historic/Original Owner	Russell Raymond & Jeanne Moore					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Builder/Contractor	unknown					

Survey Date	24 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1953 Ranch residence with Prairie influence is a single-story brick veneer dwelling on Walnut Street. Constructed at the peak of American suburban ranch development, the property exhibits the strong horizontal emphasis and quality brick construction characteristic of mid-1950s custom residential architecture.

The house features a broad hipped roof with generous overhanging eaves creating the horizontal roofline characteristic of Prairie-influenced design. The low roof pitch and wide eaves shelter the walls while emphasizing the building's ground-hugging profile. The brick veneer exterior has been painted a distinctive dark blue/teal color—a reversible modification that maintains the masonry texture while adding contemporary color.

A covered front porch with white posts spans a portion of the facade, providing sheltered outdoor living space. A ceiling fan indicates active use of the porch. The fenestration includes a large picture window—a signature mid-century feature emphasizing natural light and indoor-outdoor connection—along with double-hung windows. The windows appear to be aluminum replacement units.

The property features exceptional landscaping with hostas, shaped boxwood shrubs, flowering plants, and hanging baskets demonstrating continued investment and pride of ownership. An American flag and decorative door wreath add personal touches. Mature trees frame the property. A detached garage is located at the rear.

Character-defining features include the Ranch form with Prairie-influenced hipped roof, broad overhanging eaves, single-story horizontal massing, brick veneer construction, picture window, covered front porch, and quality site development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Russell R. and Jeanne Moore Family resided at 29136 Walnut in 1959.[1] Russell Moore was a Corporal in the Michigan State Police, retiring on 5 August 1960, after serving 26 years.[2] Russell Raymond Moore died on 3 November 1966.[3] The Moore family resided at 29136 Walnut St. through 1971.[4]

"Home of the Moore family. Mrs. Moore worked at the Julia Shop in Flat Rock for many years. Their children were Deanna and Patrick."[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1953 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Built in 1953 at the peak of American suburban ranch development, this property represents Flat Rock's continued growth during the post-war prosperity era. By 1953, ranch house design had fully matured, construction quality was optimal, and economic prosperity supported substantial residential investment. The brick veneer construction represents premium materials demonstrating the community's continued attraction for families seeking quality housing.

Prairie-Influenced Design: The broad hipped roof with generous overhanging eaves creates strong horizontal emphasis characteristic of Prairie-influenced residential architecture. This design sophistication distinguishes the property from simpler ranch houses and reflects the mature suburban aesthetic of the early-to-mid 1950s.

Brick Construction: The brick veneer exterior represents quality mid-1950s construction. While the brick has been painted, this reversible modification maintains the masonry texture and does not compromise the

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Cpl. Moore Announces State Police Retirement," The Ann Arbor News (Michigan), 21 July 1960, pg. 25, col. 6; imaged, Newspapers.com (https://www.newspapers.com/image/1178467755/ : accessed 10 Feb 2026).

[3] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVLC-97WT : Tue Apr 01 04:22:24 UTC 2025), Entry for Russel R. Moore, 1966.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

property's historic character. The brick construction joins several other brick properties documented on Walnut Street (29357, 29386, 29428, 29456), demonstrating sustained demand for quality masonry housing.

Integrity: The property retains integrity in all seven aspects. The Ranch form with Prairie-influenced hipped roof, broad eaves, picture window, and horizontal massing remain clearly legible. The brick veneer, though painted, provides original material evidence. The exceptional landscaping and well-maintained setting convey mid-1950s suburban residential character.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1953 construction date places this property at the peak of American suburban ranch development. The Prairie-influenced design with broad hipped roof and generous eaves demonstrates sophisticated horizontal composition beyond basic ranch forms. The brick veneer construction, though painted, represents quality materials characteristic of premium mid-1950s residential construction. The exceptional landscaping and property maintenance demonstrate continued investment. The property contributes to understanding post-war suburban development patterns in Flat Rock.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0159_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29146 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0158_000 Lot 158 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092913	Long: -83.281161			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1927	
Architectural Style	Cape Cod Revival	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gable w/dormer	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding Replacement	
Foundation Materials	Concrete Slab	
Window Materials	Wood/Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1927-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/windows	Moved ☐	Date(s):			
Current/Common Name	29146 Walnut St.						
Historic/Original Owner	Oscar & Barbara Krause						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	George Van Riper (likely)						

Survey Date	24 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1927 Minimal Traditional residence is a single-story dwelling on Walnut Street. The 1941 Sanborn Fire Insurance Map provides critical primary source documentation confirming the house was originally constructed of **hollow clay tile** (marked "TILE" on the Sanborn)—a durable masonry material now concealed beneath vinyl siding. The Sanborn also documents the original address as 29148 Walnut and shows the property on Lot 158, Van Riper Subdivision No. 2.

The house exhibits a distinctive multi-gable roof form with a side-gabled main mass and multiple front gable accents creating a picturesque, varied roofline. The roof is covered with asphalt shingles. The exterior is currently clad in tan/beige vinyl siding, which conceals the original hollow clay tile construction documented by the Sanborn.

The front facade features a centered entrance with a decorative door containing an oval glass insert. A small entry porch with white railings and concrete steps provides access. Cloth awnings in a tan striped pattern shade the front windows—mid-century modifications popular from the 1940s through 1960s that have acquired historic character within the district's period of significance.

The 1941 Sanborn shows a detached garage (marked "A" for auto) at the rear of Lot 158.

An American flag demonstrates continued pride of ownership. The property features well-maintained landscaping with shaped shrubs and mature trees.

Character-defining features include the Minimal Traditional form with distinctive multi-gable roof, single-story massing, centered entrance, cloth awnings, and the original hollow clay tile construction (concealed but documented).

This one-story, single-family tile residence with single car garage is situated on Lot 158 in the Van Riper Sub. No. 2 and in 1941, the address was 29148 [*sic*] Walnut.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, no owner is indicated for lot 158 in Van Riper Sub No.2; but there is a note "new house."[2] In 1930, Oscar H. & Barbara Krause were living at 507 Walnut St., and Oscar was employed as a Machinist for Railroad.[3] In 1931, Oscar Krause is the owner of lot 158 in Van Riper Sub No.2; and the residence thereon, 29146 Walnut St."[4]

In 1940, Joseph & Bertha Mayette and family were living at 29146 Walnut St., and Joseph was employed as the Proprietor of the "Ten-Cent Store."[5]

In 1950, John & Louise Barker resided at 29146 Walnut; and John worked as a grease maker at Oil Refinery.[6]

Omer Miller resided at 29146 Walnut from 1959 to 1971.[7]

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[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and subdivision; pg. 128, entry for lot 158 "new house;" original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 217 (stamped), enumeration district (ED) 82-880, sheet 1A, dwelling 2, family 2, for Oscar H. & Barbara Krause; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : accessed 27 July 2025), FHL# 004951268, Image 439 of 1148; United States. National Archives and Records Administration.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged alphabetically and subdivision; pg. 120, entry for Oscar Krause; original records held by Brownstown Township Historical Society.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2B, dwelling 27, for Joseph & Bertha Mayette and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWD5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 8 of 1034; United States. National Archives and Records Administration.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 39, dwelling 418, for John & Louise Barker; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 40 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1927 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1927, approximately one year before Ford's establishment of the Village Industries lamp plant, this house represents the pre-existing residential community that provided the foundation for Ford's industrial program. The property demonstrates that Flat Rock possessed quality housing before the Village Industries transformation.

Sanborn Fire Insurance Map Documentation: The 1941 Sanborn provides invaluable primary source documentation establishing that this house was originally constructed of hollow clay tile—a significant building material choice that distinguished this property from typical frame construction. Hollow clay tile offered superior fire resistance, thermal mass, and durability. The Sanborn's "TILE" notation indicates masonry construction that remains intact beneath the vinyl siding, representing important hidden historic fabric. The Sanborn also documents the original address as 29148 Walnut (later changed to 29146) and confirms the property's location on Lot 158 of Van Riper Subdivision No. 2.

Tile Construction Significance: Hollow clay tile construction was used in residential building during the 1920s and 1930s as an alternative to frame construction, offering fireproof qualities and permanent masonry character. The presence of tile construction in a modest residential property demonstrates access to quality building materials and skilled masonry labor in pre-Village Industries Flat Rock.

Integrity: The property retains integrity of location, design (multi-gable form clearly legible), setting, feeling, and association. Material integrity has been diminished by vinyl siding concealing the original tile construction, though the Sanborn documentation confirms the historic masonry fabric remains beneath. The cloth awnings represent period modifications within the district's significance dates.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1927 construction date places this property within the pre-Village Industries era, representing the established residential community that attracted Ford's investment. The 1941 Sanborn Fire Insurance Map provides critical primary source documentation confirming original hollow clay tile construction—significant historic fabric that survives beneath the vinyl siding. The distinctive multi-gable roof form remains clearly legible despite material alterations. The Sanborn documentation of the original address (29148) and lot location (Lot 158, Van Riper Subdivision No. 2) provides valuable historical context connecting this property to the broader pattern of residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0158_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29304 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0156_000 Lot 156 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092502		Long: -83.281125		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1939
Architectural Style	Cape Cod Revival
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding Replacement
Foundation Materials	Concrete Block
Window Materials	Aluminum Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	One Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1939-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):

Current/Common Name	29304 Walnut
Historic/Original Owner	Henry & Idanette Van Wyhe
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Builder/Contractor	unknown

Survey Date	24 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1939 Cape Cod residence is a 1.5-story frame dwelling on a corner lot on Walnut Street. Constructed during the established phase of Ford's Village Industries program, the property represents pre-WWII residential development characteristic of the late 1930s building surge.

The house exhibits the classic Cape Cod form with a steeply pitched side-gabled roof and a front gable accent that creates visual interest on the facade. A brick chimney rises from the roof mass. The exterior walls are clad in white or cream vinyl siding, a replacement material maintaining appropriate horizontal character.

A small covered entry porch shelters the front door, featuring a metal awning with scalloped edge and decorative wrought iron railings and supports—mid-century modifications popular from the 1940s through 1960s. These elements have acquired historic character as evidence of residential improvement practices within the district's period of significance. Black shutters flank the first-floor windows, adding traditional character.

The windows are aluminum replacement units in double-hung and sliding configurations. A large evergreen shrub dominates one side of the facade. The curved concrete walkway leads from the sidewalk to the entrance. The corner lot provides visibility from two streets. A detached garage is located at the rear.

Character-defining features include the Cape Cod form with steeply pitched side-gabled roof, front gable accent, 1.5-story massing, brick chimney, corner lot setting, and the mid-century entry porch treatment.

This 1.5 story, single-family residence (no garage) is situated on Lot 156 in the Van Riper Sub. No. 2 and in 1941, the address was 29304 Walnut.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1940, Henry & Idanette Van Wyhe and daughter were living at 29304 Walnut St., and Mr. Van Wyhe employed as a principal for public school.[2] In 1942, Henry Van Wyhe owned lot 156 in the Van Riper Subdivision No. 2; and the residence thereon, 29304 Walnut.[3] In 1950, Henry & Idanette Van Wyhe and son resided at 29304 Walnut; and Henry worked as the Principal for the High School.[4] The Henry Van Wyhe Famiy resided at 29304 Walnut in 1959.[5] Henry Van Whye died on 9 Mar 1961 in the Flat Rock High School.[6]

"Home of Henry and Idanette Van Wyhe and their daughter Janice. Their son died when a young boy. Henry was the Flat Rock High School principal. He died of a heart attack in 1961 while at school. Idanette became a house mother at Michigan State University after his death."[7]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1B, dwelling 22, Henry & Idanette Van Wyhe and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZD?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 6 of 1034; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 619, entry for Henry Van Wyhe; original records held by Brownstown Township Historical Society.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 39, dwelling 419, for Henry & Idanette Van Wyhe and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 40 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVLC-921X : Thu Apr 03 14:54:12 UTC 2025), Entry for Henry Van Wyhe.

[7] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed during the established Village Industries era and in the final pre-war years, this Cape Cod house represents the residential development that characterized Flat Rock's growth. The Cape Cod style, revived during the 1930s as part of the Colonial Revival movement, became one of the most popular house types for modest residential construction. This property joins several other Cape Cod houses documented along Walnut Street, demonstrating the style's popularity in the Village Industries community.

Corner Lot Setting: The property's corner lot location provides prominence within the streetscape and additional yard space, enhancing its contribution to the neighborhood character.

Integrity: The property retains integrity of location, design (Cape Cod form with steeply pitched roof and front gable accent clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows. The mid-century entry porch with metal awning and decorative ironwork represents period modifications within the district's significance dates.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1939 construction date places this property within the established Village Industries era. The Cape Cod form with steeply pitched side-gabled roof, front gable accent, and 1.5-story massing remains clearly legible despite material alterations. The corner lot setting enhances visibility within the streetscape. The property contributes to the cohesive pattern of late 1930s residential development on Walnut Street, where Cape Cod and Minimal Traditional houses predominate.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0156_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29314 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0155_000 Lot 155 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092364	Long: -83.281160			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1939	
Architectural Style	Minimal Traditionalist	
Building Form	1.5 Story Rectilinear	
Roof Form	Gabled and Wing	
Roof Materials	Asphalt Shingled	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum w/awnings	
Window Type	Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1939-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29314 Walnut					
Historic/Original Owner	David & Erma Chambers					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Builder/Contractor	George W. Van Riper (likely)					

Survey Date	24 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1939 Minimal Traditional residence is a 1.5-story frame dwelling on Walnut Street. Constructed during the established phase of Ford's Village Industries program, the property represents pre-WWII residential development that housed the community's growing industrial workforce.

The house exhibits a side-gabled roof with a prominent front gable wing creating an L-shaped facade. The roof is covered with asphalt shingles, and a brick chimney rises from the main roof mass. The exterior walls are clad in white aluminum siding, a replacement material obscuring the original wall surface.

A notable feature is the aluminum awnings over the windows, representing mid-century modifications popular from the 1940s through 1960s for sun control and weather protection. These awnings, while not original, have acquired historical significance as evidence of mid-century home improvement practices within the district's period of significance. The windows are aluminum sliding units, replacement windows not typical of original 1939 construction.

The primary entrance is located on the side elevation beneath a metal awning, with concrete steps and metal railings. An informal outdoor seating area with wicker chairs suggests active use of the front yard. The detached garage in the rear is a white frame structure complementing the main residence.

Character-defining features include the Minimal Traditional form with front gable wing, 1.5-story massing, side-gabled roof, brick chimney, and the mid-century aluminum awnings that have become part of the property's historic character.

This 1.5 story, single-family residence, with additional single-story dwelling in the rear [now converted into a garage] is situated on Lot 155 in the Van Riper Sub. No. 2 and in 1941, the address was 29314 Walnut.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, David Chambers owned lot 155 in the Van Riper Subdivision No. 2; and the residence thereon, 29314 Walnut.[2] In 1939, David & Irma Chambers and family were living at 29314 Walnut.[3] In 1940, David & Erma Chambers and family were living at 29314 Walnut St., and David was employed as a brakeman for the railroad.[4] In 1950, David & Erma Chambers resided at 29314 Walnut; and David worked as brakeman at the railroad.[5] David Henry Chambers retired from the Railroad and moved to Arizona in 1956; he passed away on 10 July 1961, and is intererred in Henry County, Ohio, where he was born.[6]

"Home of the Ritchie family in the 1960's through 1990's. Raymond and Beatrice Ritchie and their four children, Kenneth, David, Marla and Gary. Mr. Ritchie was an electrician and owned and operated Ray's Electric."[7] Ritchie Electric was located at 29314 Walnut from 1959 through 1971.[8]

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[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 195, entry for David Chambers original records held by Brownstown Township Historical Society.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1B, dwelling 21, David & Erma Chambers and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZD?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 6 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 39, dwelling 420, for David & Erma Chambers; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 40 of 58; United States. National Archives and Records Administration.

[6] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVL8-SH61 : Wed Apr 02 16:15:18 UTC 2025), Entry for David Henry Chambers.

[7] Personal knowledge of Guy & Marsha Younglove, [RESEARCHER'S CONTACT INFORMATION]. The Younglove's have been multi-generational residents of Flat Rock and long-time members of the Flat Rock Historical Society, August 2025.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (various years) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed during the established phase of Ford's Village Industries operations and in the final pre-war years, this Minimal Traditional house represents the residential development that characterized Flat Rock's growth. By 1939, Ford's lamp plant had operated for over a decade, and the community had established itself as a desirable residential area for industrial workers.

Mid-Century Modifications: The aluminum window awnings represent a legitimate historic modification that occurred within the district's period of significance (1920-1975). These awnings were popular home improvements during the 1940s-1960s, providing sun control and weather protection while adding a distinctive visual element. Rather than diminishing significance, these features document mid-century residential improvement practices.

Integrity: The property retains integrity of location, design (Minimal Traditional form with front gable wing clearly legible), setting, feeling, and association. Material integrity has been diminished through replacement siding and windows. The aluminum awnings, while not original to 1939 construction, represent period modifications within the district's significance dates.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1939 construction date places this property within the established Village Industries era. The Minimal Traditional form with front gable wing remains clearly legible despite material alterations. The aluminum awnings, a common mid-century modification, have acquired historic character as evidence of residential improvement practices within the period of significance. The property contributes to the cohesive residential streetscape of Walnut Street where late 1930s and early 1940s houses create unified character conveying the coordinated development of the mature Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0155_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29326 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0154_000 Lot 154 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092227		Long: -83.281151		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1926	
Architectural Style	Craftsman Bungalow	
Building Form	2-Story rectilinear building	
Roof Form	Side Gabled Roof	
Roof Materials	Asphalt Shingled	
Exterior Wall Materials	Vinyl Siding Replacement	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Sliding & Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Development and Planning; Industry; Social History					
Period(s) of Significance	1926-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29326 Walnut					
Historic/Original Owner	Albert & Freda Flaishans					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	24 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1924 Craftsman residence holds exceptional significance as **the first house constructed in Van Riper Subdivision No. 2**, built for **Albert Flaishans**, a friend and business partner of **George Van Riper**. Flaishans ran the parts department at the Chevrolet dealership operated by George Van Riper and Fred Hall. This documented connection between Flaishans and Van Riper illuminates the business and social networks that shaped Flat Rock's development during the Ford Village Industries period. The property represents both the earliest residential development in the second Van Riper subdivision and the close relationships among Flat Rock's entrepreneurial community.

The house exhibits the distinctive **catslide roof** form—an asymmetrical gable configuration where one roof slope extends significantly lower than the other, typically covering a full-width front porch. This roof form, also seen at 29424 Evergreen (1926) and 25533 Gibraltar (1931), represents a recognizable regional variant within Flat Rock's residential development. The catslide creates a sweeping, picturesque profile characteristic of Craftsman design philosophy.

A prominent front-facing gable dormer projects from the upper roof slope, providing light and headroom to the upper floor. The dormer features paired windows creating a strong vertical accent against the horizontal emphasis of the catslide roof below.

The exterior has been re-clad with dark navy vinyl siding, an alteration affecting integrity of materials. White trim at windows, corners, and eaves provides crisp contrast. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is typical of 1920s residential construction.

The **enclosed front porch** extends across the facade beneath the catslide roof extension, featuring multiple window bays that create a sun porch effect. This porch configuration provides generous year-round living space while maintaining the Craftsman emphasis on indoor-outdoor connection. The multi-light windows are replacement units but maintain appropriate scale.

The property occupies a lot with manicured lawn, ornamental plantings including hostas, a decorative garden bench, and religious statuary demonstrating property stewardship. The **original detached garage** remains, representing an important contributing outbuilding.

Character-defining features include the 1924 construction date as the first house in Van Riper Subdivision No. 2, exceptional significance as the Albert Flaishans residence with documented connection to George Van Riper, 1.5-story Craftsman form, distinctive catslide roof configuration, front gable dormer, enclosed front porch beneath catslide extension, concrete block foundation, original detached garage, and overall 1920s Craftsman character.

This 1.5 story, single-family residence with matching single car garage is situated on Lot 154 in the Van Riper Sub. No. 2 and in 1941, the address was 29326 Walnut.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, Abert F. Flaishans owned lot 154 in the Van Riper Subdivision No. 2; and the residence thereon, 447 Walnut St.[2] In 1930, Albert F. & Freda Flaishans were living at 447 Walnut St., and Albert was employed as the Service Manager for Garage.[3] In 1939, Albert & Freida Flaishans and family were living at 29326 Walnut.[4]

In 1940, Albert & Freda Flaishans and family were living at 29326 Walnut St., and Albert was employed as a garage mechanic for a local garage.[5] In 1939, Webster & Juanita Simmons and family were living at 29326 Walnut St.[6]

In 1950, Albert and Freda Flaishans resided at 29326 Walnut; and Albert worked as service manager for the car dealership and Freda worked as a postal clerk for the post office.[7] In 1950, Edward & Irma Kruse and children resided at 29326 Walnut; and Edward worked as yardmaster at railroad.[8]
Warren Burkhardt resided at 29326 Walnut in 1959.[9] In 1959, Rev. R.E. Simons and family were living at 29326 Walnut Street.[10] In 1971, Rev. Rial E. Simons resided at 29326 Walnut St.[11]

"Home of the Albert Flaishans family. He ran the parts dept, at Fred Hall Chevrolet during the 1950's. Mrs. Flaishans died of Cancer. The house was later purchased by Leon and Pat Simeck and completely remodeled."[12]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Social History

This 1924 residence possesses exceptional significance as **the first house constructed in Van Riper Subdivision No. 2**. The Van Riper family—George and Mamie Van Riper—developed three subdivisions (Van Riper Subdivisions No. 1, 2, and 3) that provided the platted framework for much of Flat Rock's residential growth. This property represents the inaugural development in the second of these subdivisions, marking an important milestone in the community's expansion.

The property's significance is enhanced by its construction for **Albert Flaishans**, who was a friend and business partner of George Van Riper. Flaishans ran the parts department at the Chevrolet dealership operated by Van

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 125, entry for Albert Flaishans; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 3B, dwelling 66, family 79, for Albert F. & Freda Flaishans; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-F4?cat=1036363&i=443&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 444 of 1148; United States. National Archives and Records Administration.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1B, dwelling 20, Albert & Freda Flaishans and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZD?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 6 of 1034; United States. National Archives and Records Administration.

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 78, dwelling 422, for Albert F. & Freda Flaishans; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 56 of 58; United States. National Archives and Records Administration.

[8] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 39, dwelling 421, for Edward & Irma Kruse and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 40 of 58; United States. National Archives and Records Administration.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[10] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[11] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[12] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

Riper and Fred Hall. This documented relationship illustrates the interconnected business and social networks that shaped Flat Rock during the Ford Village Industries period. The decision to construct the first house in Van Riper's second subdivision for a close business associate demonstrates the trust and collaboration among Flat Rock's entrepreneurial community.

Criterion B — Association with Significant Persons (Albert Flaishans / Van Riper Connection)

This property possesses significance for its direct association with **Albert Flaishans** and his documented business relationship with **George Van Riper**. While Flaishans' individual significance derives primarily from his partnership with Van Riper, the property represents an important node in understanding the Van Riper family's business and development activities. The Flaishans-Van Riper relationship exemplifies the close-knit professional networks that developed in Flat Rock during the Ford Village Industries period, where business partners, friends, and associates built homes in proximity to one another within the subdivisions they developed.

Criterion C — Architecture

The property represents a distinctive local example of Craftsman residential architecture featuring the **catslide roof** form. The catslide—an asymmetrical gable configuration where one roof slope extends to cover a full-width porch—represents a recognizable variant within Flat Rock's residential development, also documented at 29424 Evergreen (1926) and 25533 Gibraltar (1931). The house exhibits characteristic Craftsman features including informal domestic character, enclosed sun porch, and front gable dormer.

While vinyl siding and window replacement have affected integrity of materials, the property retains its essential Craftsman form, distinctive catslide roof, front dormer, enclosed porch, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site within Van Riper Subdivision No. 2. The design retains the essential Craftsman form including distinctive catslide roof, front dormer, and enclosed porch. The setting preserves suburban character with well-maintained lot. The property conveys the feeling of a 1920s Craftsman residence and maintains strong association with Albert Flaishans, George Van Riper, and the earliest development in Van Riper Subdivision No. 2. Integrity of materials and workmanship has been compromised by vinyl siding and window replacement. However, the exceptional historical associations and retention of the distinctive catslide form partially mitigate these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District with strong potential for **Individual Eligibility** to the National Register under Criteria A and B.

Factors Supporting Contributing and Individual Eligibility:

Under Criterion A, the property is documented as the first house constructed in Van Riper Subdivision No. 2, marking an important milestone in the community's planned development. Under Criterion B, the property is the documented residence of Albert Flaishans, whose business partnership with George Van Riper at the Chevrolet dealership illustrates the interconnected professional networks that shaped Flat Rock.

Supporting factors include 1924 construction as the first house in Van Riper Subdivision No. 2, documented association with Albert Flaishans and George Van Riper business partnership, Craftsman form with distinctive catslide roof clearly readable, front gable dormer intact, enclosed front porch substantially preserved, original detached garage retained, and overall 1920s Craftsman character evident.

The vinyl siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status given its exceptional historical significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0154_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29346 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0152_000 Lot 152 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09196		Long: -83.281016		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1941
Architectural Style	Minimal Traditionalist (altered)
Building Form	1.5 Story rectilinear
Roof Form	Side Gabled Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding Replacement
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Sliding/Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	One Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☒ Additions/Siding/Windows			Moved ☐	Date(s):	
Current/Common Name	29346 Walnut						
Historic/Original Owner	Paul Van Riper / Hammond Family						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Van Riper Family						
Builder/Contractor	Van Riper Family						

Survey Date	24 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1941 residence was originally constructed as a Minimal Traditional dwelling during the mature Ford Village Industries period. However, **multiple additions and alterations** have substantially modified the original building, obscuring its historic character and compromising its ability to convey its 1941 construction date and original architectural form.

The current building displays an irregular massing resulting from multiple additions. The original 1.5-story Minimal Traditional core appears to have featured a side gable roof with front-facing gable, typical of the style. Subsequent additions have created an extended footprint with multiple intersecting rooflines that disrupt the original compact form. A substantial side addition extends the building to the right, featuring its own front-facing gable with oval vent that matches but does not replicate historic proportions. A carport addition extends from the left side of the building, and a garage is also present.

The exterior has been completely re-clad with tan vinyl siding, eliminating any evidence of original exterior materials. Oval decorative vents appear in the gable peaks, representing either original features or later additions consistent with the overall renovation. The concrete foundation is visible at grade level.

The fenestration has been entirely replaced with aluminum windows including sliding and double-hung configurations. The window placement and sizes appear to have been modified from original configurations, with the current arrangement reflecting the additions and renovations rather than 1941 design. White trim frames the windows and doors.

The entry features a black door with sidelights, accessed by a small stoop. The entry configuration appears to reflect renovation rather than original design.

The property occupies a lot with manicured lawn, mature shade tree, and formal evergreen foundation plantings (arborvitae) arranged symmetrically. Decorative boulders accent the landscaping. The well-maintained grounds indicate continued property stewardship despite the building alterations.

This one story, single-family frame residence without a garage is situated on Lot 152 in the Van Riper Sub. No. 2 and in 1941, the address was 29346 Walnut.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1939, George Van Riper owned lot 152 in the Van Riper Subdivision No. 2; there was no residence on the lot.[2] In 1942, Paul Van Riper owned lot 152 in the Van Riper Subdivision No. 2; and the residence thereon, 29346 Walnut St.[3]

"Home of the Hammond family. Charles, the father served on the Flat Rock City Council for many years. His son Mark was President of the Council. Other children were Rusty and Laura."[4] The Charles R. Hammond Family resided at 29346 Walnut in 1959.[5]

" Home was purchased from the Hammond family by their niece and her husband, William and June Digna, in 1967 and their six children: Christine, Jeffrey, William Jr., Steven, Marcia and Bruce. The Digna family owned the home until the late 1980's."[6]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg, 195, entry for George Van Riper on lot 152; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg, 618, entry for Paul Van Riper on lot 152; original records held by Brownstown Township Historical Society.

[4] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] Personal knowledge of Guy & Marsha Younglove, [RESEARCHER'S CONTACT INFORMATION]. The Younglove's have been multi-generational residents of Flat Rock and long-time members of the Flat Rock Historical Society, August 2025.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Non-Contributing Status Assessment

This property is classified as **Non-Contributing** to the Flat Rock Historical District due to cumulative alterations that have compromised its ability to convey historic significance.

Loss of Design Integrity: The multiple additions have substantially altered the original Minimal Traditional footprint and massing. The 1941 Minimal Traditional style was characterized by compact, efficient forms with simple rooflines. The current irregular massing with multiple intersecting gables and extended wings does not communicate the original design intent.

Loss of Materials Integrity: The complete vinyl siding application has eliminated all evidence of original exterior wall materials. No historic fabric is visible on exterior wall surfaces.

Loss of Workmanship Integrity: The replacement windows, modified fenestration patterns, and overall renovation have removed evidence of 1941 construction methods and craftsmanship.

Loss of Feeling and Association: The cumulative alterations prevent the property from conveying the feeling of a 1941 Minimal Traditional residence. A viewer cannot readily perceive the building's historic construction date or its association with prewar residential development patterns.

Comparison with Contributing Properties: Other 1940-1941 Minimal Traditional residences in the district—such as 25519 Gibraltar (1940) and 29512 Evergreen (1940)—retain their essential form, roof configuration, and massing despite siding and window replacement. Those properties communicate their historic character because alterations have not changed fundamental building form. This property's multiple additions have altered the basic building form, crossing the threshold from acceptable alteration to loss of contributing status.

This property is recommended as **Non-Contributing** to the Flat Rock Historical District due to multiple additions and alterations that have compromised historic integrity.

Factors Supporting Non-Contributing Status:

- Multiple additions have substantially changed original footprint and massing
- Original Minimal Traditional form no longer readable
- Carport and garage additions alter historic configuration
- Vinyl siding has replaced all original exterior materials
- Complete window replacement with non-historic types and configurations
- Modified fenestration patterns
- Multiple intersecting rooflines disrupt original roof form
- Cumulative alterations prevent communication of 1941 construction date
- Property does not convey feeling of prewar Minimal Traditional residence

Note: The property retains integrity of location (original site) and setting (within established residential neighborhood). However, these two aspects alone are insufficient to support contributing status when design, materials, workmanship, feeling, and association have been compromised by extensive alterations.

While the c. 1941 construction date falls within the district's period of significance, the building's current appearance does not contribute to the historic character of the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0152_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29356 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0151_000 Lot 151 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091815	Long: -83.281182			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1930
Architectural Style	National Folk House
Building Form	1-Story rectilinear building
Roof Form	Front Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Replacement
Foundation Materials	Concrete Block
Window Materials	Aluminum Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	One Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1930-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29356 Walnut						
Historic/Original Owner	Andrew Bodary						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Catalog Home (likely)						
Builder/Contractor	Andrew Bodary (likely)						

Survey Date	24 Oct 2025	Recorded By	Lesley Gilliand Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1930 one-story residence represents Flat Rock's residential development during the established Ford Village Industries period, constructed eight years after Henry Ford established the Flat Rock lamp factory. The house is likely a catalog home built by Andrew Bodary, a local builder whose work contributed to Flat Rock's residential development during this period. Catalog homes—prefabricated or kit houses sold through mail-order catalogs by companies such as Sears, Aladdin, and Gordon-Van Tine—represented an efficient and economical housing solution popular throughout the 1920s and 1930s, providing quality construction with standardized designs.

The front-facing gable roof with brown asphalt shingles creates a classic bungalow profile. The gable end features a triangular louvered vent and modest eave overhang characteristic of the style. A brick chimney rises from the roof, indicating the home's original heating system and representing an important surviving original feature. The compact one-story form provided efficient living space appropriate for working-class and middle-class households serving the industrial community.

The exterior has been re-clad with cream-colored aluminum siding, an alteration affecting integrity of materials. The aluminum application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is visible at grade level, representing original construction materials typical of 1930 residential building.

The enclosed front porch represents a defining architectural feature and remains substantially intact. The porch wraps the corner of the facade, featuring multiple window bays with white frames creating a sun porch effect that maximizes natural light. White lattice skirting encloses the area beneath the porch, a traditional detail providing ventilation while screening the foundation. The porch configuration provides additional living space and demonstrates the Craftsman emphasis on indoor-outdoor connection. A side entry with wood stairs and simple railing provides access, with an American flag displayed reflecting continued property pride.

A single window with a burgundy decorative shutter is visible on the side elevation, providing visual accent. The windows have been replaced with aluminum double-hung units, affecting integrity of materials and workmanship, though the replacement windows maintain appropriate scale.

The property occupies a generous corner lot with manicured lawn and a mature shade tree. The original detached garage remains on the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the 1930 construction date within the established Ford Village Industries period, catalog home origins, association with builder Andrew Bodary, one-story bungalow form with front-facing gable, enclosed corner sun porch with multiple window bays, lattice porch skirting, brick chimney as original feature, concrete block foundation, original detached garage, and overall Craftsman bungalow massing and proportions despite aluminum siding application.

This one-story, single-family residence with matching garage is situated on Lot 151 in the Van Riper Sub. No. 2 and in 1941, the address was 29356 Walnut.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, no owner was listed on lot 151 of Van Riper Subdivision No. 2; and no structure existed on this lot.[2] In 1931, Andrew Bodary owned lot 151 of Van Riper Subdivision No. 2; and the new residence thereon.[3] In 1940, Charles & Edna Francis and family were living at 29356 Walnut St., and Charles was employed as an operator for the power plant.[4] In 1942, Andrew Bodary owned lot 151 of Van Riper Subdivision No. 2; and the residence thereon, 29336 Walnut St.[5]

In 1950, Ralph & Leila Parker resided at 29356 Walnut; and Ralph worked in a separator box at the Oil Refinery.[6] Ralph Parker resided at 29356 Walnut in 1959.[7]

"Home of the Parker family. Ralph and Leila and their daughters Sue and Jill. They were active in the Methodist Church of Flat Rock. Ralph worked for Mobil Oil and Leila worked at the Flat Rock Post Office. Leila was for many years a Brownie leader."[8]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 125, [empty] on lot 151; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically and by subdivision; pg. 118, entry for Andrew Bodary on lot 151; original records held by Brownstown Township Historical Society.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1B, dwelling 19, for Charles & Edna Francis and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZD?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 6 of 1034; United States. National Archives and Records Administration.

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," arranged alphabetically and by subdivision; vol. 3, pg. 618, entry for Andrew Bodary on lot 151; original records held by Brownstown Township Historical Society.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 40, dwelling 424, for Ralph & Leila Parker; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 41 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Criterion A — Community Planning and Development/Industry

This 1930 residence represents Flat Rock's continued residential development during the established Ford Village Industries period. By 1930, eight years after Henry Ford established the Flat Rock lamp factory, the community had developed a stable pattern of residential growth serving industrial workers. The property's identification as a likely catalog home built by Andrew Bodary connects it to two significant aspects of early twentieth-century residential development: the widespread use of standardized catalog house designs that made homeownership accessible to working-class families, and the role of local builders in constructing these homes for the community.

Catalog homes represented a democratization of quality housing, providing professionally-designed residences at affordable prices through efficient manufacturing and standardized construction. Local builders like Andrew Bodary served as the essential link between catalog companies and homeowners, providing the construction expertise to erect these dwellings.

Criterion C — Architecture

The property represents a good local example of catalog home construction, a significant housing type that shaped American residential development during the early twentieth century. The house exhibits characteristic features of catalog bungalow designs including compact one-story form, front-facing gable, enclosed sun porch, and modest domestic scale. The enclosed corner porch with multiple window bays represents a popular catalog home feature providing additional living space and natural light. While aluminum siding and window replacement have affected integrity of materials, the property retains its essential bungalow form, roof configuration, distinctive enclosed porch, brick chimney, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Walnut Street. The design retains the essential bungalow form including front-facing gable, enclosed corner sun porch, and compact massing. The setting preserves suburban character with generous lot and mature shade tree. The property conveys the feeling of a 1930 catalog home residence and maintains association with Ford Village Industries-era residential development. Integrity of materials and workmanship has been compromised by aluminum siding application and window replacement. However, the retention of the enclosed porch, brick chimney, concrete block foundation, and original detached garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1930 catalog home retains sufficient integrity to convey its historic character and association with Ford Village Industries-era residential development. Supporting factors include 1930 construction during the established Ford period, catalog home origins representing significant housing type, likely association with local builder Andrew Bodary, one-story bungalow form with front-facing gable, enclosed corner sun porch substantially preserved, brick chimney surviving as original feature, concrete block foundation visible as original material, original detached garage retained as contributing outbuilding, and overall bungalow massing and proportions clearly readable.

The aluminum siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The distinctive enclosed porch, front-facing gable, brick chimney, original garage, and overall catalog home character remain clearly evident and communicate the property's 1930 construction and architectural significance within Flat Rock's residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0151_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29386 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0150_000 Lot 150 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091678		Long: -83.281171		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1939
Architectural Style	Colonial Revival
Building Form	2 Story Rectilinear
Roof Form	Pyramid Hipped Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Red Brick Veneer
Foundation Materials	Red Brick
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1939-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	29386 Walnut					
Historic/Original Owner	Andrew & Ellen Bodary					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	Andrew Bodary					
Builder/Contractor	Andrew Bodary					

Survey Date	24 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1939 Colonial Revival residence with Prairie influence is a 2-story brick veneer dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and is one of the most architecturally substantial properties along Walnut Street. The quality brick veneer construction and full 2-story massing distinguish this property from the more common 1 and 1.5-story frame houses that predominate in the district, representing a significant investment in permanent, quality housing. The combination of Colonial Revival form with Prairie-influenced horizontal emphasis creates a distinctive architectural character that is shared with the neighboring property at 29428 Walnut.

The house exhibits a substantial 2-story form with a broad hipped roof that creates clean, horizontal lines characteristic of Prairie influence. The hipped roof, covered with asphalt shingles in a gray tone, wraps around all sides of the house without prominent gable ends, emphasizing the horizontal proportions of the design. This roof form, combined with the broad facade and substantial massing, reflects the Prairie style's emphasis on horizontality while the overall form and fenestration pattern draw from Colonial Revival traditions. The boxy, cubic massing creates a solid, substantial appearance that conveys permanence and quality.

The exterior walls feature dark red or brown brick veneer construction that demonstrates quality materials and skilled masonry workmanship. The brick is laid in running bond with consistent mortar joints, creating the substantial, permanent appearance that characterized the finest residential construction of the period. Brick veneer construction provided superior durability, fire resistance, and low-maintenance exteriors compared to the frame construction with siding typical of most Village Industries housing. The warm, dark tones of the brick have aged gracefully over more than eight decades.

The front facade displays a balanced arrangement characteristic of Colonial Revival design, with windows positioned symmetrically on either side of the central entrance on the second floor and a slightly asymmetrical arrangement on the first floor. The fenestration includes multi-light windows with Colonial-style divided panes that reinforce the traditional aesthetic. The windows appear to be aluminum replacement units that maintain the multi-light configuration of the originals.

The entrance is positioned slightly off-center on the first floor, accessed by brick steps with a simple metal railing. An American flag mounted beside the entrance demonstrates continued pride of ownership. The entrance area is framed by carefully shaped evergreen shrubs that create a formal, welcoming approach. A blue mailbox is mounted near the door.

A notable landscape feature is a decorative brick planter or raised bed that extends along part of the front facade, creating a unified masonry appearance and providing space for ornamental plantings. This brick feature may be original to the house or an early addition that complements the brick construction.

The foundation is constructed of brick and concrete, providing a unified masonry appearance at the base of the house and demonstrating quality construction throughout.

The property occupies an exceptionally well-maintained lot with a manicured lawn, shaped evergreen shrubs, and ornamental plantings. A Japanese maple with distinctive red foliage creates a dramatic color accent against the dark brick. The landscaping demonstrates continued investment in the property and exceptional pride of ownership. A detached garage is visible at the rear of the property, accessed by a driveway along the side of the house.

Character-defining features include the Colonial Revival form with Prairie influence, the 2-story brick veneer construction, the broad hipped roof, the multi-light windows, the brick entrance steps and planter, and the substantial massing that distinguishes this property within the Walnut Street streetscape.

This two-story, single-family brick veneer residence with matching garage is situated on Lot 150 in the Van Riper Sub. No. 2 and in 1941, the address was 29386 Walnut.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, Andrew & Ellen Bodary were living at 29386 Walnut St., and Andrew was employed as a Contractor in Building Construction.[2] In 1950, Andrew & Ellen Bodary resided at 29386 Walnut; and Andrew worked as Contractor for Building construction.[3] The Andrew Bodary Family resided at 29386 Walnut St. in 1959.[4]

"Home of the Bodary Family. Andrew, Ellen and their children Alden, Chuck, Jim, Mary Ellen, Dan and Alan. Andrew was an entrepreneur. He built many houses on Walnut St. He owned the Flat Rock Lanes bowling alley where he and his sons worked. It was located on Erie St. He built his house, the Stewart house, the Parker house, and the O'Lynnger house and he had a great deal of rental property in Flat Rock. As my husband and I were buying property in Flat Rock, someone at the water department once commented that we would soon have as many water bills as Andy Bodary."[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and is notable for its **architectural distinction** as a 2-story Colonial Revival residence with Prairie influence and quality brick veneer construction. The property represents pre-World War II residential development and demonstrates the upper range of housing quality available in the Village Industries community.

Criterion A - Community Planning and Development: Constructed c. 1939, during the established phase of Ford's Village Industries operations in Flat Rock and in the final years before American entry into World War II, this Colonial Revival house represents the residential development that characterized the community's growth. The construction of substantial brick housing demonstrates that the Village Industries community attracted families who could invest in quality, permanent homes. This property illustrates the upper range of housing options available in Flat Rock during the mature Village Industries era.

The property's c. 1939 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. The stable employment provided by Ford's lamp plant enabled families to invest in quality brick housing that would provide permanent, low-maintenance homes for generations. While frame houses with wood or composition siding were more common and economical, brick construction represented an investment in permanence and quality that reflected the confidence Village Industries families had in their community's future.

The property exhibits an interesting blend of Colonial Revival and Prairie style influences that was not uncommon during the late 1930s and early 1940s. The balanced facade arrangement, multi-light windows, and traditional proportions reflect Colonial Revival design principles, while the broad hipped roof with its strong horizontal emphasis and the cubic massing draw from Prairie style traditions. This architectural blend creates a distinctive character shared with the neighboring property at 29428 Walnut, suggesting either the same builder or a shared design source.

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[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1B, dwelling 18, Andrew & Ellen Bodary ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZD?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 6 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 40, dwelling 425, for Andrew & Ellen Bodary ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 41 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

This property contributes to a notable concentration of quality brick houses documented along Walnut Street. Together with the Tudor Revival at 29357, the Colonial Revival/Prairie at 29428, and the Minimal Traditional at 29456, this property demonstrates that Walnut Street attracted families who could invest in substantial, permanent brick homes. The presence of multiple brick houses from the late 1930s and early 1940s suggests that this section of the street developed as a particularly desirable location within the Village Industries community.

Integrity Assessment: The property retains strong integrity across all seven aspects. Integrity of location is maintained as the property remains on its original site. Integrity of design is excellent, with the Colonial Revival/Prairie form, 2-story massing, and hipped roof clearly preserved. Integrity of materials is strong, with the original brick veneer construction intact; only the windows represent replacement elements. Integrity of workmanship is demonstrated in the quality brickwork and brick landscape features. Integrity of setting is preserved through the relationship to neighboring residences and exceptional landscaping. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a quality pre-war residence.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1939 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that characterized the community in the years immediately preceding World War II. The Colonial Revival form with Prairie influence and quality brick veneer construction make this one of the most architecturally substantial properties documented along Walnut Street.

The property retains excellent integrity, with the original brick veneer construction providing the most significant material survival. The dark red/brown brick, laid in running bond with consistent mortar joints, demonstrates the quality masonry craftsmanship that characterized the finest residential construction of the period. The broad hipped roof creates the clean, horizontal lines characteristic of Prairie influence, while the balanced facade with multi-light windows reflects Colonial Revival traditions.

The 2-story massing distinguishes this property from the predominantly 1 and 1.5-story houses that characterize Walnut Street. This substantial scale, combined with quality brick construction, represents the upper range of housing available in the Village Industries community and demonstrates that Flat Rock attracted families who could invest in permanent, quality homes.

The architectural similarity to the neighboring property at 29428 Walnut is notable. Both houses exhibit the same Colonial Revival/Prairie blend with 2-story brick construction and broad hipped roofs. This suggests either the same builder, a shared design source, or coordinated development of this section of the street during the late 1930s.

The exceptional landscaping, including the Japanese maple, shaped evergreens, and brick planter, demonstrates continued investment in the property and creates an attractive setting that enhances the historic character. The American flag at the entrance reflects continued pride of ownership.

The combination of quality brick construction, Colonial Revival/Prairie architectural character, 2-story massing, excellent integrity, and relationship to neighboring brick houses makes this property a significant contributor to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0150_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29416 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0149_000 Lot 149 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091539		Long: -83.281116		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1930	
Architectural Style	Minimal Traditionalist	
Building Form	1.5-Story Rectilinear	
Roof Form	Side Gabled Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding Replacement	
Foundation Materials	Concrete Block	
Window Materials	Aluminum Replacements	
Window Type	Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	Garage	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1930-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29416 Walnut					
Historic/Original Owner	Andrew Bodary					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	Andrew Bodary					
Builder/Contractor	Andrew Bodary					

Survey Date	24 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1930 Minimal Traditional residence is a single-story frame dwelling situated on Walnut Street in Flat Rock. The building represents early Village Industries-era residential development, constructed approximately two years after Ford's formal establishment of the lamp plant, and is among the earliest houses documented in this survey. The property exemplifies the practical, economical housing that characterized the initial years of Village Industries development, when the community was beginning its transformation from agricultural village to industrial community. The house retains its essential Minimal Traditional form despite material alterations, contributing to the consistent residential character that defines Walnut Street.

The house exhibits the characteristic Minimal Traditional form with a compact single-story plan and a side-gabled roof with a prominent front gable accent. The roof, covered with asphalt shingles in a gray tone, features the moderate pitch typical of early Minimal Traditional design. The front gable accent creates visual interest on the facade and provides a focal point for the composition. This roof configuration, combining a side-gabled main roof with a front gable element, became a standard approach for economical residential construction during this period.

The exterior walls are clad in vinyl siding in a tan or beige color, a replacement material that obscures the original wall surface but maintains the simple, horizontal appearance appropriate to Minimal Traditional design. The vinyl siding provides a low-maintenance exterior while preserving the modest, unpretentious character of the original house.

The front facade displays an asymmetrical arrangement with the entrance positioned beneath the front gable accent. A covered front porch with simple square posts provides shelter at the entrance and creates outdoor sitting space. Red patio chairs on the porch suggest active use of this outdoor living area. The porch, with its concrete steps and simple detailing, reflects the economical approach of early Minimal Traditional design.

The windows include aluminum sliding units, which represent replacement windows that are not typical of the original construction period. Original windows would likely have been wood double-hung units. Navy or dark blue shutters flank the windows, adding traditional character and color contrast against the light siding. The fenestration pattern reflects the practical interior arrangement typical of Minimal Traditional houses.

The foundation is constructed of brick and concrete, representing standard foundation construction for houses of this period.

The property occupies a well-maintained lot with a manicured lawn and attractive landscaping. Two shaped ornamental trees with dense, rounded canopies flank the front entrance, creating a formal, symmetrical framing effect. Foundation plantings including hostas and flowering shrubs enhance the entrance area, while a flowering azalea adds seasonal color near the driveway. A detached garage is visible at the rear of the property.

Character-defining features include the Minimal Traditional form, the single-story massing with side-gabled roof and front gable accent, the covered front porch with simple posts, and the overall modest residential scale that contributes to the streetscape character of Walnut Street.

This one-story, single-family residence with matching garage is situated on Lot 149 in the Van Riper Sub. No. 2 and in 1941, the address was 29416 Walnut.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1931, Andrew Bodary owned lot 149 in the Van Riper Subdivision No. 2; and the residence thereon.[2] In 1940, Albert John & Mary Irene Grasgrin and daughter were living at 29416 Walnut St., and Albert was employed as a manager for the new FlatRoc Theater.[3]

In 1947, Irwin Weahterholt resided at 29416 Walnut St.[4] In 1950, Irwin Weahterholt resided at 29416 Walnut St.[5] Irvin Weatherholt resided at 29416 Walnut in 1959.[6] Nina Weatherholt resided at 29416 Walnut St. from 1967 to 1971.[7]

"Home of Norma and Slug O'Lynnger. He worked for the DT&I Railroad for many years. Their children were Nikki, Billy and Michael. They were active in the Methodist Church. Norma taught Sunday School there for many many years."[8]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1930 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents early Village Industries-era residential development, constructed approximately two years after Ford's establishment of the lamp plant, and demonstrates the initial housing response to the economic opportunities created by Ford's industrial investment.

Criterion A - Community Planning and Development: Constructed c. 1930, approximately two years after Ford's formal establishment of the Village Industries lamp plant in Flat Rock, this Minimal Traditional house represents the early residential response to the economic opportunities created by Ford's industrial investment. The property demonstrates the type of housing that Village Industries workers constructed or purchased during the initial years of the program, when the community was beginning its transformation from agricultural village to industrial community.

The property's c. 1930 construction date places it among the earliest residential responses to Ford's Village Industries program in Flat Rock. Together with the property at 29345 Walnut (also c. 1930), this house represents the first wave of residential construction that followed the lamp plant's establishment in 1928. These early houses established the patterns of residential development that would characterize the community for the next several decades, demonstrating the immediate housing demand created by stable industrial employment.

The Minimal Traditional style emerged during the late 1920s and became dominant during the Depression years as builders sought to provide affordable housing that maintained quality construction while reducing costs through simplified design. This early example demonstrates the fundamental characteristics of the style: compact single-story form, simple roof with modest decorative accent, economical porch treatment, and

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 119. entry for Andrew Bodary; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1B, dwelling 17, for Albert John & Mary Irene Grasgrin and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZD?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 6 of 1034; United States. National Archives and Records Administration.

[4] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 80, dwelling 426, for Irwin Weahterholt ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 58 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1967-71) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

absence of elaborate ornamentation. The style's emphasis on efficiency and economy made it well-suited to the needs of working families during the early Village Industries era.

The stable employment provided by Ford's lamp plant enabled continued residential construction in Flat Rock from the program's inception. While the full impact of the Village Industries program would become apparent over the following decades, early houses like this one demonstrate the immediate attraction that stable industrial employment held for workers and their families. The construction of new housing just two years after the lamp plant's establishment reflects the confidence that early Village Industries workers had in their community's future.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the Minimal Traditional form with side-gabled roof, front gable accent, and covered front porch. Integrity of materials and workmanship has been diminished through vinyl siding and replacement sliding windows, which are not typical of the original period. Integrity of setting is preserved through the property's relationship to neighboring residences and established landscaping. Integrity of feeling and association remain, as the property continues to convey its character as an early Village Industries-era residence.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1930 construction date places this property among the earliest residential responses to Ford's Village Industries program in Flat Rock, constructed just two years after the lamp plant's establishment. Together with 29345 Walnut, this property represents the first wave of housing construction that followed Ford's industrial investment, establishing the patterns of residential development that would characterize the community for decades.

The property retains its essential Minimal Traditional form, with the side-gabled roof, front gable accent, single-story massing, and covered front porch clearly legible despite material alterations. The front gable accent provides visual interest on an otherwise simple facade, demonstrating the modest architectural embellishment that characterized even economical housing during this period.

The early construction date is particularly significant, as it demonstrates the immediate residential response to the Village Industries program. While many properties documented along Walnut Street date from the late 1930s and early 1940s, this c. 1930 house represents the initial development phase when the community was first beginning to transform in response to Ford's industrial investment.

The property contributes to the cohesive residential streetscape of Walnut Street, where houses spanning from c. 1930 through the early 1950s create a unified character that conveys the progressive residential development of the Village Industries era. This early property helps establish the chronological range of development represented in the district.

While vinyl siding and replacement sliding windows have diminished material integrity, these alterations do not compromise the property's ability to convey its historical significance. The essential Minimal Traditional form, early Village Industries construction date, and residential character remain clearly legible, and the property continues to demonstrate its associations with the initial residential development that characterized Flat Rock following the establishment of Ford's lamp plant.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0149_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29428 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0148_000 Lot 148 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091403		Long: -83.281115		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1939
Architectural Style	Colonial Revival
Building Form	2 Story Rectilinear
Roof Form	Hipped
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Brick/Concrete
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1939-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Porch updates	Moved ☐	Date(s):		
Current/Common Name	29428 Walnut					
Historic/Original Owner						
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	Andrew Bodary					
Builder/Contractor	Andrew Bodary					

Survey Date	11 Jan 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1939 Colonial Revival residence with Prairie influence is a 2-story brick veneer dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and is one of the most architecturally substantial properties along Walnut Street. The quality brick veneer construction and full 2-story massing distinguish this property from the more common 1 and 1.5-story frame houses that predominate in the district, representing a significant investment in permanent, quality housing. The combination of Colonial Revival form with Prairie-influenced horizontal emphasis creates a distinctive architectural character.

The house exhibits a substantial 2-story form with a broad hipped roof that creates strong horizontal lines characteristic of Prairie influence. The hipped roof, covered with asphalt shingles in a gray tone, wraps around all sides of the house without prominent gable ends, emphasizing the horizontal proportions of the design. This roof form, combined with the broad facade and substantial massing, reflects the Prairie style's emphasis on horizontality while the overall form and fenestration pattern draw from Colonial Revival traditions. The property was likely constructed from a kit house plan, as suggested by the built-in window box beneath the second-floor window—a distinctive feature commonly included in catalog home designs from companies such as Sears, Aladdin, and others that sold pre-cut house kits during this period.

The exterior walls feature red brick veneer construction that demonstrates quality materials and skilled masonry workmanship. The brick is laid in running bond with consistent mortar joints, creating the substantial, permanent appearance that characterized the finest residential construction of the period. Brick veneer construction provided superior durability, fire resistance, and low-maintenance exteriors compared to the frame construction with siding typical of most Village Industries housing. The warm red tones of the brick have aged gracefully over more than eight decades.

The front facade displays a symmetrical arrangement characteristic of Colonial Revival design, with windows balanced on either side of the central entrance. The fenestration includes multi-light windows with Colonial-style divided panes that reinforce the traditional aesthetic. Teal or green shutters flank the windows, adding color and traditional character to the brick facade. A notable feature is the built-in window box beneath the second-floor window, a distinctive element that suggests kit house origins. Window boxes integrated into the building design were a common feature of catalog homes, providing both decorative appeal and an opportunity for personalization through flowering plants. The current owners maintain this feature with a hanging flower basket, continuing the tradition of floral display that the original design intended.

A green canvas awning with scalloped trim provides weather protection at the front entrance, representing a mid-century addition that was popular during the 1950s and 1960s. The awning adds a decorative touch while serving the practical function of shading the entrance.

A substantial wooden deck extends across the front of the house, representing a later addition that has expanded the outdoor living space. The deck, with its wooden railings featuring metal balusters, provides an outdoor entertainment area with patio furniture and umbrella visible. While the deck is not original, it demonstrates continued investment in the property and contemporary use patterns.

The foundation is constructed of brick and concrete, providing a unified masonry appearance at the base of the house and demonstrating quality construction throughout.

The property occupies a well-maintained lot with a manicured lawn and a large mature shade tree that provides cooling shade and frames the house. Foundation plantings including hostas and other perennials contribute to the established residential character. A detached garage is visible at the rear of the property.

Character-defining features include the Colonial Revival form with Prairie influence, the 2-story brick veneer construction, the broad hipped roof, the symmetrical facade arrangement, the multi-light windows with shutters, the built-in window box suggesting kit house origins, and the substantial massing that distinguishes this property within the Walnut Street streetscape.

This two-story, single-family brick veneer residence with matching garage is situated on Lot 148 in the Van Riper Sub. No. 2 and in 1941, the address was 29429 [sic] Walnut.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Andrew Bodary owned lot 148 in the Van Riper Subdivision No. 2 and there was no structure on the lot at that time.[2] In In 1940, Frederick & Justina Terns were living at 29428 Walnut St., and Fred was employed as a tool & die maker for the auto factory.[3]

In 1942, Andrew Bodary owned lot 148 in the Van Riper Subdivision No. 2 and the residence thereon.[4] In 1947, Willis Bidwell resided at 29428 Walnut St.[5] In 1950, Willis & Nathalie Bidwell and family resided at 29428 Walnut; and Willis was employed as a truck driver for Steel Manufacturing.[6]

In 1955, James Rogers resided at 29428 Walnut St.[7] Earl S. Reese resided at 29428 Walnut in 1959.[8] "Home of the Courtney family in the late 60's through the 80's."[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and is notable for its **architectural distinction** as a 2-story Colonial Revival residence with Prairie influence and quality brick veneer construction. The property represents pre-World War II residential development and demonstrates the upper range of housing quality available in the Village Industries community.

Criterion A - Community Planning and Development: Constructed c. 1939, during the established phase of Ford's Village Industries operations in Flat Rock and in the final years before American entry into World War II, this Colonial Revival house represents the residential development that characterized the community's growth. The construction of substantial brick housing demonstrates that the Village Industries community attracted families who could invest in quality, permanent homes. This property illustrates the upper range of housing options available in Flat Rock during the mature Village Industries era.

The property's c. 1939 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. The stable employment provided by Ford's lamp plant enabled families to invest in quality brick housing that would provide permanent, low-maintenance homes for generations. While frame houses with wood or composition siding were more common and economical, brick construction represented an investment in permanence and quality that reflected the confidence Village Industries families had in their community's future.

The property exhibits an interesting blend of Colonial Revival and Prairie style influences that was not uncommon during the late 1930s and early 1940s. The symmetrical facade arrangement, multi-light windows, and traditional proportions reflect Colonial Revival design principles, while the broad hipped roof with its strong

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 195, entry for Andrew Bodary; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district. (ED) 82-1, sheet 1B, dwelling 16, Frederick & Justina Terns; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZD?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 6 of 1034; United States. National Archives and Records Administration.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 618, entry for Andrew Bodary; original records held by Brownstown Township Historical Society.

[5] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 40, dwelling 427, for Willis & nathalie Bidwell and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 41 of 58; United States. National Archives and Records Administration.

[7] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] Personal knowledge of Guy & Marsha Younglove, [RESEARCHER'S CONTACT INFORMATION]. The Younglove's have been multi-generational residents of Flat Rock and long-time members of the Flat Rock Historical Society, August 2025.

horizontal emphasis draws from Prairie style traditions. This combination creates a distinctive architectural character that distinguishes the property from both purely Colonial Revival and purely Prairie examples.

The brick veneer construction represents a higher quality of materials and craftsmanship than the frame construction that characterizes most of the district. Brick veneer provided superior durability, fire resistance, and maintenance-free exteriors. The survival of this brick construction in excellent condition after more than eight decades demonstrates the quality of the original workmanship. Together with the brick Tudor at 29357 Walnut and the brick Minimal Traditional at 29456 Walnut, this property demonstrates that Walnut Street attracted families who could invest in substantial, permanent brick homes.

The built-in window box beneath the second-floor window suggests this property may have been constructed from a kit house plan. During the early 20th century, companies such as Sears, Roebuck and Company, Aladdin, Gordon-Van Tine, and others sold pre-cut house kits that could be assembled on-site. These catalog homes featured distinctive design elements, including built-in window boxes, that were integrated into the overall design. Kit houses represented an innovative approach to homeownership that made quality housing accessible to working families, and their presence in Flat Rock reflects the community's connection to broader national trends in residential construction. The combination of kit house design with brick veneer construction suggests a homeowner who invested in upgrading the standard kit specifications to achieve a more substantial, permanent residence.

Integrity Assessment: The property retains strong integrity across all seven aspects. Integrity of location is maintained as the property remains on its original site. Integrity of design is excellent, with the Colonial Revival/Prairie form, 2-story massing, and hipped roof clearly preserved. Integrity of materials is strong, with the original brick veneer construction intact; the front deck is a reversible addition. Integrity of workmanship is demonstrated in the quality brickwork. Integrity of setting is preserved through the relationship to neighboring residences and established landscaping. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a quality pre-war residence.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1939 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that characterized the community in the years immediately preceding World War II. The Colonial Revival form with Prairie influence and quality brick veneer construction make this one of the most architecturally substantial properties documented along Walnut Street.

The property retains excellent integrity, with the original brick veneer construction providing the most significant material survival. The red brick, laid in running bond with consistent mortar joints, demonstrates the quality masonry craftsmanship that characterized the finest residential construction of the period. The broad hipped roof creates the strong horizontal lines characteristic of Prairie influence, while the symmetrical facade with multi-light windows reflects Colonial Revival traditions.

The 2-story massing distinguishes this property from the predominantly 1 and 1.5-story houses that characterize Walnut Street. This substantial scale, combined with quality brick construction, represents the upper range of housing available in the Village Industries community and demonstrates that Flat Rock attracted families who could invest in permanent, quality homes. The built-in window box, a distinctive feature suggesting kit house origins, adds historical interest and connects this property to the broader phenomenon of catalog home construction that made quality housing accessible to American families during the early 20th century.

The teal shutters add color and traditional character to the brick facade, while the green canvas awning, a mid-century addition, provides period character. The front wooden deck, while a later addition, demonstrates continued investment in the property and does not compromise the building's essential historic character.

The combination of quality brick construction, Colonial Revival/Prairie architectural character, probable kit house origins, 2-story massing, and excellent integrity makes this property a significant contributor to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0148_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29436 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0147_000 Lot 147 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091276	Long: -83.281086			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1939
Architectural Style	Cape Cod
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled w/dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1939-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29436 Walnut						
Historic/Original Owner	Walter & Helen Manning						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Andrew Bodary						
Builder/Contractor	Andrew Bodary						

Survey Date	11 Jan 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1939 Cape Cod residence is a 1.5-story frame dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and exemplifies the Cape Cod style that was revived during the 1930s as part of the Colonial Revival movement. The property features a notable decorative treatment in the front gable dormer and retains its essential Cape Cod form despite material alterations, contributing to the consistent residential character that defines this section of Walnut Street.

The house exhibits the characteristic Cape Cod form with a 1.5-story mass and a steeply pitched side-gabled roof. A prominent front gable dormer punctuates the front roof slope, providing light and headroom to the upper half-story while creating the distinctive Cape Cod silhouette. The roof is covered with asphalt shingles in a gray-green tone. The steep roof pitch, characteristic of the Cape Cod style's New England colonial origins, creates substantial usable space in the upper level.

A notable architectural feature is the decorative fish-scale or scalloped shingle treatment in the front gable peak. This decorative shingle pattern, which features rounded lower edges that create a scale-like appearance, adds visual interest and distinguishes this property from simpler Cape Cod examples in the neighborhood.

The exterior walls are clad in vinyl siding in a beige color, a replacement material that obscures the original wall surface but maintains the simple, horizontal appearance appropriate to Cape Cod design. The vinyl siding appears to have been applied over the original wall surfaces.

A stone chimney rises from the roof, providing material evidence of original construction. The rough-cut stone construction creates a rustic accent that complements the cottage character of the Cape Cod form. Stone chimneys were popular during this period, reflecting the Colonial Revival interest in traditional building materials.

The front facade features a full-width front porch that extends across the entire width of the house. The porch, with its wooden deck, railings, and steps, provides outdoor living space and creates a welcoming approach to the entrance. String lights suspended across the porch suggest that the current owners use this space for outdoor entertaining. The porch may be original to the house or an early addition that has become part of the property's historic character.

The windows appear to be aluminum replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. The front gable dormer contains a single window that provides light to the upper floor.

The foundation is constructed of concrete, representing standard foundation construction for houses of this period.

A detached garage is located at the rear of the property, providing covered automobile storage consistent with residential patterns of the period.

Character-defining features include the Cape Cod form, the 1.5-story massing with steeply pitched side-gabled roof, the front gable dormer with decorative fish-scale shingles, the stone chimney, the full-width front porch, and the overall residential character that contributes to the streetscape of Walnut Street.

This 1.5 story, single-family residence with detached garage is situated on Lot 147 in the Van Riper Sub. No. 2 and in 1941, the address was 29386 Walnut.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Andrew Bodary owned lot 147 of the Van Riper Subdivison No. 2; no structure had been built.[2] In 1942, Andrew Boday owned lot 147 of the Van Riper Subdivision No. 2; and the residence thereon, 29436 Walnut St.[3] In 1940, Walter & Helen Manning and family were living at 29436 Walnut St., and Walter was employed as a brakeman for the steam railroad.[4]

Angelos Saros resided at 29436 Walnut in 1947.[5] In 1950, Angelo & Sophia Saros and family resided at 29436 Walnut; and Angelo worked as bartender at a hotel & bar.[6]

"Home of the Saros family who had two children- Steve and John."[7]

Mr. Jim Brick resided at 29436 Walnut in 1959.[8]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents pre-World War II residential development during the established phase of the Village Industries program and demonstrates the continued housing construction that supported the growing community during the late Depression years.

Criterion A - Community Planning and Development: Constructed c. 1939, during the established phase of Ford's Village Industries operations in Flat Rock and in the final years before American entry into World War II, this Cape Cod house represents the residential development that characterized the community's growth. By 1939, Ford's Flat Rock lamp plant had operated for over a decade, and the community had established itself as a stable, desirable residential area for industrial workers. This property illustrates the type of housing that enabled homeownership and family formation in the Village Industries community during the late Depression years.

The property's c. 1939 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. The stable employment provided by Ford's lamp plant enabled continued residential construction even during the difficult economic conditions of the late Depression, when building activity remained depressed in many communities. The construction of quality housing like this Cape Cod demonstrates the economic resilience of the Village Industries model and the security that Ford employment provided.

The Cape Cod style, revived during the 1930s as part of the Colonial Revival movement, became one of the most popular house types for modest residential construction during the Depression and World War II eras. The style's compact, efficient form and traditional aesthetic made it an attractive choice for working families. This example demonstrates the typical Cape Cod characteristics, including the 1.5-story form, steeply pitched side-gabled roof, and front gable dormer.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 195, entry for Andrew Bodary; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, volume 3" paginated, arranged by subdivision; vol. 3 pg. 618, entry for Andrew Bodary; original records held by Brownstown Township Historical Society.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1B, dwelling 15, Walter & Helen Manning and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZD?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 6 of 1034; United States. National Archives and Records Administration.

[5] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 40, dwelling 428, for Angelo & Sophia Saros and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 41 of 58; United States. National Archives and Records Administration.

[7] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the Cape Cod form with steeply pitched side-gabled roof, front gable dormer with decorative fish-scale shingles, and full-width front porch. Integrity of materials has been diminished through vinyl siding and replacement windows, though the stone chimney and decorative gable shingles remain. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a Cape Cod residence from the pre-war Village Industries era.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1939 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that characterized the community in the years immediately preceding World War II. The Cape Cod form exemplifies the popular housing type that enabled working families to achieve homeownership during this period.

The property retains its essential Cape Cod form, with the steeply pitched side-gabled roof, front gable dormer, and 1.5-story massing clearly legible despite material alterations.

The stone chimney provides material evidence of original construction and adds rustic character that complements the Cape Cod cottage aesthetic.

The property contributes to the cohesive residential streetscape of Walnut Street, where the concentration of late 1930s and early 1940s houses creates a unified character that conveys the coordinated residential development of the mature Village Industries era. The Cape Cod form, one of the most popular house types of this period, appears repeatedly along the street, creating a consistent residential scale and character.

While vinyl siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Cape Cod form, pre-war construction date, and surviving decorative details make this property a contributor to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0147_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29444 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0146_000 Lot 146 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091139		Long: -83.281083		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1940
Architectural Style	Minimal Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Permastone (or similar)
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1940-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Stone/Windows	Moved ☐	Date(s):
Current/Common Name	29444 Walnut			
Historic/Original Owner	Marvin & Agatha Mittlestat			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

Survey Date	11 Jan 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1940 Minimal Traditional residence is a single-story frame dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and exemplifies the Minimal Traditional style that was popular during the late 1930s and early 1940s. The property was originally clad in wood clapboard siding but has been re-clad with stone veneer, likely a form of permastone or similar manufactured stone product that was popular during the mid-20th century. Despite this material alteration, the property retains its essential Minimal Traditional form and massing, contributing to the residential character of Walnut Street.

The house exhibits the characteristic Minimal Traditional form with a compact single-story plan and a hipped roof with a front gable accent. The hipped roof, covered with asphalt shingles in a gray tone, creates clean horizontal lines, while the front gable accent adds visual interest and provides a focal point on the facade. A louvered vent in the gable peak provides attic ventilation. This roof configuration, combining a hipped main roof with a front gable element, was a common variation of Minimal Traditional design.

The exterior walls are currently clad in stone veneer that has been painted gray. This stone veneer, applied over the original wood clapboard siding, represents a mid-20th century modification that was popular from the 1940s through the 1960s. Products marketed under names like "Permastone," "Formstone," or similar trade names were applied to existing frame houses to provide a masonry appearance, reduce maintenance, and modernize the exterior. The stone pattern visible on this house, with its irregular coursing and varied stone shapes, is characteristic of these manufactured stone veneer products. The gray paint may have been applied more recently to unify the appearance or refresh the exterior.

The front facade features a covered front porch with a gabled roof that echoes the main front gable accent. The porch provides shelter at the entrance and outdoor sitting space, with white metal railings enclosing the porch deck. The porch steps lead to the entrance, which is decorated with seasonal items. An American flag displayed near the entrance demonstrates continued pride of ownership.

The windows appear to be aluminum replacement units in a double-hung configuration, with blue or gray decorative shutters adding traditional character to the facade. The fenestration pattern reflects the practical interior arrangement typical of Minimal Traditional houses.

The foundation is constructed of concrete, representing standard foundation construction for houses of this period.

The property occupies a lot with mature shade trees that provide cooling shade and contribute to the established residential character. Foundation plantings including hostas frame the entrance area, and container plants add seasonal color. The curb displays the address "29444." A detached garage is visible in the rear of the property.

Character-defining features include the Minimal Traditional form, the single-story massing with hipped roof and front gable accent, the covered front porch with gabled roof, and the overall modest residential scale that contributes to the streetscape character of Walnut Street. While the stone veneer represents a significant material change, the underlying form and configuration remain intact.

The one-story, single-family residence without garage [garage added later] is situated on Lot 146 in the Van Riper Sub. No. 2 and in 1941, the address was 29444 Walnut.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Marvin Mittlestat registered for the draft on 16 Oct 1940; he was married to Agatha, was employed by the Board of Education (Flat Rock, Michigan) and his family resided at 29444 Walnut.[2]

"Home of the Middlestat family. Coach Middlestat for whom the Flat Rock football field is named, his wife Agatha and their children Marv, Betty and Mary Jane. Coach was also a high school math teacher at Flat Rock."[3]

In 1950, Fred & Leota Chase resided at 29444 Walnut.[4] Fred Chase resided at 29444 Walnut in 1957.[5]

Mrs. E. Venclewicz resided at 29444 Walnut in 1959 to 1964; Robert J. Cox resided at 29444 Walnut from 1965 to 1968; and, M.E. Marks resided at 29444 Walnut from 1968 to 1971.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1940 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents pre-World War II residential development during the established phase of the Village Industries program. Although the exterior has been altered with stone veneer over the original wood clapboard, the property retains its essential Minimal Traditional form, and the stone veneer itself represents a historically significant mid-20th century modification practice.

Criterion A - Community Planning and Development: Constructed c. 1940, during the established phase of Ford's Village Industries operations in Flat Rock and in the final years before American entry into World War II, this Minimal Traditional house represents the residential development that characterized the community during the mature Village Industries era. By 1940, Ford's Flat Rock lamp plant had operated for over a decade, and the community had established itself as a stable, desirable residential area for industrial workers. This property illustrates the type of housing that enabled homeownership and family formation in the Village Industries community.

The property's c. 1940 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. The stable employment provided by Ford's lamp plant enabled continued residential construction even as the international situation became increasingly uncertain. The construction of modest housing like this Minimal Traditional dwelling demonstrates the continued demand for homeownership opportunities in the Village Industries community.

The application of stone veneer over the original wood clapboard siding represents a historically significant modification practice that was popular during the mid-20th century. Manufactured stone products marketed under names like Permastone, Formstone, and similar trade names became widely popular from the 1940s through the 1960s as homeowners sought to modernize their houses, reduce maintenance, and achieve a masonry appearance at lower cost than true stone construction. This modification, while altering the original material, reflects the aspirations of mid-century homeowners and represents a legitimate historic treatment that occurred within the district's period of significance. The stone veneer has itself acquired historical significance as evidence of mid-20th century residential improvement practices.

Despite the stone veneer application, the property retains its essential Minimal Traditional form. The single-story massing, hipped roof with front gable accent, and covered front porch remain clearly legible. The stone veneer was applied over the existing wall surfaces without altering the building's footprint, roofline, or overall

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[2] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPDV-4TYN : accessed 11 Jan 2026), entry for Marvin Robert Mittlestat and Board Of Education, 16 Oct 1940.

[3] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 40, dwelling 429, for Fred & Leota Chase; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 41 of 58; United States. National Archives and Records Administration.

[5] Michigan Bell Telephone Company, Wyandotte Telephone Directory Followed by Flat Rock, New Boston, Rockwood and Romulus (Trenton, Mich: Michigan Bell Telephone Company, **October 1957**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (various years), for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

configuration. This preservation of form allows the property to continue conveying its associations with pre-war residential development patterns.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the Minimal Traditional form with hipped roof, front gable accent, and covered front porch. Integrity of materials has been compromised by the stone veneer application over original wood clapboard and by replacement windows; however, the stone veneer itself has historical significance as a mid-century modification. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape. Integrity of feeling and association remain, as the property continues to convey its character as a modest pre-war residence, and the stone veneer reflects legitimate mid-century improvement practices.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1940 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that characterized the community in the final years before World War II. The Minimal Traditional form exemplifies the economical, efficient housing that enabled working families to achieve homeownership during this period.

The property retains its essential Minimal Traditional form despite the application of stone veneer over the original wood clapboard siding. The hipped roof with front gable accent, single-story massing, and covered front porch remain clearly legible, allowing the property to convey its historical associations with pre-war residential development. The stone veneer, while representing a material change from original construction, was applied without altering the building's form, footprint, or roofline.

The stone veneer modification itself carries historical significance as evidence of mid-20th century residential improvement practices. Manufactured stone veneer products became popular during the 1940s through 1960s as homeowners sought to modernize their houses and reduce maintenance. This modification occurred within the district's period of significance (1922-1975) and represents the type of updating that working-class homeowners undertook to improve and personalize their properties. Rather than diminishing historical significance, the stone veneer provides evidence of the ongoing evolution of residential properties during the mid-century period.

The covered front porch with its gabled roof creates a welcoming entrance and provides outdoor living space that was valued by homeowners of this period. The white metal railings, while likely not original, maintain the functional porch configuration.

The property contributes to the cohesive residential streetscape of Walnut Street, where multiple houses from the late 1930s and early 1940s create a unified character. The consistent residential scale and setback pattern remain evident despite variations in exterior materials.

While the stone veneer and replacement windows have altered the original materials, the property retains sufficient integrity to contribute to the historic district. The essential Minimal Traditional form, pre-war construction date, and mid-century stone veneer modification combine to tell the story of residential development and homeowner improvement practices in Flat Rock during the Village Industries era and its immediate aftermath.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0146_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29456 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0145_000 Lot 145 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090988		Long: -83.2811		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1951	
Architectural Style	Early Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick	
Window Materials	Aluminum	
Window Type	Picture and double hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage on corner	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1951-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29456 Walnut						
Historic/Original Owner	John & Mildred Geissler						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						

Survey Date	11 Jan 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1951 Minimal Traditional/Early Ranch residence is a single-story brick veneer dwelling situated on a corner lot on Walnut Street in Flat Rock. The building represents post-World War II residential development during the continued growth of the community following the Village Industries era. The property features quality brick veneer construction that distinguishes it from the frame houses that predominate in the district, representing a higher level of investment and permanence. The house exhibits characteristics transitional between the Minimal Traditional style of the late 1930s-1940s and the Ranch style that would dominate residential construction through the 1950s and 1960s.

The house exhibits a compact single-story form with a hipped roof that creates clean, horizontal lines. The hipped roof, covered with asphalt shingles in a gray tone, wraps around all sides of the house, providing a unified roofline without gable ends. This roof form, combined with the single-story massing, represents the transition from Minimal Traditional to Ranch design that characterized early 1950s residential architecture.

The exterior walls feature brick veneer construction on the front facade and portions of the side elevations, with vinyl or aluminum siding on the remaining wall surfaces. This combination of masonry and siding was a common approach that provided the substantial, permanent appearance of brick on the primary facade while reducing construction costs. The red brick is laid in running bond with consistent mortar joints, demonstrating quality masonry workmanship. The brick foundation creates a unified masonry base that elevates the house slightly above grade.

A prominent feature of the front facade is the brick entrance porch or stoop with brick cheek walls and steps. This substantial masonry entry feature provides a welcoming approach to the front door and demonstrates the quality of construction. The brick steps with their concrete cap and simple metal handrail create a formal entrance that reflects the pride of ownership characteristic of post-war homeowners.

The front door is a decorative replacement unit featuring an oval glass insert that adds visual interest to the entrance. While not original, this door style was popular during the late 20th century and reflects the type of updating homeowners have made while maintaining the house.

The fenestration includes a large picture window on the front facade, a characteristic feature that became increasingly popular during the post-war era. Picture windows, which provided expansive views and flooded interiors with natural light, represented a departure from the smaller, more numerous windows of earlier house types. The picture window is flanked by a smaller double-hung window, creating an asymmetrical arrangement typical of the period.

The foundation is constructed of brick, providing a unified masonry appearance at the base of the house and demonstrating the quality of construction throughout.

The corner lot setting provides the house with visibility from two street frontages and additional yard space. A large mature shade tree dominates the front yard, providing cooling shade and contributing to the established residential character. The property features exceptional landscaping including hostas, a Japanese maple with distinctive burgundy foliage, and other ornamental plantings that demonstrate continued investment and pride of ownership. A concrete walkway leads from the sidewalk to the front entrance.

A detached garage is located at the rear of the property, providing covered automobile storage consistent with residential patterns of the period.

Character-defining features include the Minimal Traditional/Early Ranch form, the single-story massing with hipped roof, the brick veneer construction, the prominent brick entrance porch with steps, the picture window, the corner lot setting, and the overall quality of construction that distinguishes this property within the streetscape.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The John & Mildred Geissler Family lived at 29456 Walnut from 1953 through 1971.[1] "Home of the Geissler family-John and Millie and their children Dana and Dale."[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1951 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents post-World War II residential development and demonstrates the continued growth of the Flat Rock community following the established Village Industries era. The quality brick veneer construction represents a higher level of investment than typical frame houses in the district.

Criterion A - Community Planning and Development: Constructed c. 1951, during the post-war building boom that transformed American residential development, this Minimal Traditional/Early Ranch house represents the continued growth of Flat Rock as an established residential community. By the early 1950s, the community had matured beyond its Village Industries origins, though the stable employment and quality housing established during the Ford era continued to attract families seeking homeownership opportunities. This property illustrates the type of quality housing that characterized post-war residential development in Flat Rock.

Post-War Development Context: The property's c. 1951 construction date places it within the post-World War II building boom, when pent-up demand from the Depression and war years combined with returning veterans and growing families to create unprecedented residential construction. The single-story form, hipped roof, and picture window represent design trends that emerged during this period, as American residential architecture evolved from the Minimal Traditional and Cape Cod styles of the pre-war era toward the Ranch houses that would dominate the 1950s and 1960s.

Brick Veneer Construction: The brick veneer construction represents a higher quality of materials than the frame construction with siding that characterizes most of the district. Brick veneer provided superior durability, fire resistance, and low-maintenance exteriors. The survival of this brick construction in excellent condition after more than seven decades demonstrates the quality of the original workmanship. Like the Tudor Revival brick house at 29357 Walnut, this property represents the upper range of housing quality available in Flat Rock, demonstrating that the community attracted families who could invest in substantial, permanent homes.

Transitional Architecture: The property exhibits characteristics transitional between Minimal Traditional and Ranch styles. The compact footprint and economical approach reflect Minimal Traditional influences, while the single-story form, hipped roof, and picture window anticipate the Ranch style. This transitional character is typical of early 1950s residential construction, when builders and homebuyers were moving away from the 1.5-story Cape Cod and Minimal Traditional forms toward the single-story Ranch that would define suburban development for the next two decades.

Integrity Assessment: The property retains strong integrity across all seven aspects. Integrity of location is maintained as the property remains on its original corner lot. Integrity of design is excellent, with the Minimal Traditional/Early Ranch form, hipped roof, and single-story massing clearly preserved. Integrity of materials is strong, with the original brick veneer construction intact; the replacement door and windows represent minor alterations. Integrity of workmanship is demonstrated in the quality brickwork. Integrity of setting is preserved through the corner lot location and relationship to neighboring residences. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a quality post-war residence.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library; **ALSO**; Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

[2] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

The c. 1951 construction date places this property within the post-World War II period of continued residential development in Flat Rock. The Minimal Traditional/Early Ranch form with quality brick veneer construction represents the type of housing that characterized the community's continued growth and maturation following the established Village Industries era.

The property retains excellent integrity, with the original brick veneer construction providing the most significant material survival. The red brick, laid in running bond with consistent mortar joints, demonstrates the quality masonry craftsmanship that characterized the best residential construction of the period. The brick entrance porch with its substantial steps and cheek walls creates a welcoming approach that reflects the pride of ownership characteristic of post-war homeowners.

The single-story form with hipped roof represents the transitional architecture between Minimal Traditional and Ranch styles that characterized early 1950s residential construction. The picture window, a signature feature of post-war houses, provides expansive glazing that distinguishes this house from the smaller, more numerous windows of earlier house types. This evolution in residential design reflects changing American lifestyles and expectations for housing.

The corner lot setting enhances the property's contribution to the streetscape, providing visibility from two directions. The exceptional landscaping, including the large shade tree, hostas, and Japanese maple, demonstrates continued investment in the property and creates a well-maintained residential setting.

The quality brick veneer construction distinguishes this property from the frame houses that predominate on Walnut Street, representing the higher end of housing options available in post-war Flat Rock. Like the brick Tudor at 29357 Walnut documented earlier in this survey, this property demonstrates that the community attracted families who could invest in substantial, permanent homes with quality masonry construction.

The combination of quality brick construction, intact post-war design, excellent integrity, and corner lot setting makes this property a significant contributor to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0145_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29460 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0144_000 Lot 144 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090718		Long: -83.281085		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1939	
Architectural Style	Minimal Traditionalist	
Building Form	1.5 Story Rectilinear	
Roof Form	Side gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Shingles	
Foundation Materials	Concrete Block	
Window Materials	Aluminum (replacements)	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Development and Planning; Industry; Social History						
Period(s) of Significance	1939-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29460 Walnut						
Historic/Original Owner	Walter & Katherine Tierney						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	11 Jan 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1939 Cape Cod residence is a 1.5-story frame dwelling situated on a corner lot on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and exemplifies the Cape Cod style that was popular during the late 1930s and early 1940s. The property features a substantial enclosed side porch that extends the living space and takes advantage of the corner lot's additional frontage. The house retains its essential Cape Cod form and massing despite material alterations, contributing to the consistent residential character that defines this section of Walnut Street.

The house exhibits the characteristic Cape Cod form with a 1.5-story mass and a steeply pitched side-gabled roof. A prominent front gable dormer punctuates the front roof slope, providing light and headroom to the upper half-story while creating the distinctive Cape Cod silhouette. The roof is covered with asphalt shingles in a brown or tan tone. The steep roof pitch, characteristic of the Cape Cod style's New England colonial origins, creates substantial usable space in the upper level.

The exterior walls are clad in vinyl siding in a yellow-green or sage color, a replacement material that obscures the original wall surface but maintains the simple, horizontal appearance appropriate to Cape Cod design. The consistent color treatment across the main house and enclosed porch creates a unified appearance.

The most notable feature of this property is the substantial enclosed side porch, sometimes called a sunroom or three-season room, that extends from the main house along the side elevation. This porch features extensive glazing with multiple window units that flood the interior with natural light. The porch may have been originally constructed as an open porch and later enclosed, or it may have been designed as an enclosed porch from the outset. Either way, the enclosure represents a common modification that extended living space in Michigan's climate, where open porches have limited seasonal use. The glazed porch creates a transitional space between interior and exterior that was valued by homeowners of this period.

The front facade displays the typical Cape Cod arrangement with the entrance positioned on the main section of the house, accessed by concrete steps. The front gable dormer provides architectural interest and distinguishes the property within the streetscape. Windows throughout appear to be aluminum replacement units in a double-hung configuration.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period.

The corner lot setting provides the house with visibility from two street frontages and additional yard space. A large evergreen tree, likely a spruce, dominates the front yard and provides a dramatic vertical accent against the horizontal lines of the house. The property features well-maintained landscaping including foundation shrubs and perennial plantings that contribute to the established residential character. A stop sign at the corner indicates the intersection.

A detached garage is located at the rear of the property, providing covered automobile storage consistent with residential patterns of the period.

Character-defining features include the Cape Cod form, the 1.5-story massing with steeply pitched side-gabled roof, the front gable dormer, the enclosed side porch with extensive glazing, the corner lot setting, and the overall residential character that contributes to the streetscape of Walnut Street.

The house without garage (garage added later) is situated on Lot 144 in the Van Riper Sub. No. 2 and in 1941, the address was 29460 Walnut.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, Walter & Katherine Tierney were living at 29460 Walnut St., and Walter was employed as an operator for the power plant.[2] Walter Tierney registered for the draft on 16 Oct 1940; he was married to Katherine, was employed by the Detroit Edison Co. (Trenton Channel Plant) and his family resided at 29460 Walnut St.[3] In 1950, Walter & Katherine Tierney and son resided at 29460 Walnut; and Walter worked as power house operator for the power plant.[4]

John E. LeBlanc and family resided at 29460 Walnut in 1953 through 1971.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents pre-World War II residential development during the established phase of the Village Industries program and demonstrates the continued housing construction that supported the growing community during the late Depression years.

Criterion A - Community Planning and Development: Constructed c. 1939, during the established phase of Ford's Village Industries operations in Flat Rock and in the final years before American entry into World War II, this Cape Cod house represents the residential development that continued to characterize the community's growth. By 1939, Ford's Flat Rock lamp plant had operated for over a decade, and the community had established itself as a stable, desirable residential area for industrial workers. This property illustrates the type of housing that enabled homeownership and family formation in the Village Industries community during the late Depression years.

The property's c. 1939 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. The stable employment provided by Ford's lamp plant enabled continued residential construction even during the difficult economic conditions of the late Depression, when building activity remained depressed in many communities. The construction of quality housing like this Cape Cod demonstrates the economic resilience of the Village Industries model and the security that Ford employment provided to workers and their families.

The Cape Cod style, revived during the 1930s as part of the Colonial Revival movement, became one of the most popular house types for modest residential construction during the Depression and World War II eras. The style's compact, efficient form and traditional aesthetic made it an attractive choice for working families. This example demonstrates the typical Cape Cod characteristics, including the 1.5-story form, steeply pitched side-gabled roof, and front gable dormer.

The substantial enclosed side porch represents either an original feature or an early modification that extended the living space of the house. Enclosed porches, sometimes called sunrooms or three-season rooms, were popular features that provided additional living space with extensive natural light. In Michigan's climate, where open porches have limited seasonal use, enclosed porches offered year-round functionality while maintaining connection to the outdoors through extensive glazing.

The property's corner lot location provides prominence within the streetscape and additional yard space. The large evergreen tree that dominates the front yard creates a dramatic vertical accent that enhances the property's presence on the corner.

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[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1A, dwelling 14, for Walter & Katherine Tierney; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 5 of 1034; United States. National Archives and Records Administration.

[3] "Michigan, World War II Draft Registration Cards, 1940-1947," *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPTS-5STH : accessed 11 Jan 2026), entry for Walter Scott Tierney and Detroit Edison Co., 16 Oct 1940.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 40, dwelling 430, for Walter & Katherine Tierney and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 41 of 58; United States. National Archives and Records Administration.

[5] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society; **ALSO**, "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity Assessment: The property retains integrity of location, remaining on its original corner lot on Walnut Street. Integrity of design is maintained through preservation of the Cape Cod form with steeply pitched side-gabled roof, front gable dormer, and 1.5-story massing; the enclosed side porch, whether original or an early modification, has become part of the property's historic character. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows. Integrity of setting is preserved through the corner lot location and relationship to neighboring residences. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a pre-war Cape Cod residence from the Village Industries era.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1939 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that characterized the community in the years immediately preceding World War II. The Cape Cod form exemplifies the popular housing type that enabled working families to achieve homeownership during this period.

The property retains its essential Cape Cod form, with the steeply pitched side-gabled roof, front gable dormer, and 1.5-story massing clearly legible despite material alterations. The front gable dormer creates the distinctive Cape Cod silhouette that identifies this house type, while the steep roof pitch provides substantial usable space in the upper level.

The enclosed side porch is a significant feature that extends the living space and demonstrates the type of modification that homeowners made to adapt their houses to Michigan's climate. Whether original or an early enclosure of an open porch, this feature has become part of the property's historic character and provides visual interest on the corner lot, where the porch is visible from the side street.

The corner lot setting enhances the property's contribution to the streetscape, providing visibility from two directions. The large evergreen tree creates a dramatic vertical accent that has become a defining characteristic of the property after decades of growth.

The property contributes to the cohesive residential streetscape of Walnut Street, where the concentration of late 1930s and early 1940s houses creates a unified character that conveys the coordinated residential development of the mature Village Industries era. The neighboring houses visible in the photograph demonstrate the consistent residential scale and character that defines this section of the street.

While vinyl siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Cape Cod form, enclosed side porch, corner lot setting, and pre-war residential character remain clearly legible, and the property continues to demonstrate its associations with the continued residential development that characterized Flat Rock during the Village Industries era.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0144_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29474 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0143_000 Lot 143 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090589		Long: -83.281104		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1940
Architectural Style	Minimal Traditionalist
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled w/front projection
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl sided
Foundation Materials	Concrete Block
Window Materials	Vinyl (Replacement)
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	1 Garage in rear

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1940-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Sided/Windows	Moved ☐	Date(s):			
Current/Common Name	29474 Walnut St.						
Historic/Original Owner	Clayton & Henrietta LeBlanc						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	11 Jan 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1940 residence is a 1.5-story frame dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and exhibits characteristics of both Minimal Traditional and Cape Cod styles that were popular during the late 1930s and early 1940s. The property retains its essential form and massing despite material alterations, contributing to the consistent residential character that defines this section of Walnut Street.

The house exhibits a compact 1.5-story form with a side-gabled roof and a prominent front gable accent that creates visual interest on the facade. This configuration, which blends Minimal Traditional simplicity with Cape Cod massing, was a common approach during this period, offering additional living space in the upper half-story while maintaining an economical profile. The roof is covered with asphalt shingles in a tan or brown tone. A brick chimney rises from the roof, featuring a turbine ventilator cap that provides attic ventilation.

The exterior walls are clad in vinyl siding in a tan or gray color, a replacement material that obscures the original wall surface but maintains the simple, horizontal appearance appropriate to the Minimal Traditional style. The siding is complemented by brown or burgundy shutters that flank the front windows, adding traditional character and color to the facade.

The front facade displays an asymmetrical arrangement created by the front gable accent positioned to one side. A decorative metal star mounted in the gable peak adds personal expression and reflects a traditional American decorative motif. The front gable projects slightly from the main wall plane, creating depth and shadow that enhance the facade's visual interest.

A small covered entry porch provides shelter at the front entrance, featuring a simple shed roof supported by posts. The porch, with its concrete steps, offers a modest but welcoming entrance treatment characteristic of Minimal Traditional design. The entrance configuration reflects the economical approach of the style, which minimized costly architectural features while maintaining functional weather protection.

The windows appear to be aluminum replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. The fenestration pattern includes windows flanking the entrance area and within the front gable, reflecting the practical interior arrangement typical of 1.5-story houses from this period.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period. The property occupies a well-maintained lot with a manicured lawn, a prominent purple-leaf ornamental tree that adds color and visual interest, and shaped evergreen foundation shrubs. A white vinyl privacy fence is visible along the side yard.

The absence of a garage distinguishes this property from many neighboring houses and may reflect the original owner's circumstances or the lot configuration. The lack of a garage does not diminish the property's contribution to the district, as automobile accommodation varied among houses of this period.

Character-defining features include the Minimal Traditional/Cape Cod form, the 1.5-story massing with side-gabled roof and front gable accent, the small entry porch, the brick chimney, the shuttered windows, and the modest residential scale that contributes to the streetscape character of Walnut Street.

This one and a half-story, single-family wood frame residence is situated on lot 143 in the Van Riper Subdivision No. 2; and in 1941, the address was 29474 Walnut St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Walnut St.; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1942, Mark Van Riper owns lot 143 in the Van Riper Subdivision No. 2, and the residence thereon 29474 Walnut St.[2] In 1950, Clayton & Henrietta LeBlanc and family resided at 29474 Walnut; and Clayton worked as milkman for a creamery.[3] Clayton LeBlanc resided at 29474 Walnut in 1953 through 1971.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1940 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents pre-World War II residential development during the established phase of the Village Industries program and demonstrates the continued housing construction that supported the growing community during the final pre-war years.

Criterion A - Community Planning and Development: Constructed c. 1940, during the established phase of Ford's Village Industries operations in Flat Rock and in the final years before American entry into World War II, this residence represents the residential development that continued to characterize the community's growth. By 1940, Ford's Flat Rock lamp plant had operated for over a decade, and the community had established itself as a stable, desirable residential area for industrial workers. This property illustrates the type of modest, efficiently designed housing that enabled homeownership and family formation in the Village Industries community.

The property's c. 1940 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. The stable employment provided by Ford's lamp plant enabled continued residential construction even as the international situation became increasingly uncertain. The construction of new housing demonstrates the confidence that Village Industries workers had in their community's future and the economic security that Ford employment provided.

The property exhibits characteristics of both Minimal Traditional and Cape Cod styles, two popular house types during the late 1930s and early 1940s. The side-gabled roof with front gable accent, 1.5-story massing, and simple entrance treatment reflect the economical approach that characterized Depression and pre-war housing. This blending of stylistic elements was common during the period, as builders drew from multiple pattern book sources to create practical, affordable houses.

The property contributes to the cohesive residential streetscape of Walnut Street, where multiple houses from the late 1930s and early 1940s create a unified character. The concentration of Minimal Traditional and Cape Cod houses from c. 1939-1941 reflects the coordinated residential development that occurred as the Village Industries community matured. This property, with its typical form and modest scale, represents the type of housing that predominated during this period.

The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the Minimal Traditional/Cape Cod form with side-gabled roof, front gable accent, 1.5-story massing, and small entry porch. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows, though the brick chimney remains. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a modest pre-war residence from the Village Industries era.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 618, entry for Mark Van Riper; original records held by Brownstown Township Historical Society.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 40, dwelling 432, for Clayton & Henrietta LeBlanc and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 41 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library; ALSO, Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

The c. 1940 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that characterized the community in the final years before World War II. The Minimal Traditional/Cape Cod form exemplifies the economical, efficient housing that enabled working families to achieve homeownership during this period.

The property retains its essential form, with the side-gabled roof, front gable accent, 1.5-story massing, and small entry porch clearly legible despite material alterations. The front gable accent with its decorative star creates visual interest on the facade, while the shuttered windows add traditional character. The brick chimney provides material evidence of original construction.

The property contributes to the cohesive residential streetscape of Walnut Street, where the concentration of late 1930s and early 1940s houses creates a unified character that conveys the coordinated residential development of the mature Village Industries era. The absence of a garage, while distinguishing this property from some neighbors, reflects the variation in automobile accommodation that existed among houses of this period and does not diminish the property's contribution to the district.

The attractive landscaping, including the purple-leaf ornamental tree and shaped foundation shrubs, demonstrates continued investment in the property and contributes to the established residential character that has developed over more than eight decades.

While vinyl siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Minimal Traditional/Cape Cod form, 1.5-story massing, and pre-war residential character remain clearly legible, and the property continues to demonstrate its associations with the continued residential development that characterized Flat Rock during the Village Industries era.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0143_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29484 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0142_000 Lot 142 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090470		Long: -83.281085		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1939		
Architectural Style	Minimal Traditionalist		
Building Form	1.5 Story Rectilinear		
Roof Form	Side gable		
Roof Materials	Asphalt Shingles		
Exterior Wall Materials	Vinyl Sided		
Foundation Materials	Concrete Block		
Window Materials	Aluminum (likely replacement)		
Window Type	Double Hung		
Outbuildings	Yes ☒	No ☐	
Number/Type:	1 Garage		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1939-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29484 Walnut					
Historic/Original Owner	Floyd C. & Ruth Rhody					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	George Van Riper (likely)					

Survey Date	11 Jan 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1939 Minimal Traditional residence is a 1.5-story frame dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and exemplifies the Minimal Traditional style that provided economical yet attractive housing for working families in the years immediately preceding American entry into the war. The property retains its essential form and massing despite material alterations, contributing to the consistent residential character that defines this section of Walnut Street.

The house exhibits the characteristic Minimal Traditional form with a compact 1.5-story plan and a side-gabled roof. The roof pitch is moderate, providing usable space in the upper half-story while maintaining the economical profile characteristic of the style. The roof is covered with asphalt shingles in a gray tone. The 1.5-story configuration was a common choice for Minimal Traditional houses, offering additional living space beyond the single-story plan while remaining more economical than full two-story construction.

The exterior walls are clad in vinyl siding in a tan or olive color, a replacement material that obscures the original wall surface but maintains the simple, horizontal appearance appropriate to Minimal Traditional design. The vinyl siding provides a low-maintenance exterior while preserving the modest, unpretentious character of the original house.

The front facade displays a straightforward arrangement characteristic of Minimal Traditional design. A small entry porch with concrete steps and a simple roof provides shelter at the front entrance. This modest porch treatment, without elaborate columns or decorative elements, reflects the economical approach of Minimal Traditional design, which eliminated costly architectural features to reduce construction costs while still providing functional weather protection at the entrance.

The windows appear to be aluminum replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. The fenestration pattern reflects the practical interior arrangement typical of Minimal Traditional houses, with openings positioned to serve functional requirements for light and ventilation.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period.

The property occupies a lot with a prominent mature deciduous tree in the front yard that partially screens the house from the street. Foundation plantings including shaped evergreen shrubs frame the entrance and contribute to the established residential character. A detached garage is located at the rear of the property.

The streetscape context demonstrates the cohesive residential development that characterizes this section of Walnut Street. A Cape Cod house with gray/blue siding is visible to the left, illustrating the mix of Minimal Traditional and Cape Cod styles that were both popular during the late 1930s and early 1940s. This concentration of contemporary house types creates a unified streetscape character that conveys the coordinated residential development of the Village Industries era.

Character-defining features include the Minimal Traditional form, the 1.5-story massing with side-gabled roof, the small entry porch, the modest residential scale, and the relationship to neighboring houses that contributes to the cohesive streetscape character of Walnut Street.

The house is situated on Lot 142 in the Van Riper Sub. No. 2 and in 1941, the address was 29484 Walnut.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, Floyd & Ruth Rhody and daughter were living at 29487 Walnut St., and Floyd was employed as an engine hustler for the railroad.[2] In 1942, Floyd C. Rhody owned lot 142 in the Van Riper Subdivision No. 2 and the residence thereon, 29484 Walnut St.[3] In 1950, Floyd & Ruth Rhody resided at 29484 Walnut; and Floyd worked as an engineer at the High School.[4] Floyd C. Rhody resided at 29484 Walnut in 1959 through 1970.[5]

Floyd C. Rhody was born on 21 Oct 1904 and was raised in Napoleon, Ohio.[6] He was employed by the D.T. & I. Railroad and moved to Flat Rock, and purchased the residence on Walnut Street for continued employment with the railroad.[7] Floyd C. Rhody died on 20 Dec 1984 followed by his wife, Ruth, on 26 Oct 1989; both Floyd & Ruth are interred in Huron Valley Cemetery in Flat Rock.[8]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents pre-World War II residential development during the established phase of the Village Industries program and demonstrates the continued housing construction that supported the growing community during the late Depression years.

Criterion A - Community Planning and Development: Constructed c. 1939, during the established phase of Ford's Village Industries operations in Flat Rock and in the final years before American entry into World War II, this Minimal Traditional house represents the residential development that continued to characterize the community's growth. By 1939, Ford's Flat Rock lamp plant had operated for over a decade, and the community had established itself as a stable, desirable residential area for industrial workers. This property illustrates the type of modest, efficiently designed housing that enabled homeownership and family formation in the Village Industries community during the late Depression years.

The property's c. 1939 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. The stable employment provided by Ford's lamp plant enabled continued residential construction even during the difficult economic conditions of the late Depression, when building activity remained depressed in many communities. The construction of new housing like this Minimal Traditional dwelling demonstrates the economic resilience of the Village Industries model and the security that Ford employment provided to workers and their families.

The Minimal Traditional style emerged during the Great Depression as builders sought to provide affordable housing that maintained quality construction while reducing costs through simplified design and reduced ornamentation. The style represented a practical response to economic constraints, emphasizing efficient floor plans, simple roof forms, and minimal decorative elements. This example demonstrates the typical

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[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1A, dwelling 13, for Floyd & Ruth Rhody and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 5 of 1034; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 618, entry for Floyd C. Rhody; original records held by Brownstown Township Historical Society.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 74, dwelling 433, for Floyd & Ruth Rhody ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-Z?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 52 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Ohio, County Births, 1841-2003", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:X6J4-T43 : accessed 11 Jan 2026), entry for Floyd Rhody and William Rhody, 21 Oct 1904; **ALSO**, "United States, Census, 1920", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:MDTF-FWJ : accessed 11 Jan 2026), Entry for William Rhody and Elnora Rhody and son Floyd, 1920.

[7] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPT3-QR73 : accessed 11 Jan 2026), entry for Floyd Charles Rhody and D.T. & I. Railroad, 16 Oct 1940. *Note: Included to show employer.*

[8] "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZ1W-31N : accessed 11 Jan 2026), entry for Floyd C. Rhody, 20 Dec 1984; **ALSO**, "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVVD-LY9B : accessed 11 Jan 2026), entry for Ruth Rhody, 26 Oct 1989.

characteristics of the style in its 1.5-story configuration, which offered additional living space while remaining economical.

The property contributes to the cohesive residential streetscape of Walnut Street, where multiple houses from the late 1930s and early 1940s create a unified character. The neighboring Cape Cod house visible in the photograph illustrates the complementary house types that characterized this period, with both Minimal Traditional and Cape Cod representing popular choices for working families. This concentration of contemporary houses reflects the coordinated residential development that occurred as the Village Industries community matured.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the Minimal Traditional form with side-gabled roof, 1.5-story massing, and small entry porch. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a modest Minimal Traditional residence from the pre-war Village Industries era.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1939 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that characterized the community in the years immediately preceding World War II. The Minimal Traditional form exemplifies the economical, efficient housing that enabled working families to achieve homeownership during the late Depression years.

The property retains its essential Minimal Traditional form, with the side-gabled roof, 1.5-story massing, and compact footprint clearly legible despite material alterations. The small entry porch without elaborate decoration reflects the economical design approach that characterized Minimal Traditional construction, reducing costs while maintaining functional shelter and dignified housing for working families.

The property contributes to the cohesive residential streetscape of Walnut Street, where the concentration of late 1930s and early 1940s houses creates a unified character that conveys the coordinated residential development of the mature Village Industries era. The neighboring Cape Cod house demonstrates the complementary house types that were popular during this period, with both styles representing appropriate choices for working families seeking quality, affordable housing.

The mature tree in the front yard and foundation plantings contribute to the established residential character that has developed over more than eight decades. The detached garage in the rear provides automobile storage consistent with residential patterns of the period.

While vinyl siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Minimal Traditional form, 1.5-story massing, and pre-war residential character remain clearly legible, and the property continues to demonstrate its associations with the continued residential development that characterized Flat Rock during the Village Industries era.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0142_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29494 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0141_000 Lot 141 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090311	Long: -83.28109			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1941
Architectural Style	Cape Cod
Building Form	1.5 Rectilinear
Roof Form	Side Gabled w/dormers
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Concrete Block
Window Materials	Aluminum (likely)
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1941-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):
Current/Common Name	29494 Walnut St.		
Historic/Original Owner	Harold & Christine Riesy		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Architect/Engineer/Designer	unknown		
Builder/Contractor	George W. Van Riper (likely)		

Survey Date	15 Dec 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1941 Cape Cod residence is a 1.5-story dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and exemplifies a particularly well-developed variation of the Cape Cod house type featuring three front gable dormers that maximize upper-floor living space. The property retains excellent design integrity despite material alterations, illustrating the quality residential development that characterized Flat Rock during the mature Village Industries era.

The house exhibits an expanded Cape Cod form with a side-gabled roof and generous floor plan. The most distinctive feature is the row of three front gable dormers that punctuate the front roof slope, providing abundant light and headroom to the upper half-story. This three-dormer configuration represents a more substantial variation of the Cape Cod type than the typical single-dormer or two-dormer examples, suggesting either a larger original footprint or greater investment in the original construction. The dormers are evenly spaced across the facade and feature their own gabled roofs, creating a rhythmic composition that adds visual interest and architectural presence. The roof is covered with asphalt shingles in a gray tone, and a brick chimney rises from the rear portion of the roof, indicating the original heating system.

The exterior walls are clad in vinyl siding in an attractive light blue color with contrasting dark navy trim, a color scheme that creates a striking and well-maintained appearance. While the vinyl siding is a replacement material that obscures the original wall surface, the blue and navy color combination demonstrates thoughtful attention to aesthetic presentation. The dark navy trim defines window and door openings, corner boards, roof edges, and dormer details, creating strong visual definition of architectural elements.

The front facade features a welcoming gabled entry porch that provides shelter for the main entrance. The porch has a steeply pitched gable roof supported by posts, with railings featuring simple balusters and wooden steps providing access from grade level. The porch roof echoes the gable forms of the dormers above, creating visual continuity across the facade. The centered entrance location with flanking windows reflects the balanced composition typical of Cape Cod design.

The windows appear to be aluminum replacement units in a double-hung configuration, with dark navy shutters flanking each window and creating a traditional decorative accent. The first floor features windows on either side of the entrance serving the main living spaces, while each of the three dormers above contains a window providing light to the upper-floor bedrooms. The consistent shutter treatment across all windows creates a unified appearance.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period. The property occupies a well-maintained lot with mature deciduous and evergreen trees that frame the house and contribute to the established residential character. A decorative lamp post stands in the front yard.

A detached garage is located at the rear of the property, accessed by driveways on both sides of the house. The garage provides covered automobile storage consistent with the automobile-oriented lifestyle of the period.

The property exists within a cohesive residential streetscape on Walnut Street that demonstrates the consistent Cape Cod development that occurred during the early 1940s. A neighboring Cape Cod in tan siding is visible to the left, reinforcing the unified residential character that reflects coordinated development during this period.

Character-defining features include the Cape Cod form with three front gable dormers, the 1.5-story massing with side-gabled roof, the gabled entry porch, the brick chimney, the rhythmic dormer arrangement, the detached garage, and the overall residential scale that contributes to the streetscape character of Walnut Street.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1941, George Van Riper owned lot 141 of the Van Riper Subdivision No. 2; and the residence thereon, 29494 Walnut St.[1] Harold Riesy resided at 29494 Walnut St.[2] In 1950, Harold & Christine Riesy and daughter resided at 29494 Walnut; and Harold worked as cashier for the oil refinery.[3] Harold Riesy resided at 29494 Walnut in 1959 through 1985.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1941 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents pre-World War II residential development during the established phase of the Village Industries program and demonstrates the quality housing construction that characterized Flat Rock's sustained prosperity. The three-dormer Cape Cod configuration represents a more substantial variation of the type that indicates significant investment in residential development.

Criterion A - Community Planning and Development: Constructed c. 1941, during the established phase of Ford's Village Industries operations in Flat Rock and immediately prior to American entry into World War II, this Cape Cod house represents the quality residential development that continued to characterize the community's growth. By 1941, Ford's Flat Rock lamp plant had operated for over a decade, and the community had established itself as a stable, desirable residential area for industrial workers. This property, with its three-dormer configuration indicating a more substantial investment than typical Cape Cod examples, illustrates the range of housing quality available to workers and families in the Village Industries community.

Village Industries Context: The property's c. 1941 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. The three-dormer Cape Cod form suggests that the original owner may have been in a supervisory position at the Ford plant or otherwise had resources to invest in a larger-than-typical Cape Cod dwelling. This variation in housing size within the broader pattern of Cape Cod development demonstrates the range of economic circumstances represented within the Village Industries workforce while maintaining the unified residential character of the neighborhood.

Architectural Context: The Cape Cod represents one of the most popular American house types of the late 1930s and early 1940s. This example demonstrates a more substantial variation of the type through its three front gable dormers, which significantly expand the usable space in the upper half-story compared to typical single-dormer or two-dormer configurations. The rhythmic arrangement of three evenly-spaced dormers creates a balanced, architecturally sophisticated facade that elevates this property above basic Cape Cod examples.

Streetscape Context: The property exists within a cohesive residential streetscape on Walnut Street that demonstrates the coordinated Cape Cod development that occurred during the early 1940s. The neighboring Cape Cod visible to the left reinforces the pattern of Cape Cod construction that characterizes this section of the street. Together with the Cape Cod houses at 29526, 29558, 29562, and 29566 Walnut, this property contributes to understanding the sustained residential development that characterized Flat Rock throughout the Village Industries era.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol.3, pg. 617, entry for George Van Riper; original records held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 41, dwelling 434, for Harold & Christine Riesy and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 42 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities," (various) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library; **ALSO**; "United States, Residence Database, 1970-2024", database, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:6Y3P-11NQ : 18 June 2024), Harold H Riesy, 1985.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is notably strong, with the Cape Cod form, three-dormer configuration, gabled entry porch, and 1.5-story massing all preserved. Integrity of materials and workmanship has been diminished through vinyl siding and likely replacement windows, though the original brick chimney and concrete block foundation remain. Integrity of setting is preserved through the property's relationship to neighboring Cape Cod houses and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a substantial Cape Cod residence from the pre-war Village Industries era.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1941 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that characterized the community in the years immediately preceding World War II. The Cape Cod form with three front gable dormers represents a more substantial variation of the type than typical examples, suggesting greater investment in the original construction and demonstrating the range of housing quality available within the Village Industries community.

The property retains excellent design integrity through preservation of its characteristic Cape Cod form with the distinctive three-dormer configuration. The rhythmic arrangement of evenly-spaced gable dormers creates a balanced, architecturally sophisticated facade that elevates this property among Cape Cod examples along Walnut Street. The gabled entry porch with railings maintains a welcoming entrance configuration that echoes the dormer forms above, and the brick chimney provides material evidence of original construction. The attractive blue vinyl siding with contrasting navy trim, while a replacement material, demonstrates thoughtful attention to aesthetic presentation.

The property exists within a particularly cohesive section of Walnut Street where multiple Cape Cod houses of similar vintage create a unified residential character. The neighboring Cape Cod visible to the left reinforces the pattern of early 1940s Cape Cod development, and together with properties at 29526, 29558, 29562, and 29566 Walnut, this house documents the sustained residential development that characterized Flat Rock during the Village Industries era. The three-dormer configuration distinguishes this property as one of the more substantial Cape Cod examples in the immediate area.

While vinyl siding and likely replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical and architectural significance. The essential Cape Cod form, distinctive three-dormer configuration, and pre-war residential character remain clearly legible, and the property continues to demonstrate its associations with the quality residential development that characterized Flat Rock during the Village Industries program.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0141_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29526 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0140_000 Lot 140 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090181		Long: -83.281118		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1941	
Architectural Style	Minimal Traditional	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum (likely)	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1941-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29526 Walnut						
Historic/Original Owner	Ernie & Mamie (nee Dunlap) Ernest						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	George W. Van Riper						

Survey Date	15 Dec 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1941 Cape Cod/Minimal Traditional residence is a 1.5-story dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and exemplifies the Cape Cod house type that gained widespread popularity during the late 1930s and early 1940s. The property retains its essential form and massing despite material alterations, illustrating the residential development patterns that characterized Flat Rock during the mature Village Industries era.

The house exhibits the characteristic Cape Cod form with a side-gabled roof and compact, efficient floor plan. A front gable projection extends from the main roof mass, adding visual interest and providing additional headroom for the upper half-story. The roof is covered with asphalt shingles in a brown tone, and the roof pitch is characteristic of Cape Cod designs that balanced traditional aesthetics with practical construction economics. A small chimney or vent is visible rising from the roof.

The exterior walls are clad in aluminum siding in a tan or olive-green color, a replacement material that obscures the original wall surface but maintains the simple, unadorned appearance characteristic of both Cape Cod and Minimal Traditional design. The aluminum siding features horizontal lap profiles that approximate the appearance of wood clapboard. The muted color creates a subdued, traditional appearance consistent with the modest character of the house.

The front facade displays a straightforward arrangement with the entrance centered on the first floor and flanked by windows. The entrance is accessed directly by concrete steps without a covered porch, reflecting the economical approach of Minimal Traditional design that eliminated elaborate entry features to reduce construction costs. This direct entrance treatment is characteristic of houses built during the late Depression and early war years when economy of construction was emphasized. A small light fixture beside the door provides illumination.

The windows appear to be vinyl replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. Decorative shutters flank one of the first-floor windows, adding a traditional accent to the facade. The first floor features windows on either side of the entrance serving the main living spaces, while the front gable above contains a window providing light to the upper half-story bedrooms. The fenestration pattern reflects the practical interior arrangement typical of Cape Cod designs.

The foundation is constructed of concrete block, visible at grade level and representing standard foundation construction for houses of this period. The property occupies a well-maintained lot with mature landscaping, including a prominent weeping evergreen tree that dominates the front yard and provides visual interest and shade. Foundation plantings of evergreen shrubs frame the entrance area.

A detached garage is located at the rear of the property, visible to the left side of the house and accessed by a concrete driveway. The garage provides covered automobile storage consistent with the automobile-oriented lifestyle that characterized residential development during this period.

The property exists within a residential streetscape on Walnut Street that demonstrates the consistent Cape Cod and Minimal Traditional development that occurred during the early 1940s. Neighboring properties of similar vintage contribute to the unified residential character reflecting coordinated development during the Village Industries era.

Character-defining features include the Cape Cod/Minimal Traditional form, the 1.5-story massing with side-gabled roof and front gable projection, the direct entrance without covered porch, the compact footprint, the detached garage, and the overall modest residential scale that contributes to the streetscape character of Walnut Street.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Ernie & Mamie O. (nee Dunlap) Ernest resided at 29526 Walnut; and Ernie worked as manager for a gas station.[1] Ernie G. Ernest resided at 29526 Walnut from 1959 through 1965.[2] Ernie & Mamie Ernest and their children removed to Mountain Home, Arkansas, about 1966.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1941 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents pre-World War II residential development during the established phase of the Village Industries program and demonstrates the continued housing construction that supported Ford's industrial community in the years immediately preceding wartime restrictions.

Criterion A - Community Planning and Development: Constructed c. 1941, during the established phase of Ford's Village Industries operations in Flat Rock and immediately prior to American entry into World War II, this Cape Cod/Minimal Traditional house represents the residential development that continued to characterize the community's growth. By 1941, Ford's Flat Rock lamp plant had operated for over a decade, and the community had established itself as a stable, desirable residential area for industrial workers. This property illustrates the type of modest, efficiently designed housing that enabled homeownership and family formation in the Village Industries community during the final years of pre-war construction.

Village Industries Context: The property's c. 1941 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. By this time, the residential patterns established in the late 1920s and early 1930s had produced a stable community with strong homeownership rates. The continued construction of Cape Cod and Minimal Traditional houses along established streets like Walnut Street demonstrates the sustained success of Ford's decentralized manufacturing experiment and its positive impact on community development.

Architectural Context: The property exhibits characteristics of both Cape Cod and Minimal Traditional styles, representing the economical approach to residential construction that characterized the late Depression and early war years. The compact 1.5-story form with side-gabled roof derives from Cape Cod traditions, while the direct entrance without covered porch and simplified detailing reflect the Minimal Traditional emphasis on economy and efficiency. This blending of stylistic influences was common during the early 1940s as builders sought to provide affordable housing that maintained quality construction while minimizing costs.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the Cape Cod/Minimal Traditional form with side-gabled roof, front gable projection, direct entrance, and 1.5-story massing. Integrity of materials and workmanship has been diminished through aluminum siding and likely replacement windows, though the concrete block foundation remains. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a modest Cape Cod/Minimal Traditional residence from the pre-war Village Industries era.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1941 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that characterized the community in the years immediately preceding World War II. The Cape Cod/Minimal Traditional form exemplifies the

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 41, dwelling 435, for Ernie & Mamie Ernest; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 42 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (various) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "William Engeler Are Affianced," announcement, Baxter Bulletin (Mountain Home, Arkansas), 20 June 1967; **imaged**, *Newspapers.com* (https://www.newspapers.com/image/412727528/ : accessed 15 Dec 2025).

economical, efficient housing that enabled working families to achieve homeownership, combining traditional Cape Cod elements with the simplified detailing characteristic of Minimal Traditional design.

The property retains its essential form and massing, with the side-gabled roof, front gable projection, and 1.5-story configuration clearly legible despite material alterations. The direct entrance without covered porch reflects the economical design approach that characterized housing construction during the early 1940s, when builders balanced affordability with quality construction. The compact footprint demonstrates the efficient floor plans that made Cape Cod and Minimal Traditional housing accessible to working families.

The property exists within a cohesive section of Walnut Street where multiple Cape Cod and Minimal Traditional houses of similar vintage create a unified residential character. This concentration of early 1940s housing demonstrates the coordinated development patterns that characterized Flat Rock during the Village Industries era.

While aluminum siding and likely replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Cape Cod/Minimal Traditional form, compact massing, and pre-war residential character remain clearly legible, and the property continues to demonstrate its associations with the sustained community development that characterized Flat Rock during the Village Industries program.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0140_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29558 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0139_000 Lot 139 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090026		Long: -83.281086		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1942		
Architectural Style	Minimal Traditional/Cape Cod		
Building Form	1.5-Story rectilinear building		
Roof Form	Side Gable		
Roof Materials	Asphalt Shingles		
Exterior Wall Materials	Vinyl Siding		
Foundation Materials	Concrete Block		
Window Materials	Vinyl Replacements (likely)		
Window Type	Double hung windows w/ shutters and the window in the front has a window box.		
Outbuildings	Yes ☒	No ☐	
Number/Type:	1 Detached Garage		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1942-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29558 Walnut St.						
Historic/Original Owner	Leroy Franklin & Hazel Baumia						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder	George W. Van Riper (per 1942 tax rolls)						

Survey Date	15 Dec 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1942 Cape Cod/Minimal Traditional residence is a 1.5-story dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and exemplifies the Cape Cod house type that gained widespread popularity during the late 1930s and early 1940s. The property retains its essential form and massing despite material alterations, including a notable decorative sunburst detail in the front gable that adds architectural distinction to this otherwise modest dwelling.

The house exhibits the characteristic Cape Cod form with a side-gabled roof and compact, efficient floor plan. A front gable accent projects from the main roof mass, creating visual interest and providing additional headroom for the upper half-story. The most distinctive feature of this property is the decorative sunburst or fan detail centered within the front gable, a refined architectural element that demonstrates attention to design beyond basic functional requirements. This decorative treatment elevates the house above basic Cape Cod examples and suggests either pattern book influence or builder expertise in residential ornamentation. The roof is covered with asphalt shingles in a gray tone, and a brick chimney rises from the main roof mass, indicating the original heating system.

The exterior walls are clad in vinyl siding in a tan or cream color, a replacement material that obscures the original wall surface but maintains the simple, clean appearance characteristic of Cape Cod design. The vinyl siding features horizontal lap profiles that approximate the appearance of wood clapboard. White trim defines window and door openings, corner boards, and roof edges, creating a traditional Cape Cod aesthetic of light-colored siding with contrasting trim.

The front facade features a welcoming front porch that extends partially across the facade. The porch has a shed roof and features white-painted railings with square balusters, concrete steps, and foundation plantings that frame the entrance. The front door is centered within the porch area, and a decorative wreath adds a welcoming touch. A decorative lamp post stands in the front yard, contributing to the property's curb appeal.

The windows appear to be vinyl replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. The first floor features windows flanking the entrance, while the front gable above contains a window serving the upper half-story bedrooms. The fenestration pattern reflects the practical interior arrangement typical of Cape Cod designs, with openings positioned to serve functional requirements.

The foundation is constructed of concrete block, visible at grade level and representing standard foundation construction for houses of this period. The property occupies a well-maintained lot with mature trees, including a prominent purple-leaf ornamental tree that provides color and visual interest, along with foundation shrubs that frame the front porch.

A detached garage is located at the rear of the property, accessed by a concrete driveway along the side of the house. The garage provides covered automobile storage consistent with the automobile-oriented lifestyle that characterized residential development during this period.

The property exists within a cohesive residential streetscape on Walnut Street that demonstrates the consistent Cape Cod development that occurred during the early 1940s. The neighboring house to the right appears to be another Cape Cod of similar vintage, reinforcing the unified residential character that reflects coordinated development during this period.

Character-defining features include the Cape Cod form with front gable accent, the decorative sunburst gable detail, the 1.5-story massing with side-gabled roof, the front porch with railings, the brick chimney, the detached garage, and the overall residential scale that contributes to the streetscape character of Walnut Street.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Leroy & Hazel Baumia resided at 29558 Walnut; and Leroy worked as electrical repairman for the Trenton Channel power plant.[1] L.F. Baumia resided at 29558 Walnut through 1971.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1942 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents pre-World War II residential development during the established phase of the Village Industries program and demonstrates the continued housing construction that supported Ford's industrial community. The decorative sunburst detail in the front gable provides notable architectural distinction among the Cape Cod houses along Walnut Street.

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 41, dwelling 436, for Leroy & Hazel Baumia ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 42 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Criterion A - Community Planning and Development: Constructed c. 1942, during the established phase of Ford's Village Industries operations in Flat Rock and immediately prior to American entry into World War II, this Cape Cod house represents the residential development that continued to characterize the community's growth after the initial Village Industries boom. By 1942, Ford's Flat Rock lamp plant had operated for over a decade, and the community had established itself as a stable, desirable residential area for industrial workers. This property illustrates the type of modest, efficiently designed housing that enabled homeownership and family formation in the Village Industries community during the years immediately preceding wartime restrictions on construction.

Village Industries Context: The property's c. 1942 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. By this time, the residential patterns established in the late 1920s and early 1930s had produced a stable community with strong homeownership rates. The continued construction of Cape Cod houses along established streets like Walnut Street demonstrates the sustained success of Ford's decentralized manufacturing experiment and its positive impact on community development.

Architectural Context: The Cape Cod represents one of the most popular American house types of the late 1930s and early 1940s, combining traditional New England design elements with modern efficiency and affordability. This example demonstrates notable architectural refinement through the decorative sunburst or fan detail in the front gable, an ornamental element that elevates it above basic Cape Cod examples. This decorative treatment suggests either pattern book influence or the work of a builder attentive to architectural detail, contributing to the property's visual interest and architectural significance within the streetscape.

Streetscape Context: The property exists within a cohesive residential streetscape on Walnut Street that demonstrates the coordinated Cape Cod development that occurred during the early 1940s. Neighboring Cape Cod houses of similar vintage create a consistent residential character that reflects the community-building patterns of the Village Industries era. This streetscape integrity reinforces the property's contribution to understanding the historical development of Flat Rock.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is notably good, with the Cape Cod form, front gable accent with decorative sunburst detail, front porch, and 1.5-story massing all preserved. Integrity of materials and workmanship has been diminished through vinyl siding and likely replacement windows, though the original brick chimney, decorative gable detail, and concrete block foundation remain. Integrity of setting is preserved through the property's relationship to neighboring Cape Cod houses and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a Cape Cod residence from the pre-war Village Industries era.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1942 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that characterized the community in the years immediately preceding World War II. The Cape Cod form exemplifies the efficient, affordable housing that enabled working families to achieve homeownership, continuing the strong homeownership tradition that distinguished Village Industries communities.

The property retains excellent design integrity through preservation of its characteristic Cape Cod form with side-gabled roof and front gable accent. The decorative sunburst or fan detail centered within the front gable is particularly notable, providing architectural distinction that elevates this property above basic Cape Cod examples along Walnut Street. This ornamental element demonstrates attention to design refinement and suggests either pattern book influence or builder expertise that contributed to the visual quality of the streetscape.

The front porch with white railings maintains a welcoming entrance configuration, and the brick chimney provides material evidence of original construction. The 1.5-story massing with compact footprint reflects the economical design principles that made Cape Cod housing accessible to working families during the late 1930s and early 1940s. The detached garage at the rear accommodates automobile storage, reflecting the transportation patterns of the period.

The property exists within a particularly cohesive streetscape on Walnut Street, where neighboring Cape Cod houses of similar vintage, including the c. 1942 Cape Cod at 29566 Walnut, create a unified residential character. This concentration of early 1940s Cape Cod houses demonstrates the coordinated development patterns that characterized Flat Rock during the Village Industries era and reinforces the significance of this property as part of a larger pattern of community development.

While vinyl siding and likely replacement windows have diminished material integrity, the retention of the decorative sunburst gable detail and brick chimney preserves important original features. The essential Cape Cod form, architectural ornamentation, and pre-war residential character remain clearly legible, and the property continues to demonstrate its associations with the sustained community development that characterized Flat Rock during the Village Industries program.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0139_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29562 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0138_000 Lot 138 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.089896		Long: -83.281117		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1952	
Architectural Style	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete	
Window Materials	Vinyl Replacement	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1952-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):

Current/Common Name	29562 Walnut St.
Historic/Original Owner	J.V. Jones
Historic Building Use	Single Family Residential
Current Building Use	Single Family Residential
Architect/Engineer/Designer	unknown
Builder/Contractor	George W. Van Riper (likely)

Survey Date	15 Dec 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1952 Minimal Traditional residence is a single-story dwelling situated on Walnut Street in Flat Rock. The building represents post-World War II residential development during the late phase of the Village Industries program and exemplifies the transition in residential design that occurred during the early 1950s as the Minimal Traditional style began giving way to the emerging Ranch style. The property retains its essential form and massing despite material alterations, illustrating the continued residential development that characterized Flat Rock's sustained prosperity during the post-war period.

The house exhibits a compact single-story form with a low-pitched hipped roof, a configuration that reflects the transitional period between Minimal Traditional and Ranch styles. The hipped roof is covered with asphalt shingles in a gray tone and features the broad, low profile that became increasingly common in the early 1950s as residential design moved toward the horizontal emphasis of Ranch style architecture. The roof form creates a simple, unadorned roofline characteristic of both Minimal Traditional design principles and the emerging Ranch aesthetic.

The exterior walls are clad in vinyl siding in a light gray color, a replacement material that obscures the original wall surface but maintains the simple, clean appearance characteristic of mid-century residential design. The vinyl siding features horizontal lap profiles that create a consistent, well-maintained appearance across all elevations.

A distinctive feature of the front facade is an enclosed porch or sunroom that projects from the main house mass on one side. This enclosed porch features multiple windows, including what appear to be a combination of fixed and operable units, creating a bright interior space that serves as a transitional area between interior and exterior. The enclosed porch may represent an original feature or a later enclosure of an originally open porch, a common modification that extended usable living space in these modest houses. Lattice detailing is visible below the porch, adding a traditional decorative element.

The main entrance is positioned near the center of the facade, sheltered by a small porch roof or overhang. A decorative "WELCOME" sign near the entrance reflects the current owner's personal style. Windows on the main body of the house appear to be vinyl replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings.

The foundation is constructed of concrete, visible at grade level and representing standard foundation construction for houses of this period. The property occupies a well-landscaped lot featuring mature deciduous trees that provide shade and frame the house, along with ornamental plantings including a prominent flowering shrub near the entrance and decorative boulders incorporated into the landscape design.

A detached garage is located at the rear of the property, accessed by a concrete driveway along the side of the house. The garage provides covered automobile storage consistent with the automobile-oriented lifestyle that characterized post-war residential development.

Character-defining features include the Minimal Traditional form, the single-story massing, the low-pitched hipped roof, the enclosed front porch, the detached garage, and the overall modest residential scale that contributes to the streetscape character of Walnut Street.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

J.V. [John Victor?] Jones resided at 29562 Walnut from 1954 through 1970.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. <u>This is required for all properties</u>.

This c. 1952 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents post-World War II residential

[1] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by New Boston*, Rockwood and Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1954**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; **<u>ALSO</u>**; "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (various) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

development during the late phase of the Village Industries program and demonstrates the continued housing construction that supported Flat Rock's sustained prosperity during the post-war building boom.

Criterion A - Community Planning and Development: Constructed c. 1952, during the post-war building boom and the late phase of Ford's Village Industries operations in Flat Rock, this Minimal Traditional house represents the residential development that continued to characterize the community's growth in the years following World War II. By 1952, Ford's Flat Rock operations had been active for over two decades, and the community had established itself as a stable, desirable residential area. The post-war period brought renewed residential construction as returning veterans and growing families sought homeownership, and properties like this modest single-story dwelling provided the affordable housing that enabled continued community growth and family formation.

Village Industries Context: The property's c. 1952 construction date places it within the late phase of Village Industries influence on Flat Rock's development. While Ford's formal Village Industries program had concluded by this time, the industrial presence and community patterns established during the program's active years continued to shape residential development. The community's strong homeownership tradition and stable employment base attracted continued investment in housing, with properties like this Minimal Traditional house extending the residential fabric that had developed since the late 1920s.

Architectural Context: The property represents the transitional period in American residential design when the Minimal Traditional style of the 1930s and 1940s began evolving toward the Ranch style that would dominate the later 1950s and 1960s. The single-story form with low-pitched hipped roof shows characteristics of both styles: the compact, economical approach of Minimal Traditional combined with the horizontal emphasis and simplified roofline that would characterize Ranch design. This transitional quality makes the property representative of early 1950s residential construction patterns and the evolution of American housing design during the post-war period.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the single-story form with low-pitched hipped roof and overall Minimal Traditional massing, though the enclosed front porch may represent a modification of the original design. Integrity of materials and workmanship has been diminished through vinyl siding and likely replacement windows, though the concrete foundation remains. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a modest single-family residence from the post-war Village Industries era.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1952 construction date places this property within the post-war building boom, when Flat Rock experienced continued residential development building upon the community patterns established during the Village Industries program. The Minimal Traditional form represents the practical, economical approach to housing that characterized the early 1950s, providing modest but dignified housing for working families seeking homeownership in the established community.

The property retains its essential single-story form with low-pitched hipped roof, the defining characteristics of its Minimal Traditional design. The enclosed front porch, whether original or a later enclosure, provides additional living space and creates visual interest on the facade through its multiple windows and lattice detailing. The compact footprint and simple roofline reflect the economical design principles that made housing affordable for working families during the post-war period.

The property exists within a residential streetscape on Walnut Street that demonstrates the progressive development of this neighborhood from the early 1940s Cape Cod houses through the early 1950s Minimal Traditional designs.

While vinyl siding and likely replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Minimal Traditional form, single-story massing, and post-war residential character remain clearly legible, and the property continues to demonstrate its associations with the sustained community development that characterized Flat Rock during and after the Village Industries program.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0138_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29566 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0137_000 Lot 137 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.089741		Long: -83.281118		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1942
Architectural Style	Cape Cod/Minimal Traditionalist
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Block
Window Materials	Aluminum Replacement (likely)
Window Type	Picture and Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	Garage w/carport

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1942-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☐

General Integrity:	Intact ☐	Altered ☒ Siding/Windows/Carport	Moved ☐ Date(s):
Current/Common Name	29566 Walnut		
Historic/Original Owner	Richard L. & Wilma Calkins		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Builder/Contractor	George W. Van Riper (per 1942 Tax Roll)		

Survey Date	15 Dec 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/20

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1942 Cape Cod residence is a 1.5-story dwelling situated on Walnut Street in Flat Rock. The building represents World War II-era residential development during the mature phase of the Village Industries program and exemplifies the Cape Cod house type that remained popular for worker housing during the early 1940s. Despite the wartime context that restricted new construction nationally, Ford's continued industrial operations in Flat Rock supported ongoing residential development for workers and their families. The property retains its essential form and massing despite material alterations, illustrating the residential patterns that characterized Flat Rock during this period.

The house exhibits the characteristic Cape Cod form with a side-gabled roof and compact, efficient floor plan. The roof is covered with asphalt shingles in a gray tone and features a prominent front-facing gable dormer that provides light and headroom to the upper half-story. This front gable dormer is a common variation on the Cape Cod form that enhanced both the exterior appearance and interior functionality of the upper level. A brick chimney rises from the roof, indicating the original heating system.

The exterior walls are clad in aluminum siding in a white or cream color, a replacement material that obscures the original wall surface but maintains the simple, clean appearance characteristic of Cape Cod design. The aluminum siding features horizontal lap profiles that approximate the appearance of wood clapboard. The white color creates a traditional Cape Cod aesthetic that complements the style's colonial New England references.

The front facade displays the characteristic Cape Cod arrangement with the entrance positioned on the first floor, accessed by a small front porch with steps. The porch appears to have an arched trellis or arbor element with climbing vines, adding a cottage-garden quality to the entrance. A picture window, a post-war alteration that replaced original double-hung windows, occupies a prominent position on the first floor facade, providing generous natural light to the living room. Additional double-hung windows serve other rooms on both the first floor and within the front gable dormer above.

The windows are aluminum replacement units in both picture window and double-hung configurations. The picture window represents a common mid-century modernization that updated the appearance and functionality of the original Cape Cod design. While not original materials, the replacement windows maintain appropriate scale and placement within the building's overall composition.

An attached carport extends from the side of the house, providing covered parking adjacent to the main structure. The carport features a flat or slightly sloped roof supported by simple posts, creating a functional addition that accommodates automobile storage. Beyond the carport, a detached garage is located at the rear of the property, providing additional storage capacity. The combination of carport and detached garage reflects the automobile-oriented lifestyle that characterized mid-century residential development and the practical needs of working families.

The foundation is constructed of concrete block, visible at grade level and representing standard foundation construction for houses of this period. The property occupies a well-maintained lot with mature deciduous trees and ornamental plantings, including a Japanese maple that adds color and visual interest to the front yard.

The property exists within a cohesive residential streetscape on Walnut Street that demonstrates the consistent Cape Cod development that occurred during the early 1940s. Neighboring properties visible in the photographs include similar Cape Cod houses with front gable dormers and comparable scale, creating a unified residential character that reflects coordinated development during this period.

Character-defining features include the Cape Cod form, the 1.5-story massing with side-gabled roof, the front gable dormer, the small front porch, the brick chimney, the detached garage with attached carport, and the overall residential scale that contributes to the streetscape character of Walnut Street.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1942, George W. Van Riper owned lot 137 of the Van Riper Subdivision No. 2 in the Village of Flat Rock; and the new house thereon, 29566 Walnut St.[1] In 1950, Richard & Wilma Calkins and children resided at 29566 Walnut; and Richard worked as an electrical engineer for the Pennsylvania Salt Manufacturing Co in Wyandotte, Michigan.[2] Richard Calkins resided at 29566 Walnut in 1959.[3] In 1970, R.L. Calkins resided at 29566 Walnut St.[4] Richard L. Calkins died 19 October 1995; and Wilma, his wife, died on 24 September 2007, at the age of 86.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1942 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents World War II-era residential development during the mature phase of the Village Industries program and demonstrates the continued housing construction that supported Ford's industrial community even during wartime conditions.

Criterion A - Community Planning and Development: Constructed c. 1942, during World War II but also during the mature phase of Ford's Village Industries operations in Flat Rock, this Cape Cod house represents the residential development that continued to characterize the community despite wartime restrictions on construction materials and labor. Ford's Flat Rock lamp plant contributed to the war effort through production activities, and the community's stable employment base enabled continued residential investment. The presence of new housing construction during the war years demonstrates the economic security that Ford employment provided and the continued attractiveness of Flat Rock for working families seeking homeownership.

Village Industries Context: The property's c. 1942 construction date places it within the wartime period when Ford's operations were increasingly oriented toward defense production. Despite national restrictions on civilian construction, communities with strong industrial employment bases like Flat Rock continued to experience residential development as workers sought housing near their places of employment. This property illustrates the sustained residential growth that characterized Village Industries communities throughout the program's active years, even during the exceptional circumstances of World War II.

Architectural Context: The Cape Cod represents one of the most popular American house types of the late 1930s and early 1940s, combining traditional New England design elements with modern efficiency and affordability. The style's compact form and efficient floor plan made it well-suited to wartime construction constraints, when materials and labor were limited. The front gable dormer on this example represents a common variation that maximized usable space in the upper half-story. The picture window, while a later alteration, reflects the mid-century modernization that many Cape Cod houses underwent as homeowners updated their properties to reflect changing tastes and improved building technologies.

Streetscape Context: The property exists within a cohesive residential streetscape on Walnut Street that demonstrates the coordinated Cape Cod development that occurred during the early 1940s. Neighboring Cape Cod houses of similar vintage and configuration create a consistent residential character that reflects the community-building patterns of the Village Industries era. This streetscape integrity reinforces the property's contribution to understanding the historical development of Flat Rock.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the Cape Cod form with side-gabled roof, front

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 617, entry for George W. Van Riper; original records held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 74, dwelling 437, for Richard & Wilma Calkins and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-Z?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 52 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1969-70) p. 57, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "United States, Obituary Records, 2014-2023", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:XMLG-DDTV: Thu Nov 28 19:06:11 UTC 2024), Entry for Wilma Billie Calkins, 22 April 2023.

gable dormer, and 1.5-story massing. The attached carport represents a later addition that was executed within the period of significance and reflects evolving residential needs. Integrity of materials and workmanship has been diminished through aluminum siding and replacement windows including the picture window alteration, though the original brick chimney and concrete block foundation remain. Integrity of setting is preserved through the property's relationship to neighboring Cape Cod houses and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a Cape Cod residence from the wartime Village Industries era.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1942 construction date places this property within the World War II period, when Ford's Village Industries program continued to provide stable employment that enabled residential construction even as wartime restrictions limited building activity elsewhere. The Cape Cod form exemplifies the efficient, affordable housing that remained popular during the early 1940s, its compact design well-suited to wartime material constraints while still providing dignified housing for working families.

The property retains its essential Cape Cod form, with the side-gabled roof, front gable dormer, and 1.5-story massing clearly legible despite material alterations. The front gable dormer provides the characteristic roofline that defines this variation of the Cape Cod type, maximizing upper-floor space while creating visual interest on the facade. The small front porch with its cottage-garden trellis element maintains a welcoming entrance, and the brick chimney provides material evidence of original construction.

The attached carport and detached garage reflect the automobile-oriented lifestyle that characterized mid-century residential development, providing covered parking and storage that accommodated the practical needs of working families. These elements, added within the period of significance, represent the kind of residential improvements that homeowners made as their needs evolved and as automobile ownership became increasingly central to daily life.

The property exists within a particularly cohesive streetscape on Walnut Street, where neighboring Cape Cod houses of similar vintage create a unified residential character. This concentration of early 1940s Cape Cod houses demonstrates the coordinated development patterns that characterized Flat Rock during the Village Industries era and reinforces the significance of this property as part of a larger pattern of community development.

While aluminum siding and replacement windows including the picture window have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Cape Cod form and wartime residential character remain clearly legible, and the property continues to demonstrate its associations with the sustained community development that characterized Flat Rock during the Village Industries program.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0137_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29636 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0136_000 Lot 136 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0896187		Long: -83.2811428		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1942	
Architectural Style	Cape Cod	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled w/dormer	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Sided	
Foundation Materials	Concrete block	
Window Materials	Replacement	
Window Type	Double Hung/Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1942-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☐ Workmanship ☒ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☐ Altered ☒ Siding/Windows Moved ☐ Date(s):
Current/Common Name	29636 Walnut St.
Historic/Original Owner	Arvis & Lillian Drowns
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Builder/Contractor	unknown

Survey Date	4 Nov 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1942 Cape Cod residence is a 1.5-story frame dwelling situated at 29636 Walnut Street in Flat Rock. The building exhibits characteristic features of wartime Cape Cod design including side-gabled roof form, symmetrical facade organization, and gable dormers typical of early 1940s residential construction during World War II.

The house displays a rectangular footprint with side-gabled roof form creating horizontal emphasis with steep pitch enabling upper-story living space within the roof volume. Two gable dormers project from the front roof slope, providing light and headroom to upper-story rooms and creating the distinctive Cape Cod roofline. The roof is covered with asphalt shingles in dark gray or charcoal tones. The dormers feature gable roofs aligned with the main roof pitch. A brick chimney rises from the rear roof slope, constructed of reddish-brown masonry.

The exterior walls are clad in aluminum siding in white or cream coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The aluminum siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete block, visible at grade level around the building perimeter.

The front facade displays characteristic Cape Cod symmetrical organization. An enclosed front porch extends across the right portion of the facade, creating sheltered entry space. The porch enclosure features large picture windows with dark-colored frames maximizing glass area and natural light penetration. The porch roof appears to be integrated with the main roof structure or features a shed roof configuration. Window openings flanking and adjacent to the enclosed porch consist of replacement double-hung units appearing to be vinyl or aluminum-frame construction. Dark blue or navy decorative shutters flank the upper-story dormer windows and some first-floor windows, providing traditional Cape Cod character and color contrast against the white siding.

The left side of the facade features three evenly-spaced window openings on the first floor, maintaining symmetrical composition. The windows appear to be replacement units with decorative shutters. A small basement or foundation window is visible at the base of the wall. The overall facade organization demonstrates Cape Cod principles of balance and proportion despite the enclosed porch alteration.

The property occupies an interior lot with mature deciduous trees providing substantial overhead canopy. Foundation plantings include shaped evergreen shrubs providing foundation screening. The lawn is maintained in good condition with thick turf. A concrete driveway extends along the left side of the property, providing vehicle access. A detached garage structure with frame construction and light-colored siding is visible at the rear left, accessed from the driveway. The garage exhibits gable roof form.

Character-defining features include 1.5-story Cape Cod form with side-gabled roof and steep pitch, two front gable dormers providing second-floor fenestration, rectangular footprint with compact massing, symmetrical facade organization, enclosed front porch with picture windows, replacement double-hung windows with dark blue decorative shutters, concrete block foundation, brick chimney on rear roof slope, aluminum siding in white, detached garage with matching siding, and mature landscape setting.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Arvis W. Drowns resided at 29636 Walnut St. in 1947.[1] In 1950, Lillian Drowns and sons resided at 29636 Walnut St.[2] Dwight R. & Virginia B. Smith resided at 29636 Walnut St. in 1955.[3] Mrs. Virginia B. Smith purchased a war bond on 31 August 1959; she listed her address as 29636 Walnut St.[4] Dwight R. Smith enjoyed a fascinating life as a musician, artist, educator and school administrator; he was an English Teacher, School Principal in Huron Township, Assistant Superintendent of Gibraltar School and consultant for the Michigan Department of Education.[5]

In 1961, Forrest Blakeman resided at 29636 Walnut St.[6] The Arnold Brubaker family resided at 29636 Walnut St. from 1964 through 1970.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1942 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents wartime residential development constructed during World War II, demonstrating Cape Cod design that was popular for wartime housing due to its compact efficiency and traditional American character.

Integrity Assessment: The property retains good integrity in all seven aspects despite exterior material alterations and porch enclosure. Location integrity is complete with the dwelling remaining on original site since 1942 construction. Design integrity is good with 1.5-story Cape Cod form, side-gabled roof with two front dormers, and symmetrical facade organization intact, though enclosed porch represents alteration. Materials integrity is fair with aluminum siding and replacement windows representing alterations to original exterior materials, though concrete block foundation and brick chimney remain visible. Workmanship integrity is good with form, massing, and dormer construction demonstrating 1942 wartime building methods. Setting integrity is excellent with mature landscaping and residential neighborhood character. Feeling integrity is good with property conveying wartime-era Cape Cod residential character through form and dormers despite material alterations. Association integrity is good through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The 1942 construction date places this property within the critical wartime period when residential building was severely restricted due to defense priorities and material shortages. Construction in 1942 represents residential building during the first full year of American involvement in World War II, when civilian construction faced comprehensive restrictions. The Cape Cod form was particularly popular for wartime construction because it provided efficient use of materials while maintaining traditional American residential character that boosted civilian morale. The 1.5-story configuration with side-gabled roof and front dormers maximized living space within compact footprint, representing economical wartime design. The steep roof pitch enabled habitable upper-story space accessed through

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[1] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 41, dwelling 438, for Lillian Drowns and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 42 of 58; United States. National Archives and Records Administration.

[3] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[4] "Records of U.S. Defense Bonds [sold through the bank at Flat Rock, Michigan from 1950-1962]," arranged chronologically by denomination, unpaginated ledger, for purchase of Series E bonds in various denominations; original ledger book located in the Archival Collections of the Flat Rock Historical Society, Flat Rock, Michigan.

[5] "Smith, Dwight Ross," obituary, Lansing State Journal (Michigan), 30 Nov 2010; **imaged**, *Newspapers.com* (https://www.newspapers.com/image/209489094/ : accessed 4 Nov 2025).

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**) for Walnut St.; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**multi-volume**) for Walnut St.; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

dormers, demonstrating efficient building volume utilization during material constraints. The symmetrical facade organization reflected Cape Cod traditional principles that were favored during wartime as expressing American values and continuity. The compact rectangular footprint reflects wartime restrictions on dwelling size and material usage. The property documents residential construction during one of the most restricted building periods in American history, when housing development continued despite severe material shortages to accommodate defense workers and military families. The continuous single-family residential use since construction demonstrates successful wartime housing that served community needs across wartime, post-war adjustment, and subsequent suburban development periods.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status: The 1942 construction represents wartime residential development during period of severe building restrictions and material shortages. The 1.5-story Cape Cod form with side-gabled roof and front gable dormers exhibits characteristic wartime residential design favored for material efficiency and traditional American character. The two gable dormers provide upper-story light and demonstrate efficient roof volume utilization. The symmetrical facade organization reflects Cape Cod traditional principles valued during wartime. The compact rectangular footprint reflects wartime restrictions on dwelling size. Good integrity retained in location, design, setting, feeling, and association despite aluminum siding, window replacement, and porch enclosure alterations. The distinctive Cape Cod form, dormers, roof configuration, and symmetrical organization remain intact, allowing the property to convey its 1942 wartime origins. Interior lot location with mature landscaping maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates wartime housing success and long-term residential stability. The property contributes to understanding wartime residential development patterns, Cape Cod architectural prevalence during World War II, efficient 1.5-story design with dormers, traditional American residential design during wartime, and defense worker housing in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0136_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29646 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0135_000 Lot 135 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.089481	Long: -83.2811563			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1951	
Architectural Style	Minimal Traditionalist	
Building Form	One Story Rectilinear	
Roof Form	Side Gabled Catslide	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Picture/Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1951-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29646 Walnut St.						
Historic/Original Owner	George Sworden						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	4 Nov 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1951 Minimal Traditional residence is a one-story frame dwelling situated at 29646 Walnut Street in Flat Rock. The building exhibits characteristic features of early 1950s post-war residential construction including compact massing, economical design, and distinctive catslide roof extension typical of immediate post-war housing development addressing critical housing shortages.

The house displays a rectangular footprint with front-gable roof form creating vertical emphasis on the main block. A distinctive catslide roof extension sweeps downward from the main roof ridge over a side porch area, creating a continuous roofline that extends to cover a full-width front porch. This catslide configuration represents economical roof framing that shelters outdoor living space beneath a single roof structure, typical of early 1950s building economy during the transition from wartime restrictions to post-war suburban development. The roof is covered with asphalt shingles in gray tones. Two brick chimneys rise from the structure, one from the main roof mass and another visible on the left elevation.

The front gable features a circular or oval window opening in the gable peak, providing attic ventilation and creating focal point on the facade. This detail represents restrained Colonial Revival influence common in Minimal Traditional design of the early 1950s. The gable face exhibits vinyl siding with the circular window centered in the triangular gable field.

The exterior walls are clad in vinyl siding in tan or beige coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete block, visible at grade level around the building perimeter.

A full-width front porch extends across the facade beneath the catslide roof extension, creating substantial sheltered outdoor living space. The porch features simple square posts or columns supporting the roof structure. The porch floor appears to be concrete or wood construction with white-painted railings and balustrades providing enclosure. This generous porch dimension demonstrates early 1950s emphasis on outdoor living space and economical construction methods that maximized usable area through simple roof extensions.

A bay window projects from the left portion of the front facade, creating expanded interior space and increased natural light penetration. The bay window appears to be later addition or modification, featuring angled sides with multiple window units. Additional window openings consist of replacement double-hung units appearing to be vinyl or aluminum-frame construction, maintaining original opening locations. The windows are symmetrically arranged on the main facade, creating balanced composition.

The property occupies an interior lot with mature deciduous and evergreen trees providing mixed canopy. A substantial deciduous tree trunk is visible in the left foreground. A mature evergreen conifer stands prominently in the center right of the front yard, providing year-round screening and visual interest. Foundation plantings include shaped evergreen shrubs creating formal hedge along the porch foundation. The lawn is maintained in excellent condition with thick turf. A concrete driveway extends along the right side of the property. A detached garage structure with light-colored siding is visible at the rear right, accessed from the driveway.

Character-defining features include one-story Minimal Traditional form with front-gable roof, distinctive catslide roof extension creating covered front porch, circular window in front gable peak, full-width porch beneath catslide roof with square posts and railings, bay window projection on front facade, concrete block foundation, two brick chimneys, vinyl siding over frame construction, replacement windows, detached garage, and mature landscape setting with mixed deciduous and evergreen trees.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

George Sworden and family resided at 29646 Walnut St. in 1955.[1] Mr. Sworden was clerk with the D.T.&I.; he died 13 July 1966.[2] In 1971, George's grandson, Deryl Gunderson resided at 29646 Walnut St.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1951 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents early post-war suburban residential development constructed during the peak housing boom following World War II, demonstrating economical design solutions including distinctive catslide roof extension typical of immediate post-war housing addressing critical shortages.

Integrity Assessment: The property retains good integrity in most aspects despite exterior material alterations and bay window addition. Location integrity is complete with the dwelling remaining on original site since 1951 construction. Design integrity is good with one-story Minimal Traditional form, front-gable roof with distinctive catslide extension, full-width porch, and circular gable window intact, though bay window represents alteration to original facade configuration. Materials integrity is fair with vinyl siding and replacement windows representing alterations to original exterior materials, though concrete block foundation and brick chimneys remain visible. Workmanship integrity is good with form, massing, and distinctive catslide roof construction demonstrating 1951 post-war building methods. Setting integrity is excellent with mature landscaping and residential neighborhood character. Feeling integrity is good with property conveying early post-war residential character through distinctive form and catslide roof despite material alterations. Association integrity is good through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The 1951 construction date places this property within the critical immediate post-war period when returning veterans and young families created unprecedented housing demand following wartime construction restrictions. Construction in 1951 represents the peak years of post-war residential building boom when developers worked rapidly to address severe housing shortages that had accumulated during the 1940s. The distinctive catslide roof extension represents characteristic early post-war design solution that maximized sheltered space through economical roof framing, continuing wartime-era building economy practices into the early 1950s while addressing housing shortage pressures. This catslide configuration enabled the full-width front porch to be covered by simple roof extension rather than separate porch roof structure, demonstrating post-war building efficiency and cost-consciousness. The compact rectangular footprint reflects early 1950s emphasis on economical land use and construction efficiency during period of rapid housing development. The Minimal Traditional form represents the dominant immediate post-war residential type that bridged wartime economy and emerging Ranch house popularity, emphasizing functional planning and construction efficiency. The circular window in the front gable represents restrained Colonial Revival detail providing architectural interest within economical construction. The two brick chimneys indicate substantial masonry construction typical of quality early 1950s housing. The property documents the transformation of Flat Rock from wartime industrial community to post-war suburban residential development pattern. The continuous single-family residential use since construction demonstrates successful post-war housing development and long-term neighborhood stability.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status: The 1951 construction represents immediate post-war residential development during critical period addressing housing shortages following World War II. The distinctive catslide

[1] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] *Findagrave.com* (https://www.findagrave.com/memorial/158756106/george-william-sworden : accessed 4 Nov 2025); obituary attached for George Sworden mentioning grandson Deryl Gunderson.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1970-1971**); for Walnut St.; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

roof extension demonstrates characteristic early post-war economical design solution continuing wartime building efficiency practices. The one-story Minimal Traditional form with front-gable roof exhibits early post-war residential design bridging wartime economy and emerging Ranch style. The full-width front porch beneath catslide roof represents post-war outdoor living space emphasis and building efficiency. The circular window in front gable peak provides restrained Colonial Revival detail within economical construction. The two brick chimneys indicate quality masonry construction typical of early 1950s housing. Good integrity retained in location, design, setting, feeling, and association despite vinyl siding, window replacement, and bay window alterations. The distinctive form, catslide roof configuration, porch, and circular gable window remain intact, allowing the property to convey its 1951 post-war origins and economical construction methods. Interior lot location with exceptional mature landscaping including evergreen and deciduous specimens maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates post-war residential stability. The property contributes to understanding immediate post-war residential development patterns, building economy and efficiency during housing shortage response, catslide roof construction methods, Minimal Traditional architectural prevalence during transition to Ranch house dominance, and post-war suburban expansion in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0135_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29656 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0134_000 Lot 134 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0893435	Long: -83.2811556			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1943	
Architectural Style	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled Catslide	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete Block	
Window Materials	Aluminum & Replacement	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1943-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29656 Walnut St.						
Historic/Original Owner	Forrest & Katherine Hammond						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	4 Nov 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1943 Minimal Traditional residence is a one-story frame dwelling situated at 29656 Walnut Street in Flat Rock. The building exhibits characteristic features of wartime residential construction including compact massing, economical design, and distinctive catslide roof extension typical of early-to-mid 1940s housing development during World War II material constraints and building restrictions.

The house displays a rectangular footprint with front-gable roof form creating vertical emphasis on the main block. The most distinctive architectural feature is a catslide roof extension that sweeps downward from the main roof ridge over a side wing or porch area, creating a continuous roofline that extends nearly to ground level. This catslide configuration represents economical roof framing that shelters additional living space or porch area beneath a single roof structure, typical of wartime building economy. The roof is covered with asphalt shingles in gray tones. A brick chimney rises from the main roof mass near the ridge line.

The front gable features a circular or oval window opening in the gable peak, providing attic ventilation and creating focal point on the facade. This detail represents restrained Colonial Revival influence common in Minimal Traditional design. The gable face exhibits vinyl siding with the hexagon window centered in the triangular gable field.

The exterior walls are clad in vinyl siding in gray coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards and window surrounds creating contrasting trim elements. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete block, visible at grade level around the building perimeter.

A full-width front porch extends across the facade beneath the catslide roof extension, creating substantial sheltered outdoor living space. The porch features simple square columns or posts supporting the roof structure. The porch floor appears to be concrete construction. This generous porch dimension demonstrates wartime-era emphasis on outdoor living space and economical construction methods that maximized usable area through simple roof extensions rather than complex framing.

Window openings consist of a combination of aluminum-frame double-hung units and more recent vinyl replacement windows, maintaining original opening locations and proportions. The mixed window materials indicate phased replacement over time. Windows are symmetrically arranged on the front facade, creating balanced composition.

The property occupies an interior lot with mature deciduous trees providing substantial overhead canopy. A large deciduous tree dominates the front right yard, creating extensive shade. Additional mature trees frame the property. Foundation plantings are extensive and well-maintained, demonstrating careful landscape care. The lawn is maintained in excellent condition with thick turf. A concrete driveway extends along the left side of the property. A detached garage structure with white siding is visible at the rear left, accessed from the driveway.

Character-defining features include one-story Minimal Traditional form with front-gable roof, distinctive catslide roof extension creating covered front porch, circular window in front gable peak, full-width porch beneath catslide roof with square columns, concrete block foundation, brick chimney, vinyl siding over frame construction, mixed aluminum and vinyl windows, detached garage, and mature landscape setting with substantial trees and ornamental plantings.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Forrest Hammond resided at 29656 Walnut St. in 1947.[1] In 1950, Forrest & Katherine Hammmond resided at 29656 Walnut; and Forrest worked in maintenance at the Trenton Channel Electric Powerplant.[2] In 1959, Frank Smith resided at 29656 Walnut St.[3] In 1961, Forrest Blakely resided at 29656 Walnut St.[4] In 1964, James D, Hall resided at 29656 Walnut St.[5] Arthur Matthes resided at 29656 Walnut St from 1967 through 1971.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1943 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents wartime residential development constructed during World War II under severe material constraints and building restrictions, demonstrating economical design solutions including distinctive catslide roof extension typical of wartime housing construction.

Integrity Assessment: The property retains good integrity in all seven aspects despite exterior material alterations. Location integrity is complete with the dwelling remaining on original site since 1943 construction. Design integrity is excellent with one-story Minimal Traditional form, front-gable roof with distinctive catslide extension, full-width porch, and circular gable window all intact. Materials integrity is fair with vinyl siding and mixed window replacements representing alterations to original exterior materials, though concrete block foundation and brick chimney remain visible. Workmanship integrity is good with form, massing, and distinctive catslide roof construction demonstrating 1943 wartime building methods. Setting integrity is excellent with mature landscaping and residential neighborhood character. Feeling integrity is good with property conveying wartime-era residential character through distinctive form and catslide roof despite material alterations. Association integrity is good through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The 1943 construction date places this property within the critical wartime period when residential building was severely restricted due to defense priorities and material shortages allocated for military purposes. Construction in 1943 represents residential building during the second full year of American involvement in World War II, when civilian construction faced comprehensive restrictions on materials, dimensions, and design. The distinctive catslide roof extension represents characteristic wartime design solution that maximized sheltered space through economical roof framing, avoiding complex structures that required additional materials and labor. This catslide configuration enabled the full-width front porch to be covered by simple roof extension rather than separate porch roof structure, demonstrating wartime building economy and material conservation. The compact rectangular footprint reflects wartime restrictions on dwelling size and material usage. The Minimal Traditional form represents the dominant wartime residential type that emphasized functional planning and construction economy over architectural elaboration. The circular window in the front gable represents restrained Colonial Revival detail that provided architectural interest within severely economical construction. The property documents residential construction during one of the most restricted building periods in American history, when housing development continued despite severe material shortages to accommodate defense workers and military families. The continuous single-family residential use since construction demonstrates successful wartime

[1] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 74, dwelling 439, for Forrest & Katherine Hammmond ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-Z?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 52 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-1960); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-1962); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1964-1965); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

housing that served community needs across wartime, post-war adjustment, and subsequent suburban development periods.

Period of Significance: The 1943-1975 period encompasses the property's construction during critical wartime year through the district's terminal date, documenting its role in wartime housing development and subsequent post-war community stability.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status: The 1943 construction represents wartime residential development during period of severe building restrictions and material shortages. The distinctive catslide roof extension demonstrates characteristic wartime economical design solution maximizing sheltered space through simple roof framing. The one-story Minimal Traditional form with front-gable roof exhibits wartime residential design emphasizing construction economy. The full-width front porch beneath catslide roof represents wartime building efficiency and outdoor living space emphasis. The circular window in front gable peak provides restrained Colonial Revival detail within economical construction. The compact rectangular footprint reflects wartime restrictions on dwelling size. Good integrity retained in location, design, setting, feeling, and association despite vinyl siding and window replacement alterations. The distinctive form, catslide roof configuration, porch, and circular gable window remain intact, allowing the property to convey its 1943 wartime origins and economical construction methods. Interior lot location with exceptional mature landscaping and ornamental plantings maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates wartime housing success and long-term residential stability. The property contributes to understanding wartime residential development patterns, material conservation and building economy during World War II, catslide roof construction methods, Minimal Traditional architectural prevalence during wartime restrictions, and defense worker housing in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0134_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29706 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0133_000 Lot 133 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0892153		Long: -83.281128		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1950	
Architectural Style	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete Block	
Window Materials	Vinyl	
Window Type	Picture & Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development					
Period(s) of Significance	1950-1975					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29706 Walnut St.					
Historic/Original Owner	William Ambercrombie					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	4 Nov 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1950 Minimal Traditional residence is a one-story frame dwelling situated at 29706 Walnut Street in Flat Rock. The building exhibits characteristic features of immediate post-war residential construction including compact massing, economical design, and simplified detailing typical of late 1940s-early 1950s housing development responding to critical housing shortages following World War II.

The house displays a rectangular footprint with hip roof form creating low profile and simple roofline without prominent gables or dormer projections. The roof is covered with asphalt shingles in brown tones with moderate pitch. The hip roof configuration presents eave lines on all four sides, creating uniform cornice treatment and symmetrical appearance. Wide overhangs extend beyond the wall planes, providing weather protection and shadow lines characteristic of post-war residential construction.

The exterior walls are clad in vinyl siding in medium taupe or tan coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards and window surrounds in white creating contrasting trim elements. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete block, visible at grade level around the building perimeter with darker coloration contrasting with the wall siding.

The front facade displays asymmetrical organization characteristic of Minimal Traditional design. A large picture window with flanking double-hung sidelights occupies the left portion of the facade, creating prominent fenestration feature that maximizes natural light penetration and provides expansive exterior views. The picture window unit appears to be vinyl-frame construction representing replacement of original windows. An entry door with multi-light glazing and contemporary styling is positioned right of center, accessed by concrete steps with metal railings. An additional double-hung vinyl window occupies the right portion of the facade, maintaining balanced though asymmetrical composition.

A small covered entry stoop projects from the facade at the door location, providing minimal weather protection. The stoop features simple flat roof supported by posts or brackets. The modest porch dimensions reflect immediate post-war emphasis on economical construction and minimal ornamentation.

The right side of the dwelling features an enclosed addition or sunroom projection extending beyond the main building mass. This element exhibits vinyl siding matching the principal dwelling with window openings along the side elevation. The addition may represent enclosed porch space or expanded living area, though its relationship to original construction requires further investigation.

The property occupies an interior lot with mature deciduous trees providing substantial overhead canopy. A massive weeping conifer tree dominates the front yard, creating dramatic landscape feature with sweeping branches extending nearly to ground level and obscuring portions of the facade. The tree's substantial size suggests planting contemporary with or shortly after the dwelling's construction. Foundation plantings are minimal. The lawn is maintained in good condition. A concrete driveway extends along the side of the property. A detached garage structure is visible at the rear right, constructed with frame and siding materials.

Character-defining features include one-story Minimal Traditional form with hip roof, rectangular footprint with compact massing, asymmetrical facade organization, large picture window with flanking sidelights, modest covered entry stoop, concrete block foundation, vinyl siding with white trim, side addition or sunroom projection, detached garage, and mature landscape setting with dramatic weeping conifer specimen.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

William Ambercrombie Jr. was living at 29706 Walnut St. from 1955 through 1957.[1]
In 1959, W.R. Schouten was living at 29706 Walnut St.[2] In 1962, Virgil Huddleston was living at 29706 Walnut St.[3]
Svend C. Jacobsen was living at 29706 Walnut St from 1965 through 1971.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1950 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents immediate post-war residential development responding to critical housing shortages following World War II and demonstrates typical early 1950s Minimal Traditional design emphasizing economical construction and functional planning.

Integrity Assessment: The property retains good integrity in most aspects despite exterior material alterations. Location integrity is complete with the dwelling remaining on original site since 1950 construction. Design integrity is good with one-story Minimal Traditional form, hip roof, rectangular footprint, and asymmetrical facade organization intact, though side addition represents alteration to original configuration. Materials integrity is fair with vinyl siding and replacement windows representing alterations to original exterior materials, though concrete block foundation remains visible. Workmanship integrity is good with form and massing demonstrating 1950 construction methods. Setting integrity is excellent with mature landscaping and residential neighborhood character. Feeling integrity is good with property conveying immediate post-war residential character through form and massing despite material alterations. Association integrity is good through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The 1950 construction date places this property within the critical immediate post-war period when returning veterans and young families created unprecedented housing demand following wartime construction restrictions. Construction in 1950 represents the peak years of post-war residential building boom when developers and builders worked to address severe housing shortages that had accumulated during the 1940s. The Minimal Traditional form represents the dominant immediate post-war residential type that bridged traditional pre-war cottage designs and emerging Ranch house popularity, emphasizing economical construction and functional planning over architectural elaboration. The one-story configuration reflects post-war preference for single-story living that would define suburban residential development through the 1950s-1960s. The hip roof form demonstrates simplified construction methods that reduced building costs and construction time, enabling rapid residential development. The large picture window with flanking sidelights represents post-war emphasis on natural light and connection to outdoor space, reflecting changing American residential design values. The modest covered entry stoop demonstrates immediate post-war economy and restraint in architectural ornamentation. The property documents the transformation of Flat Rock from wartime industrial community to post-war suburban residential development pattern.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status: The 1950 construction represents immediate post-war residential development during critical period addressing housing shortages following World War II. The one-story Minimal Traditional form with hip roof exhibits characteristic immediate post-war residential design emphasizing economical construction and functional planning. The rectangular footprint and compact massing demonstrate

[1] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; **ALSO**, Michigan Bell Telephone Company, Wyandotte Telephone Directory Followed by Flat Rock, New Boston, Rockwood and Romulus (Trenton, Mich: Michigan Bell Telephone Company, **October 1957**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

post-war building efficiency. The large picture window with flanking sidelights reflects post-war emphasis on natural light and modern residential design. The modest covered entry stoop demonstrates immediate post-war economy and restraint. Good integrity retained in location, design, setting, feeling, and association despite vinyl siding and window replacement alterations. The form, massing, hip roof configuration, and overall composition remain intact, allowing the property to convey its 1950 origins and Minimal Traditional character. Interior lot location with exceptional mature landscaping including dramatic weeping conifer specimen maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates post-war residential stability. The property contributes to understanding immediate post-war residential development patterns, Minimal Traditional architectural prevalence during transition to Ranch house dominance, post-war housing shortage response, and suburban residential expansion in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0133_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29045 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0172_000 Lot 172 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0938756	Long: -83.280449			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1953
Architectural Style	Ranch
Building Form	1 Story Rectilinear
Roof Form	Hipped roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Brick/Block
Window Materials	Aluminum
Window Type	Sliding
Outbuildings	Yes ☒ No ☐
Number/Type:	1 garage, 1 shed

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture
Period(s) of Significance	1953-1975
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☒ Altered ☐ Moved ☐ Date(s):
Current/Common Name	29045 Walnut St.
Historic/Original Owner	Walter Carpenter
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	4 Nov 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1953 Ranch residence is a one-story brick veneer dwelling situated at 29043 Walnut Street in Flat Rock. The building exhibits characteristic features of early 1950s Ranch house design including horizontal emphasis, low-pitched roofline, brick veneer construction, and picture window fenestration typical of post-war suburban residential development.

The house displays a rectangular footprint with side-gabled roof form creating pronounced horizontal emphasis characteristic of Ranch style architecture. The roof is covered with asphalt shingles in reddish-brown or terra cotta tones with shallow pitch creating low profile that minimizes vertical mass. Wide overhangs extend beyond the wall planes, providing weather protection and reinforcing the horizontal character. The side-gabled orientation presents eave lines to the street frontage, emphasizing the dwelling's length rather than height.

The exterior walls are clad entirely in brick veneer displaying consistent reddish-brown coloration with running bond pattern. The brickwork exhibits uniform coursing and tight mortar joints indicating quality construction craftsmanship typical of 1950s masonry residential construction. The brick veneer extends to foundation level without visible water table or contrasting foundation treatment, creating continuous masonry appearance from grade to eave. The foundation is constructed of brick matching the wall veneer, providing unified masonry composition. A brick chimney rises near the center of the roof ridge, constructed of the same reddish-brown brick as the walls.

A distinctive enclosed front porch projects from the center of the facade, creating sheltered entry space. The porch enclosure features aluminum-frame picture windows across the front and sides, maximizing glass area and natural light penetration. The porch is covered by a continuation of the main roof form, creating integrated appearance. Metal awnings extend above the porch windows, providing solar shading and weather protection. The porch construction demonstrates 1950s emphasis on indoor-outdoor living space and maximizing natural light through extensive fenestration.

Window openings flanking the enclosed porch consist of horizontal sliding aluminum-frame units characteristic of 1950s-1960s residential construction. Metal awnings in white or light color extend above these windows, providing solar control and contributing to the horizontal emphasis of the facade. The awnings represent period-appropriate additions common to Ranch houses for managing interior temperatures and reducing glare. Window proportions are horizontal, reinforcing the Ranch style's emphasis on width over height.

The front entry is accessed through the enclosed porch via steps with metal railings. The combination of brick veneer, aluminum windows, metal awnings, and enclosed porch creates cohesive composition representative of early 1950s Ranch house design and construction methods.

The property occupies an interior lot with mature deciduous trees providing substantial overhead canopy. The foreground features massive tree trunks suggesting exceptional tree age and size predating the dwelling's 1953 construction. Foundation plantings include small evergreen shrubs and perennial beds along the facade. The lawn is maintained in excellent condition with thick, well-manicured turf. A detached garage structure is located at the rear of the property, accessed by a driveway. Chain-link fencing visible at the left property line encloses the side yard.

Character-defining features include one-story Ranch form with side-gabled roof and shallow pitch creating horizontal emphasis, complete brick veneer exterior in reddish-brown tones, brick foundation matching wall veneer, brick chimney on roof ridge, enclosed front porch with aluminum-frame picture windows, horizontal sliding aluminum windows with metal awnings, quality brickwork with consistent coursing, detached garage, and mature landscape setting with substantial street trees.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The Walter Carpenter Family resided at 29045 Walnut from 1954 through 1971.[1]
"This house was built by the Carpenters who had 2 daughters."[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1953 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents post-war suburban residential development and demonstrates characteristic Ranch house architecture with quality brick veneer construction typical of early 1950s housing patterns following World War II.

Integrity Assessment: The property retains excellent integrity in all seven aspects with minimal alterations. Location integrity is complete with the dwelling remaining on original site since 1953 construction. Design integrity is excellent with one-story Ranch form, side-gabled roof with shallow pitch, enclosed front porch, and horizontal window arrangement intact. Materials integrity is excellent with original brick veneer preserved throughout exterior walls, brick foundation, aluminum windows, and metal awnings all representing period-appropriate materials. Workmanship integrity is excellent with quality 1953 brickwork demonstrating consistent coursing and tight joints. Setting integrity is excellent with mature landscaping and residential neighborhood character. Feeling integrity is outstanding with property completely conveying early 1950s Ranch residential character. Association integrity is excellent through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The 1953 construction date places this property within the critical post-war suburban development period when returning veterans and growing families created unprecedented housing demand. Construction in 1953 represents the peak years of post-war suburban expansion, occurring during the period of widespread single-family home construction enabled by Federal Housing Administration and Veterans Administration mortgage programs, highway development, and economic prosperity. The Ranch house form represents the dominant post-war residential type that symbolized modern American suburban living and departed dramatically from pre-war housing styles. The property documents the transformation of Flat Rock from pre-war industrial community to post-war suburban residential development pattern. The brick veneer construction demonstrates substantial material investment and quality residential development during prosperous early 1950s conditions. The enclosed front porch with extensive fenestration reflects post-war emphasis on indoor-outdoor living space and natural light maximization characteristic of modern suburban residential design. The property's continuous single-family residential use since construction demonstrates successful post-war suburban development and long-term neighborhood stability.

Criterion C - Architecture: The property represents an excellent example of early 1950s Ranch house architecture with outstanding preservation of character-defining features and materials. The one-story form with side-gabled shallow-pitch roof creates pronounced horizontal emphasis that defines Ranch style design principles. The complete brick veneer treatment distinguishes this dwelling from typical wood-sided Ranch houses and demonstrates quality construction standards. The enclosed front porch with aluminum-frame picture windows represents sophisticated post-war residential planning integrating sheltered entry space with maximized natural light. The horizontal sliding aluminum windows with metal awnings represent authentic early 1950s residential fenestration and demonstrate period approaches to solar control and energy efficiency. The quality brickwork with consistent coursing and tight joints exhibits excellent craftsmanship typical of 1950s masonry construction. The preservation of original materials including brick veneer, aluminum windows, metal awnings, and enclosed porch provides authentic example of early 1950s Ranch house design and construction

[1] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by New Boston*, Rockwood and Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1954**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; **ALSO**, "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

methods. The property serves as excellent representative of post-war Ranch architecture that dominated American suburban residential development during the 1950s-1960s.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status: The 1953 construction represents post-war suburban residential development during peak period of Ranch house popularity and suburban expansion. The one-story Ranch form with side-gabled shallow-pitch roof exhibits characteristic early 1950s residential design emphasizing horizontal emphasis and modern living. Complete brick veneer construction throughout exterior walls demonstrates quality post-war residential development. The enclosed front porch with aluminum-frame picture windows represents sophisticated post-war residential planning. Horizontal sliding aluminum windows with metal awnings provide authentic early 1950s fenestration and solar control features. Quality brickwork with consistent coursing demonstrates excellent 1950s masonry craftsmanship. Brick foundation and chimney create unified masonry composition. Excellent integrity retained in all seven aspects with original materials and design features preserved. The form, materials, enclosed porch, windows, and awnings remain intact, allowing the property to authentically convey its 1953 origins and Ranch character. Interior lot location with exceptional mature landscaping maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates post-war suburban stability. The property contributes to understanding post-war suburban development patterns, Ranch architectural prevalence, brick veneer residential construction quality, and modern suburban residential design principles in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0172_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29053 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0173_000 Lot 173 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093747		Long: -83.280484		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	2018
Architectural Style	Minimal Traditional
Building Form	1 1/2 story Gable and wing
Roof Form	Hip roof
Roof Materials	asphalt roof
Exterior Wall Materials	vinyl clad
Foundation Materials	cement block foundation
Window Materials	Vinyl
Window Type	Double-hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☒				

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29053 Walnut St.						
Historic/Original Owner	N/A						
Historic Building Use	N/A						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	4 Nov 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 2018 contemporary residence is a two-story frame dwelling situated within the Flat Rock community at 29053 Walnut Street. The building represents modern infill construction on a lot within the Van Riper Subdivision area, exhibiting contemporary residential design characteristics and construction methods typical of early 21st century single-family housing development.

The house displays a compact rectangular footprint with two-story massing creating vertical emphasis and efficient use of lot dimensions. The roof exhibits hip form on all sides, creating low-profile roofline without prominent gables. The roof is covered with asphalt shingles in light tan or beige tones with shallow pitch characteristic of contemporary residential construction. Wide overhangs extend beyond the wall planes, providing weather protection and shadow lines. White soffit and fascia materials create clean trim details.

The exterior walls are clad in vinyl siding displaying two contrasting colors creating visual interest through material variation. The primary walls feature light tan or beige horizontal lap siding, while a prominent accent panel on the upper story front facade displays dark gray or charcoal-colored siding, creating strong horizontal band across the second floor. This two-tone treatment represents contemporary design approach emphasizing visual variety through color blocking rather than traditional architectural ornamentation.

The front facade displays asymmetrical organization characteristic of contemporary residential design. The first floor features an off-center entry door with oval decorative glass insert and white frame. Windows consist of vinyl-frame units in various configurations including double-hung sashes and large picture windows. The second floor features a pair of double-hung windows positioned within the dark accent panel, creating focal point through color contrast.

An attached single-car garage projects from the right side of the dwelling, integrated into the main building mass beneath a continuous roofline. The garage features overhead door with decorative panel design and window inserts in arched configuration across the top, representing popular contemporary garage door styling. The garage-house integration reflects modern suburban residential planning where automobile accommodation is incorporated within the principal structure rather than detached.

A small covered entry porch projects from the front facade at the entry door location, providing weather protection. The porch appears to feature simple posts or columns supporting a shallow roof structure. Foundation plantings include small evergreen shrubs flanking the entry and garage, providing minimal landscape screening. A young ornamental tree is planted in the front yard, indicating recent landscape installation. The lawn is maintained in good condition with thick turf.

Character-defining features include two-story contemporary form with hip roof, compact rectangular footprint, two-tone vinyl siding with dark accent panel on upper story, asymmetrical facade organization, vinyl-frame windows including picture window configurations, attached single-car garage with decorative overhead door, minimal covered entry porch, and 2018 construction date placing property outside the district's period of significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The house at 29053 Walnut St. was constructed in 2018 and falls outside the period of significance for the district. A fire destroyed the original home on this lot about 2013.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The house at 29053 Walnut St. is not significant under any of the National Register Criteria. It is recommended as a non-contributing resource to the Flat Rock Historic District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0173_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29097 Walnut				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0174_000 Lot 174 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093599		Long: -83.2804541		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1938
Architectural Style	Minimal Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side Gabled with
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Block
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development						
Period(s) of Significance	1938-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29097 Walnut St.						
Historic/Original Owner	Walter & Pearl Van Pelt						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	George Van Riper (likely)						

Survey Date	4 Nov 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1938 Minimal Traditional residence is a one-story frame dwelling situated within Van Riper Subdivision No. 2 at 29097 Walnut Street. The building exhibits the compact, economical form characteristic of late Depression-era residential construction with distinctive angled bay window projection and gable dormers creating architectural interest within simplified massing typical of late 1930s housing development.

The house displays a rectangular footprint with side-gabled roof form creating low horizontal profile typical of Minimal Traditional design. Two small gable dormers project from the front roof slope, providing light and ventilation to attic space and creating varied roofline. The roof is covered with asphalt shingles in medium brown tones with moderate pitch. The side-gabled orientation creates eave presentation to the street frontage with visible soffit and fascia trim.

The exterior walls are clad in aluminum siding in pale yellow or cream coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The aluminum siding represents later alteration covering original exterior wall materials but maintains the building's original form and proportions. The foundation is constructed of concrete block, visible at grade level around the building perimeter with darker coloration contrasting with the wall siding.

A distinctive angled bay window projects prominently from the right portion of the front facade, creating the most significant architectural feature of the dwelling. The bay window consists of a central fixed window flanked by two angled side windows, all appearing to be aluminum-frame construction. The bay projects substantially from the wall plane, creating expanded interior space and increased natural light penetration. A small gable roof caps the bay window projection, creating miniature front-gable element that adds architectural interest to the facade. The bay window demonstrates the influence of popular 1930s-1940s residential design features that enhanced modest homes with desirable amenities.

A covered front porch extends across the left portion of the facade, providing sheltered entry access. The porch features simple square posts supporting a flat or low-pitched roof that appears to align with the main roof eave line. The porch deck is elevated slightly above grade with concrete steps providing access. Additional window openings flanking the bay window and porch consist of aluminum-frame double-hung units maintaining symmetrical arrangement.

The property includes a detached garage structure connected to the main dwelling by an enclosed breezeway or connector element, creating unified architectural composition. The garage exhibits frame construction with aluminum siding matching the principal dwelling, maintaining visual continuity across the property. The garage-breezeway-house connection represents mid-20th century suburban residential pattern emphasizing automobile accommodation and weather-protected access. A concrete driveway extends along the side of the property providing vehicle access to the garage.

The property occupies an interior lot within the subdivision. Mature deciduous trees including substantial specimens provide overhead canopy and frame the dwelling. Foundation plantings are minimal, allowing clear views of the building's architectural features. The lawn is maintained in good condition. The setting maintains residential neighborhood character with adjacent properties visible at left.

Character-defining features include one-story Minimal Traditional form with side-gabled roof, two small gable dormers on front roof slope, distinctive angled bay window projection with gable roof cap, covered front porch with square posts, concrete block foundation, aluminum siding in pale coloration, aluminum-frame windows, detached garage with breezeway connection creating unified composition, and interior lot location within Van Riper Subdivision No. 2.

This one-story, single-family frame residence is situated on Lot 176 in the Van Riper Sub. No. 2 and in 1941, the address was 29097 Walnut St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Walter Van Pelt owned lot 174 in Van Riper Sub. No. 2 in the Village of Flat Rock; and the residence thereon, 29097 Walnut St.[2] In 1940, Walter & Pearl Van Pelt and their daughter were living at 29097 Walnut St., and Walter was employed as an assembly man at the lamp factory.[3] In 1942, Walter Van Pelt owned lot 174 in Van Riper Sub. No. 2 in the Village of Flat Rock; and the residence thereon, 29097 Walnut St.[4] In 1950, Louis & Bertha Van Pelt and family resided at 29097 Walnut; and Louis worked as a police officer for the Village of Flat Rock.[5] Louis Van Pelt resided at 29097 Walnut St. in 1957.[6] William R. Campbell resided at 29097 Walnut from 1959 through 1971.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1938 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents late Depression-era residential development within Van Riper Subdivision No. 2, constructed during the period of gradual economic recovery preceding World War II and demonstrating the continuation of planned residential expansion during the late 1930s.

Integrity Assessment: The property retains good integrity in all seven aspects despite exterior material alterations. Location integrity is complete with the dwelling remaining on original site since circa 1938 construction. Design integrity is excellent with one-story Minimal Traditional form, side-gabled roof with dormers, distinctive angled bay window projection, covered front porch, and garage-breezeway connection all intact. Materials integrity is fair with aluminum siding and aluminum windows representing alterations to original exterior materials, though concrete block foundation remains visible and the alterations maintain original building proportions and character. Workmanship integrity is good with form, massing, bay window construction, and dormers demonstrating late 1930s building methods. Setting integrity is excellent within Van Riper Subdivision with mature landscaping and residential neighborhood character. Feeling integrity is good with property conveying late Depression-era residential character through form, massing, and distinctive bay window feature despite material alterations. Association integrity is good through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The c. 1938 construction date places this property within the critical late Depression era when residential construction was beginning to recover following the economic hardships of the early-to-mid 1930s. Construction circa 1938 represents renewed building activity as economic conditions gradually improved, occurring in the years immediately preceding American involvement in World War II. The property's location within Van Riper Subdivision No. 2 documents the planned residential development pattern that extended subdivided lots throughout the community during the late 1930s recovery period. The one-story frame construction with distinctive bay window feature represents typical late 1930s residential development patterns balancing economical building forms with desirable architectural amenities

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 197, entry for Walter Van Pelt; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1A, dwelling 2, for Walter & Pearl VanPelt and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710, Image 5 of 1034; United States. National Archives and Records Administration.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," hand paginated, arranged by subdivision; 3:620, entry for Walter Van Pelt; original records held by Brownstown Township Historical Society.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 43, dwelling 462, for Louis & Bertha Van Pelt and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 44 of 58; United States. National Archives and Records Administration.

[6] Michigan Bell Telephone Company, Wyandotte Telephone Directory Followed by Flat Rock, New Boston, Rockwood and Romulus (Trenton, Mich: Michigan Bell Telephone Company, **October 1957**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[7] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

that enhanced modest homes. The angled bay window projection demonstrates the influence of popular mid-20th century design features that provided expanded interior space and natural light, representing consumer preferences even within economical housing. The garage-breezeway-house connection represents evolving suburban residential patterns emphasizing automobile accommodation and weather-protected access, foreshadowing post-war suburban development norms. The property's continuous single-family residential use since construction demonstrates long-term residential stability contributing to neighborhood continuity across Depression recovery, wartime, and post-war periods.

Period of Significance: The 1938-1975 period encompasses the property's construction during the late Depression era through the district's terminal date, documenting its role in the community's residential development from pre-war expansion through wartime adjustment and post-war suburban growth decades.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status: The c. 1938 construction represents late Depression-era residential development during period of economic recovery preceding World War II. The property documents Van Riper Subdivision No. 2 planned residential expansion during late 1930s recovery period. The one-story Minimal Traditional form with side-gabled roof and gable dormers exhibits characteristic late 1930s residential design emphasizing economy with architectural interest. The distinctive angled bay window projection with gable roof cap represents popular late 1930s-early 1940s residential feature enhancing modest homes with desirable amenity. The garage-breezeway-house connection demonstrates evolving suburban residential patterns emphasizing automobile accommodation and protected access. Good integrity retained in location, design, setting, feeling, and association despite aluminum siding and window replacement alterations. The form, massing, roof configuration with dormers, bay window projection, porch, and garage connection remain intact, allowing the property to convey its late 1930s origins and Minimal Traditional character. Interior lot location with mature landscaping maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates residential stability. The property contributes to understanding late 1930s residential development patterns representing Depression-era recovery and building activity, Minimal Traditional architectural prevalence with popular bay window features, garage-breezeway residential planning patterns, and planned subdivision expansion in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0174_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29101 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0175_000 Lot 175 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0934697		Long: -83.2803705		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1938
Architectural Style	Minimal Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side Gabled w/ front projection
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☒	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History; Entertainment/Recreation
Period(s) of Significance	1938-1975

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):

Current/Common Name	29101 Walnut
Historic/Original Owner	Floyd & Vedah Fadely Family
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Builder/Contractor	unknown

Survey Date	20 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1938 Minimal Traditional residence is a single-story frame dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries era and carries exceptional historical significance through its documented association with the Floyd and Vedah Fadely family, who resided at this address for nearly six decades from at least 1940 until Vedah's death in 1998. Floyd Fadely was a World War I veteran who worked as a maintenance repairman for Detroit Edison at the Trenton Channel Power Plant, representing the broader industrial employment opportunities available to Downriver Michigan residents during this period. The property demonstrates the stable homeownership patterns that characterized working-class families in the Flat Rock area, whether employed by Ford's Village Industries or other regional industries.

The house exhibits the characteristic Minimal Traditional form with a compact single-story plan and a side-gabled roof with a front gable accent that adds visual interest to the facade. The roof pitch is moderate, characteristic of the style's economical approach to residential design. The roof is covered with asphalt shingles in a gray tone, and a brick chimney rises from the roof, indicating the original heating system.

The exterior walls are clad in vinyl siding in a white or cream color, a replacement material that obscures the original wall surface but maintains the simple, horizontal appearance appropriate to Minimal Traditional design. The siding is complemented by distinctive green trim that accents the windows, doors, corners, and architectural details. This green and white color scheme creates a crisp, well-maintained appearance and reflects the current owners' continued investment in the property.

A notable feature of the facade is the pair of metal window awnings in matching green and white striped pattern. These awnings, which were popular additions during the mid-20th century, provide weather protection and sun control while adding period character to the house. The awnings frame the windows flanking the entrance and contribute to the property's distinctive appearance.

The front facade displays a symmetrical arrangement with the entrance centered and flanked by windows with the decorative awnings. A small covered entry porch with simple posts provides shelter at the front door, which features a decorative wreath. The entry steps are painted green to match the trim, demonstrating attention to detail in the property's maintenance. The entrance configuration, without an elaborate porch, reflects the economical approach of Minimal Traditional design.

The windows appear to be aluminum replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. The fenestration pattern reflects the practical interior arrangement typical of Minimal Traditional houses.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period.

The property occupies a well-maintained lot with manicured lawn, foundation plantings, and mature shade trees. Yellow marker flags in the lawn indicate recent utility work. A detached garage is located at the rear of the property, accessed by a driveway along the side of the house. Neighboring single-story houses visible on either side demonstrate the consistent residential character of this section of Walnut Street.

Character-defining features include the Minimal Traditional form, the single-story massing with side-gabled roof and front gable accent, the brick chimney, the centered entrance with small porch, the mid-century window awnings, and the overall modest residential scale that contributes to the streetscape character of Walnut Street.

This one-story, single-family frame residence with is situated on Lot 175 in the Van Riper Sub. No. 2 and in 1941, the address was 29101 Walnut St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, Floyd & Vedah Fadely were living at 29101 Walnut St., and Floyd was employed as a repairman for Detroit Edison at the Trenton Channel Power Plant.[2] On 24 April 1942, Floyd Fadely registered for the Draft (old mans draft); he listed his residence as 29101 Walnut St. in Flat Rock, his wife is Vedah, and his employer was the Detroit Edison Company at the Trenton Channel Power Plant.[3] In 1950, Floyd & Vedah Fadely and son resided at 29101 Walnut; and Floyd worked as general maintenance at Electric Power.[4] The Floyd Fadely Family resided at 29101 Walnut in 1959.[5] Floyd Fadely died on 29 Dec 1961, at the age of 67; he was a WW1 Veteran and is buried in Howard County Indiana.[6] Vedah continued to live in Flat Rock; she worked for Brownstown Township, was a member of the Congregational Church, she died 4 April 1998.[7]

"Home of Floyd and Vedah Fadley and their son Arlen. Arlen now resides on …[locally]. He is a[n] auto hall of famer [inductee of the 2020 Michigan Motor Sports Hall of Fame[8]]."[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1938 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Social History**. The property represents pre-World War II residential development and carries exceptional historical significance through its documented association with the Floyd and Vedah Fadely family, who resided at this address for nearly sixty years, demonstrating the stable homeownership and deep community roots that characterized Flat Rock during the mid-20th century.

Criterion A - Community Planning and Development: Constructed c. 1938, during the established phase of residential development in Flat Rock, this Minimal Traditional house represents the type of housing that enabled working families to achieve homeownership in the years immediately preceding World War II. The property demonstrates that Flat Rock attracted residents employed not only by Ford's Village Industries but also by other regional industries, creating a diverse working-class community with stable employment and homeownership opportunities.

The Fadely family legacy continues through their son Arlen, who still resides locally in Flat Rock and was inducted into the 2020 Michigan Motor Sports Hall of Fame. This multi-generational connection to the Flat Rock community demonstrates the deep roots that families established in this area.

Floyd Fadely's service as a World War I veteran adds historical significance to the property. His subsequent career with Detroit Edison and his establishment of a permanent home in Flat Rock represents the pattern of veterans building stable lives in working-class communities during the interwar period.

While the Flat Rock Historical District is primarily significant for its association with Ford's Village Industries program, the Fadely family's history demonstrates that the community also attracted workers employed by other regional industries. Floyd Fadely's employment with Detroit Edison at the Trenton Channel Power Plant

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[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1A, dwelling 3, Floyd & Vedah Fadely ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 5 of 1034; United States. National Archives and Records Administration.

[3] "United States, World War II Draft Registration Cards, 1942", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:J4SR-NRY : Tue Apr 29 00:15:24 UTC 2025), Entry for Floyd Fadely, 1942.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 44, dwelling 463, for Floyd & Vedah Fadely and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-3?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 45 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "United States, Veterans Administration Master Index, 1917-1940", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QP2Z-6FM9 : Fri Apr 25 19:06:04 UTC 2025), Entry for Floyd Fadely, 11 Jan 1919.

[7] https://www.findagrave.com/memorial/46190985/vedah-m-fadely

[8] "Arlen Fadely," Michigan Motor Sports Hall of Fame, inductees; *mmshof.org* (https://www.mmshof.org/index.php/inductees/inductees/415-fadely-arlen-2020 : accessed 11 Jan 2026.

[9] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

illustrates the broader industrial economy of Downriver Michigan that provided employment opportunities alongside Ford's operations.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the Minimal Traditional form with side-gabled roof, front gable accent, centered entrance, and single-story massing. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows, though the brick chimney remains and the mid-century window awnings add period character. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape pattern. Integrity of feeling and association are particularly strong given the exceptional documentation of the Fadely family's nearly sixty-year residence, allowing the property to convey its associations with the working-class families who built stable lives in Flat Rock during the mid-20th century.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1938 construction date places this property within the pre-World War II development period, representing the type of housing that enabled working families to achieve homeownership in Flat Rock during the late Depression years. The Minimal Traditional form exemplifies the economical, efficient housing that characterized this period.

The exceptional documentation of the Fadely family's residence significantly enhances the property's historical value. The chain of documentation spanning from the 1940 census through Floyd's 1942 draft registration, the 1950 census, 1959 city directory, Floyd's 1961 death, and Vedah's continued residence until her 1998 death provides an unusually complete record of a single family's nearly sixty-year association with one property. This documentation transforms the property from a typical Minimal Traditional house into a tangible connection to the lived experiences of a working-class family in mid-20th century Flat Rock.

The property retains its essential Minimal Traditional form, with the side-gabled roof with front gable accent, single-story massing, centered entrance, and brick chimney clearly legible despite material alterations. The mid-century window awnings, while not original construction features, add period character that reflects the type of modifications families made to personalize their homes during the post-war decades when the Fadelys resided here.

While vinyl siding and replacement windows have diminished material integrity, these alterations do not compromise the property's ability to convey its historical significance. The documented association with the Fadely family—spanning nearly six decades and supported by census records, draft registration, city directories, and oral history—provides exceptional context that elevates this property's contribution to understanding the residential patterns and family histories that characterized Flat Rock during the mid-20th century.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0175_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29115 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0176_000 Lot 176 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0933311		Long: -83.280461		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1941
Architectural Style	Minimal Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side Gabled w/ Porch dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1941-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29115 Walnut St.						
Historic/Original Owner	Marely & Lilley Kelley /Walter E. & Helen Smith						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	unknown						

Survey Date	2 Nov 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1941 Minimal Traditional residence is a one-story frame dwelling situated in Van Riper Subdivision No. 2 at 29115 Walnut Street. The building exhibits the compact, economical form characteristic of wartime-era residential construction with restrained Colonial Revival influences expressed through symmetrical facade organization, traditional materials, and simplified detailing typical of early 1940s housing development.

The house displays a rectangular footprint with side-gabled roof form creating low horizontal profile typical of Minimal Traditional design. A front gable projection extends from the main roof mass at the left side, breaking the roofline and providing visual interest to the primary facade. The roof is covered with asphalt shingles in light gray tones with moderate pitch. The side-gabled orientation creates eave presentation to the street frontage with wide overhangs providing weather protection.

The exterior walls are clad in vinyl siding in pale yellow or cream coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards and window surrounds creating contrasting white trim elements. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete block, visible at grade level around the building perimeter.

A prominent covered front porch extends across the left portion of the facade beneath the front gable projection, creating substantial outdoor living space. The porch appears to be later addition or significant expansion, featuring flat roof supported by square posts. The porch deck is constructed of wood framing with low platform height. A ceiling fan is installed in the porch ceiling, indicating its use as functional living space. White-painted porch furniture occupies the space, demonstrating active residential use.

The front facade displays symmetrical window arrangement with four evenly-spaced openings across the main body of the house. Window openings are fitted with replacement double-hung units appearing to be vinyl-frame construction, maintaining original opening locations and proportions. Dark brown decorative louvered shutters flank each window opening, creating strong contrast against the pale siding and emphasizing the symmetrical fenestration pattern. The shutters appear to be non-functional decorative elements. An entry door with decorative elements including screen door and patriotic wreath provides primary access through the covered porch area.

The property occupies an interior lot within the subdivision. Mature deciduous trees provide substantial overhead canopy, creating extensive shade across the property and adjacent streetscape. The foreground features a massive tree trunk suggesting exceptional tree age and size. Foundation plantings include shaped evergreen shrubs flanking the porch and foundation, demonstrating careful landscape maintenance. The lawn is maintained in excellent condition with thick, well-manicured turf. A concrete driveway extends along the side of the property. A detached garage structure is visible at the rear right, accessed from the driveway.

Character-defining features include one-story Minimal Traditional form with side-gabled roof and front gable projection, rectangular footprint with compact massing, symmetrical four-bay window arrangement, covered front porch beneath gable projection, dark decorative shutters providing facade contrast, concrete block foundation, vinyl siding with white trim, detached garage at rear, and mature landscape setting with substantial street trees.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

George Van Riper owned lot 176 and the residence thereon in 1942.[1]

M.A. Kelley resided at 29115 Walnut in 1947.[2] In 1950, Marley & Lilley Kelly resided at 29115 Walnut; and Marley worked as a Locomotive Engineer for the railroad.[3]

Walter & Helen Smith resided at 29115 Walnut St. from 1953 until Walter passed on 21 March 2008.[4]

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; 3:620, entry for George Van Riper on lot 176; original records held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 78, dwelling 464, for Marley & Lilley Kelly; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 56 of 58; United States. National Archives and Records Administration.

[4] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society; **<u>ALSO</u>**, "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library; **<u>ALSO</u>**, "United States, Obituary Records, 2014-2023", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:XMLG-KXWM : Thu Nov 28 19:06:29 UTC 2024), entry for Walter "Pete" Smith, 22 April 2023.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1941 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents wartime-era residential development within Van Riper Subdivision No. 2, constructed during the critical final year before American entry into World War II and subsequent wartime building restrictions that largely halted civilian residential construction from 1942-1945.

Integrity Assessment: The property retains good integrity in most aspects despite exterior material alterations and porch addition. Location integrity is complete with the dwelling remaining on original site since 1941 construction. Design integrity is good with one-story Minimal Traditional form, side-gabled roof with front gable projection, rectangular footprint, and symmetrical window arrangement intact, though front porch represents alteration or expansion to original configuration. Materials integrity is fair with vinyl siding and replacement windows representing alterations to original exterior materials, though concrete block foundation remains visible. Workmanship integrity is good with form and massing demonstrating early 1940s construction methods. Setting integrity is excellent within Van Riper Subdivision with mature landscaping and residential neighborhood character. Feeling integrity is good with property conveying wartime-era residential character through form and massing despite material alterations. Association integrity is good through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The c. 1941 construction date places this property within the critical wartime period when residential building was constructed during the final year before American entry into World War II and subsequent comprehensive building restrictions. Construction in 1941 represents building activity during the transitional year between peacetime prosperity and wartime constraints, occurring before the December 7, 1941 Pearl Harbor attack that led to immediate defense mobilization and material shortages. The 1941 construction date makes this property among the last substantial residential buildings completed before wartime restrictions largely ended normal civilian construction until 1945. The property's location within Van Riper Subdivision No. 2 documents the planned residential development pattern that extended subdivided lots throughout the community. The one-story Minimal Traditional form with economical massing represents typical early 1940s residential design emphasizing functionality and construction efficiency, foreshadowing the more severe material constraints that would dominate wartime and immediate post-war building. The symmetrical facade organization and restrained Colonial Revival influences through shutters and traditional proportions demonstrate the continuation of conservative residential design principles during the transitional early 1940s period.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status: The c. 1941 construction represents wartime-era residential development during final year before building restrictions halted civilian construction. The property documents Van Riper Subdivision No. 2 planned residential expansion during transitional pre-war period. The one-story Minimal Traditional form with side-gabled roof and front gable projection exhibits characteristic early 1940s residential design emphasizing economy and functionality. Rectangular footprint and compact massing demonstrate early wartime building efficiency. Symmetrical four-bay window arrangement with decorative shutters reflects restrained Colonial Revival influences typical of conservative early 1940s design. Good integrity retained in location, design, setting, feeling, and association despite vinyl siding, window replacement, and porch alterations. The form, massing, roof configuration, and symmetrical fenestration remain intact, allowing the property to convey its 1941 origins and Minimal Traditional character. Interior lot location with exceptional mature landscaping including massive street trees maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates residential stability.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0176_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29125 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0177_000 Lot 177 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0931945	Long: -83.2804112			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1927	
Architectural Style	Colonial Revival	
Building Form	2 Story Rectilinear	
Roof Form	Side Gabled with dormers	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung/Bay	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1927-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☐ Workmanship ☒ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☐ Altered ☒ Siding/Windows Moved ☐ Date(s):
Current/Common Name	29125 Walnut St.
Historic/Original Owner	George Van Riper/Mrs. J. Harvey Wood
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	George Van Riper
Builder/Contractor	George Van Riper

Survey Date	2 Nov 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1927 Colonial Revival residence is a two-story frame dwelling situated on Lot 177 in Van Riper Subdivision No. 2. The property appears on the 1941 Sanborn Fire Insurance Map at 29125 Walnut Street, confirming its construction prior to American entry into World War II and documenting its presence among the earliest residential development in the subdivision. The building exhibits characteristic Colonial Revival features including front-gable orientation, two-story massing, and symmetrical facade composition typical of late 1920s residential construction.

The house displays an L-shaped footprint created by a two-story front-gable main block with a one-story side wing extending perpendicular to create a cross-gable roof configuration. The front-gable section rises to full two stories, creating vertical emphasis and prominent street presence characteristic of Colonial Revival design. The roof is covered with asphalt shingles in dark brown or gray tones with moderate pitch. The front gable features returns at the eave line suggesting classical detailing. A cross gable over the side wing creates varied roofline and architectural interest.

The exterior walls are clad in vinyl siding in pale yellow or cream coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating contrasting white trim elements. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete block, visible at grade level around the building perimeter.

The front facade displays a three-bay organization on both floors of the main two-story block. Window openings on the upper floor consist of three replacement double-hung units appearing to be vinyl-frame construction, maintaining original opening locations and creating symmetrical fenestration pattern. The first floor features a large angled bay window projection on the left side, creating expanded interior space and increased glass area across multiple surfaces. The bay window appears to be later addition replacing original window configuration. Additional double-hung replacement windows flank the bay window, maintaining overall symmetrical composition. White-painted trim surrounds all window openings, creating contrast against the pale siding.

The side wing extending from the main block features its own cross-gable roof and contains additional window openings maintaining the double-hung configuration. A small covered entry vestibule projects from the junction between the main block and side wing, providing sheltered access. The entry appears to feature a simple gable or shed roof with minimal ornamentation.

The property occupies a standard interior lot within the Van Riper Subdivision. Mature deciduous trees provide substantial overhead canopy, creating extensive shade across the property and adjacent streetscape. The lawn is maintained in excellent condition with thick, well-manicured turf. Foundation plantings are minimal, allowing clear views of the building's form and massing. A concrete sidewalk extends along the street frontage. A detached single-car garage with frame construction and vinyl siding is located at the rear of the property, accessed by a driveway. The garage exhibits gable roof form with asphalt shingle covering.

Character-defining features include two-story Colonial Revival form with front-gable orientation, L-shaped footprint created by two-story main block and one-story side wing, cross-gable roof configuration, symmetrical three-bay facade organization on upper floor, angled bay window projection on first floor, covered entry vestibule at wing junction, concrete block foundation, matching vinyl-sided detached single-car garage, Lot 177 location in Van Riper Subdivision No. 2, and documented presence on 1941 Sanborn Fire Insurance Map at 29125 Walnut Street.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

George Van Riper owned lot 177 and the residence thereon in 1931.[2]

In 1930, Leland F & Fayette Alexander were living at 433 Walnut St., and Leland was employed as a Laborer for Glue Room in the Auto Factory.[3] Mrs. J. Harvey Wood owned lot 177 and the residence thereon in 1939; however, her address is listed as Rockwood, Michigan.[4]

In 1940, Francis J. & Lucille Ferrick and daughter were living at 29125 Walnut St., and Francis was employed as an operator for the oil refinery.[5] Mrs. J. Harvey Wood owned lot 177 and the residence thereon in 1942; however, her address is listed as Rockwood, Michigan.[6]

In 1950, John & FlorianSchram and daughter resided at 29125 Walnut; and John worked at millwork for the chemical plant.[7]

Ronald F. Buchs resided at 29125 Walnut St. in 1959 through 1969.[8] Alan J. Irwin resided at 29125 Walnut St. from 1970-1971.[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1927 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents pre-Depression residential development within Van Riper Subdivision No. 2, documenting the earliest phase of planned residential expansion in the community during the prosperous late 1920s prior to the economic collapse of 1929.

Integrity Assessment: The property retains good integrity in most aspects despite exterior material alterations. Location integrity is complete with the dwelling remaining on original Lot 177 since circa 1927 construction, documented at 29125 Walnut Street on the 1941 Sanborn map. Design integrity is very good with two-story Colonial Revival form, front-gable orientation, L-shaped footprint with cross-gable wing, and symmetrical upper-floor fenestration intact, though bay window represents alteration to first-floor facade. Materials integrity is fair with vinyl siding and replacement windows representing alterations to original exterior materials, though concrete block foundation remains visible. Workmanship integrity is good with form, massing, and two-story construction demonstrating late 1920s building methods. Setting integrity is excellent within Van Riper Subdivision with mature street trees and residential neighborhood character. Feeling integrity is good with property conveying late 1920s Colonial Revival residential character through form and massing despite material alterations. Association integrity is good through continuous single-family residential use since construction and documented Sanborn map presence.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 120, entry for George Van Riper on lot 177; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 217 (stamped), enumeration district (ED) 82-880, sheet 1A, dwelling 1, family 1, for Leland F. & Fayette Alexander; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : accessed 27 July 2025), FHL# 004951268 Image 439 of 1148; United States. National Archives and Records Administration. *Note: The address cannot be confirmed; however, by deduction of the residents on the street on the census matched against the tax payers of 1931, the Alexanders are the likely occupants of the home.*

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 197, entry for Mrs. J. Harvey Wood (Rockwood); original records held by Brownstown Township Historical Society. *Note: J. Harvey Wood was an Attorney that bought and sold real estate during the 20s & 30s.*

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1A, dwelling 4, for Francis J. & Lucille Ferrick and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 5 of 1034; United States. National Archives and Records Administration.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; 3:620, entry for Mrs. Harvey Wood (Rockwood); original records held by Brownstown Township Historical Society.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 44, dwelling 465, for John & Florian Schram and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-3?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 45 of 58; United States. National Archives and Records Administration.

[8] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Criterion A - Community Planning and Development: The c. 1927 construction date places this property among the earliest residential development in Van Riper Subdivision No. 2, representing pre-Depression prosperity and planned residential expansion during the economically robust late 1920s. Construction circa 1927 occurred during the peak of the pre-Depression building boom, two years before the 1929 stock market crash that would halt most residential construction for several years. The property's documentation on the 1941 Sanborn Fire Insurance Map at 29125 Walnut Street provides cartographic evidence of its presence within the established residential fabric by the early 1940s. The property's location on Lot 177 in Van Riper Subdivision No. 2 documents the planned residential development pattern that extended subdivided lots throughout the community. The two-story Colonial Revival form represents substantial residential investment typical of the prosperous late 1920s, contrasting with the smaller, more economical dwellings constructed during the Depression and wartime years. City directory documentation establishes occupancy patterns reflecting local industrial employment: 1940 census records Francis J. and Lucille Ferrick with daughter residing at 29125 Walnut with Francis employed as operator for oil refinery; 1950 records show John and Florian Schram with daughter at the address with John working at millwork for chemical plant; directories from 1959 through 1969 confirm Ronald F. Buchs residence. This documentation connects the property to Flat Rock's industrial workforce and demonstrates residential continuity across three decades.

Period of Significance: The 1927-1975 period encompasses the property's construction during the pre-Depression building boom through the district's terminal date, documenting its role in the community's earliest residential development and subsequent occupation across Depression, wartime, and post-war decades.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status: The c. 1927 construction represents pre-Depression residential development during late 1920s prosperity, documenting earliest phase of Van Riper Subdivision expansion. The property occupies Lot 177 in Van Riper Subdivision No. 2, establishing planned residential development pattern. Documentation on 1941 Sanborn Fire Insurance Map at 29125 Walnut Street provides cartographic evidence confirming pre-war presence. The two-story Colonial Revival form with front-gable orientation exhibits substantial residential design typical of prosperous late 1920s building boom. The L-shaped footprint with cross-gable wing demonstrates architectural sophistication exceeding later Depression-era and wartime construction. City directory documentation from 1940, 1950, and 1959-1969 establishes occupancy history connecting property to local industrial workforce including oil refinery and chemical plant employees. Good integrity retained in location, design, setting, feeling, and association despite vinyl siding, window replacement, and bay window alterations. The two-story form, front-gable orientation, cross-gable wing, and overall massing remain intact, allowing the property to convey its late 1920s origins and Colonial Revival character. Interior lot location with exceptional mature street trees maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates residential stability. The property contributes to understanding pre-Depression residential development patterns, late 1920s prosperity and building activity, Colonial Revival architectural prevalence, and industrial workforce housing in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0177_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29137 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0178_000 Lot 178 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0930568		Long: -83.2804371		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1938	
Architectural Style	Cape Cod	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1938-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):
Current/Common Name	29137 Walnut St.		
Historic/Original Owner	Johnnie N. & Kittie Grier		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Architect/Engineer/Designer	unknown		
Builder/Contractor	unknown		

Survey Date	2 Nov 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1938 Cape Cod residence is a 1.5-story frame dwelling situated on corner Lot 178 in Van Riper Subdivision No. 2. The property appears on the 1941 Sanborn Fire Insurance Map at 29137 Walnut Street, confirming its construction by Johnnie Grier in the late Depression era. The building exhibits characteristic Cape Cod features including side-gabled roof form with dormers, compact rectangular massing, and symmetrical facade organization typical of late 1930s residential construction.

The house displays a rectangular footprint with side-gabled roof creating the horizontal emphasis characteristic of Cape Cod design. Two gable dormers project from the front roof slope, providing light and headroom to upper-story rooms and creating the distinctive Cape Cod roofline. The roof is covered with asphalt shingles in brown tones with moderate pitch enabling habitable second-floor space within the roof volume. The dormers feature gable roofs aligned with the main roof pitch, with window openings centered in each dormer face.

The exterior walls are clad in vinyl siding in light gray coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards and window surrounds creating contrasting white trim elements. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete block, visible at grade level around the building perimeter. A brick chimney rises from the rear roof slope, constructed of dark-colored masonry indicating interior heating system.

A covered front porch with gable roof extends across a portion of the front facade, providing sheltered entry access. The porch features wood-frame construction with natural wood posts supporting the gable roof. The porch deck appears to be wood construction accessed by wood stairs with simple railings. The porch gable creates visual interest and provides weather protection for the primary entry. Window openings are fitted with replacement double-hung units appearing to be vinyl-frame construction, maintaining original opening locations and proportions. An entry door provides primary access beneath the covered porch.

The property occupies a corner lot location providing visibility from two street frontages. Mature deciduous trees provide substantial canopy coverage, creating extensive shade across the property. Foundation plantings include extensive beds of flowering shrubs, perennials, and ornamental plants displaying vibrant colors including red, yellow, and burgundy foliage. The landscaping demonstrates exceptional maintenance with well-established plantings creating visual interest. A concrete driveway extends along the side of the property, providing vehicle access to the rear. A detached single-car garage with frame construction and vinyl siding matching the principal dwelling is located at the rear of the property, accessed from the driveway. The garage exhibits gable roof form with asphalt shingle covering and includes an octagonal window in the gable end.

Character-defining features include 1.5-story Cape Cod form with side-gabled roof, two front gable dormers providing second-floor fenestration, compact rectangular massing, covered front porch with gable roof and natural wood posts, symmetrical facade organization, concrete block foundation, brick chimney on rear roof slope, matching vinyl-sided detached single-car garage with octagonal gable window, corner Lot 178 location in Van Riper Subdivision No. 2, documented presence on 1941 Sanborn Fire Insurance Map at 29137 Walnut Street, and documented construction by builder-owner Johnnie N. Grier in 1938.

This one-story, single-family frame residence with matching single car garage is situated on Lot 178 in the Van Riper Sub. No. 2 and in 1941, the address was 29137 Walnut St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Johnnie Grier owned lot 178 and built the residence 29137 Walnut St. in 1938.[2] In 1940, Johnnie N. & Kittie E. Grier and family were living at 29137 Walnut St., and Johnnie was employed as an assembly man for the auto factory.[3] In 1950, Johnnie & Kittie Grier and children resided at 29137 Walnut; and Johnnie worked as truck mechanic at the oil refinery.[4] The Grier Family resided at 29137 Walnut 1959 through 1971.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1938 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Social History** and **Criterion B for Association with Johnnie N. Grier (builder-owner)**. The property represents late Depression-era residential development within Van Riper Subdivision No. 2 with documented builder-owner construction by Johnnie Grier and exceptional thirty-three-year documented continuous Grier family ownership from construction in 1938 through 1971, demonstrating extraordinary residential stability and working-class homeownership achievement during Depression, wartime, and post-war periods.

Integrity Assessment: The property retains good integrity in all seven aspects despite exterior material alterations. Location integrity is complete with the dwelling remaining on original corner Lot 178 since 1938 construction, documented at 29137 Walnut Street on the 1941 Sanborn map. Design integrity is excellent with 1.5-story Cape Cod form, side-gabled roof with two front dormers, covered front porch, and symmetrical organization intact. Materials integrity is fair with vinyl siding and replacement windows representing alterations to original exterior materials, though concrete block foundation and brick chimney remain visible. Workmanship integrity is good with form, massing, and dormer construction demonstrating 1938 building methods. Setting integrity is excellent within Van Riper Subdivision corner lot location with mature landscaping. Feeling integrity is good with property conveying late Depression-era Cape Cod residential character through form and massing despite material alterations. Association integrity is exceptional through documented thirty-three-year continuous Grier family ownership from 1938-1971 and builder-owner Johnnie Grier construction.

Criterion A - Community Planning and Development and Social History: The 1938 construction by Johnnie N. Grier represents late Depression-era residential development during the period of gradual economic recovery preceding World War II. Grier's construction of his family home in 1938 demonstrates working-class homeownership achievement during challenging economic conditions, as he was employed as an assembly man at the auto factory in 1940. The property's documentation on the 1941 Sanborn Fire Insurance Map at 29137 Walnut Street provides cartographic evidence of its presence within the established residential fabric by the early 1940s. The exceptional thirty-three-year documented continuous Grier family residence from construction in 1938 through at least 1971 represents extraordinary residential stability spanning Depression recovery, World War II, post-war adjustment, suburban expansion, and social changes of the 1960s-early 1970s. City directory documentation confirms continuous occupancy: 1940 census records Johnnie N. and Kittie E. Grier with family residing at 29137 Walnut with Johnnie employed as assembly man for auto factory; 1950 records show Johnnie and Kittie Grier with children at the address with Johnnie working as truck mechanic at oil refinery; directories from 1959 through 1971 confirm continued Grier family residence. This three-decade-plus

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 197, entry for John N. Grier; original records held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; 3:620, entry for Johnie N. Grier; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1A, dwelling 5, for Johnnie N. & Kittie E. Grier and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 5 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 44, dwelling 466, for Johnnie & Kittie Grier and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-3?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 45 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

continuous ownership demonstrates successful long-term working-class homeownership and community commitment. Johnnie Grier's employment progression from auto factory assembly man to oil refinery truck mechanic reflects local industrial employment patterns and working-class economic advancement. The property's location on corner Lot 178 in Van Riper Subdivision No. 2 documents the planned residential development pattern that extended subdivided lots throughout the community.

Criterion B - Association with Johnnie N. Grier: Johnnie N. Grier's documented role as builder-owner of this residence in 1938 and exceptional thirty-three-year family occupancy establishes him as significant figure in Flat Rock's late Depression-era residential development. Grier's construction expertise enabling him to build his family's Cape Cod home during challenging 1938 economic conditions demonstrates skilled craftsmanship and working-class self-sufficiency. His decision to construct a 1.5-story Cape Cod with dormers and covered porch when building his family's home shows commitment to quality residential design despite economic constraints. The exceptional thirty-three-year family occupancy from 1938-1971 indicates Grier's successful creation of an enduring family home that served across three decades, multiple generations, and significant historical periods including Depression recovery, World War II, and post-war suburban development. His builder-owner status represents important construction model where skilled working-class individuals built their own residences, achieving homeownership through personal labor and craftsmanship. Grier's documented employment in local industry—first as auto factory assembly man and later as oil refinery truck mechanic—connects the property to Flat Rock's industrial workforce and working-class residential development patterns.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status: The 1938 construction by builder-owner Johnnie N. Grier represents late Depression-era residential development and working-class homeownership achievement. Exceptional thirty-three-year documented continuous Grier family ownership from 1938-1971 demonstrates extraordinary residential stability across Depression recovery, World War II, and post-war periods. Johnnie Grier's documented employment progression from auto factory assembly man to oil refinery truck mechanic reflects local industrial workforce patterns. The 1.5-story Cape Cod form with front gable dormers exhibits characteristic late 1930s residential design. The property occupies corner Lot 178 in Van Riper Subdivision No. 2, documenting planned residential expansion. Documentation on 1941 Sanborn Fire Insurance Map at 29137 Walnut Street provides cartographic evidence confirming presence. City directory and census documentation from 1940, 1950, 1959-1971 establishes comprehensive ownership history. The covered front porch with gable roof and Cape Cod dormers demonstrate period architectural features. Good integrity retained in location, design, setting, feeling, and association despite vinyl siding and window replacement alterations. The form, massing, dormers, and porch configuration remain intact, allowing the property to convey its 1938 origins and Cape Cod character. Corner lot location with exceptional mature landscaping maintains residential neighborhood character. Builder-owner construction and exceptional family tenure demonstrate working-class residential achievement and community stability. The property contributes to understanding late 1930s residential development patterns, working-class homeownership, builder-owner construction models, and Cape Cod architectural prevalence in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0178_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29149 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0179_000 Lot 179 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0929196		Long: -83.2804342		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1938
Architectural Style	Minimal Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side Gabled w/porch
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacement
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1938-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29149 Walnut St.					
Historic/Original Owner	Carl Delbert & Dorothy Bullock					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	2 Nov 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1938 Minimal Traditional residence is a one-story frame dwelling situated on corner Lot 179 in Van Riper Subdivision No. 2. The property appears on the 1941 Sanborn Fire Insurance Map at 29149 Walnut Street, confirming its construction prior to American entry into World War II. The building exhibits the compact, economical form characteristic of late Depression-era residential construction with restrained design executed through simplified massing and traditional materials.

The house displays a rectangular footprint with side-gabled roof form creating low horizontal profile typical of Minimal Traditional design. A front gable projection extends from the main roof mass, breaking the roofline and providing architectural interest to the primary facade. The roof is covered with asphalt shingles in medium brown tones with moderate pitch allowing for attic space. The side-gabled orientation creates eave presentation to the street frontage.

The exterior walls are clad in vinyl siding in pale yellow coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards and window surrounds in white. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete block, visible at grade level. A concrete block chimney rises from the rear roof slope, indicating interior heating system.

A raised front deck with white-painted railings and newel posts provides elevated entry access, approached by dual stairways creating symmetrical access from grade. The deck appears to be wood-frame construction with painted balustrade components. The deck platform is elevated approximately four feet above grade, suggesting pier or post foundation system. Window openings are fitted with replacement double-hung units appearing to be vinyl-frame construction, maintaining original opening locations. White-painted decorative louvered shutters flank windows on the front facade. An entry door with oval decorative glass insert and white frame provides primary access, sheltered beneath the front gable projection.

The property occupies a corner lot location providing visibility from two street frontages. Mature deciduous trees provide substantial overhead canopy, creating dappled shade across the property. Foundation plantings are minimal with small ornamental elements and seasonal decorations. The lawn is maintained in good condition. A detached single-car garage with frame construction and vinyl siding matching the principal dwelling is set back from the street, accessed by a concrete driveway. The garage exhibits gable roof form with asphalt shingle covering.

Character-defining features include one-story Minimal Traditional form with side-gabled roof and front gable projection, rectangular footprint with compact massing, symmetrical facade organization, raised front deck with dual stairways, concrete block foundation, matching vinyl-sided detached single-car garage, corner Lot 179 location in Van Riper Subdivision No. 2, and documented presence on 1941 Sanborn Fire Insurance Map at 29149 Walnut Street.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Carl Delbert Bullock owned lot 179 and built the residence 29149 Walnut St. in 1938.[2] In 1940, Carl D. & Dorothy Bullock were living at 29149 Walnut St., and Carl was employed in operations at the oil refinery.[3]

In 1950, Harvey & Margaret Landis and their daughter resided at 29149 Walnut; and Harvey worked as a sewing machine operator for an auto manufacturer.[4] The Harvey Landis Family resided at 29149 Walnut in 1959 through 1971.[5]

"Home of the Landis family. They were very active in the First Congregational Church. Their grandson now owns it [29149 Walnut St.]. He is Alton Schroeder of Schroeder Tax service on Gibraltar Rd."[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1938 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents late Depression-era residential development within Van Riper Subdivision No. 2 and demonstrates the expansion of planned residential neighborhoods during the pre-war period. Documentation on the 1941 Sanborn Fire Insurance Map confirms the property's presence and establishes its role in the community's residential development pattern.

Integrity Assessment: The property retains good integrity in most aspects despite exterior material alterations. Location integrity is complete with the dwelling remaining on original corner Lot 179 since construction, documented at 29149 Walnut Street on the 1941 Sanborn map. Design integrity is excellent with one-story Minimal Traditional form, side-gabled roof with front gable projection, rectangular footprint, and symmetrical organization intact. Materials integrity is fair with vinyl siding and replacement windows representing alterations to original exterior materials, though concrete block foundation remains visible. Workmanship integrity is good with form and massing demonstrating late 1930s construction methods. Setting integrity is excellent within Van Riper Subdivision corner lot location with mature landscaping. Feeling integrity is good with property conveying late Depression-era residential character through form and massing despite material alterations. Association integrity is good through continuous single-family residential use since construction and documented Sanborn map presence.

Criterion A - Community Planning and Development: The c. 1938 construction date places this property within the critical late Depression era when residential construction was beginning to recover following the economic hardships of the early-to-mid 1930s. Construction circa 1938 represents renewed building activity as economic conditions gradually improved, occurring in the years immediately preceding American involvement in World War II. The property's documentation on the 1941 Sanborn Fire Insurance Map at 29149 Walnut Street provides cartographic evidence of its presence within the established residential fabric by the early 1940s. The property's location on corner Lot 179 in Van Riper Subdivision No. 2 documents the planned residential development pattern that extended subdivided lots throughout the community. Corner lot placement suggests this property occupied a prominent position within the subdivision layout, typically commanding enhanced

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 197, entry for Carl D. Bullock; original records held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; 3:620, entry for C. Delbert Bullock; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1A, dwelling 6, Carl D. & Dorothy Bullock ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 5 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 44, dwelling 467, for Harvey & Margaret Landis and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-3?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 45 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

visibility and often larger dimensions than interior lots. The one-story frame construction with detached garage represents typical late 1930s residential development patterns emphasizing economical building forms and automobile accommodation. The property's continuous single-family residential use since construction demonstrates long-term residential stability contributing to neighborhood continuity.

The 1938-1975 period encompasses the property's construction during the late Depression era through the district's terminal date, documenting its role in the community's residential development from pre-war expansion through the post-war decades.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status: The c. 1938 construction represents late Depression-era residential development during period of economic recovery preceding World War II. The property occupies corner Lot 179 in Van Riper Subdivision No. 2, documenting planned residential expansion. Documentation on 1941 Sanborn Fire Insurance Map at 29149 Walnut Street provides cartographic evidence confirming pre-war presence. The one-story Minimal Traditional form with side-gabled roof and front gable projection exhibits characteristic late 1930s residential design emphasizing economy and functionality. Rectangular footprint and compact massing demonstrate Depression-era building efficiency. The detached single-car garage documents automobile accommodation typical of late 1930s development. Good integrity retained in location, design, setting, feeling, and association despite vinyl siding and window replacement alterations. The form, massing, and overall configuration remain intact, allowing the property to convey its late Depression-era origins. Corner lot location with mature landscaping maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates residential stability. The property contributes to understanding late 1930s residential development patterns and Minimal Traditional architectural prevalence in the Flat Rock Historical District despite exterior material alterations that have not compromised its essential form and character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0179_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29163 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0180_000 Lot 180 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0927906	Long: -83.2804159			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1942	
Architectural Style	Minimal Traditional	
Building Form	Single-story cottage w/ front- gable	
Roof Form	Front-facing gabled roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete	
Window Materials	Wood frames w/ trim & shutters	
Window Type	Double-hung sash windows with decorative shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Social History, Community Planning and Development, Architecture					
Period(s) of Significance	1942-1972 (Late Period of Significance - Wartime Transition Phase)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	29163 Walnut Street					
Historic/Original Owner	Wallace Meyers					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	unknown					

Survey Date	6 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1942 Minimal Traditional residence is a one-story brick veneer dwelling situated on corner Lot 180 in Van Riper Subdivision No. 2. The building exhibits the compact, economical form characteristic of wartime-era residential construction with restrained Colonial Revival influences expressed through symmetrical facade organization and traditional materials.

The house displays a rectangular footprint with side-gabled roof form creating low horizontal profile typical of Minimal Traditional design. A front gable projection extends from the main roof mass, breaking the roofline and providing visual interest to the primary facade. The roof is covered with asphalt shingles in light color. A brick chimney rises from the roof ridge near the center of the structure, constructed of the same reddish-brown brick as the main walls.

The exterior walls are clad entirely in brick veneer displaying consistent reddish-brown coloration with running bond pattern. The brickwork exhibits uniform coursing and tight mortar joints indicating quality construction craftsmanship. The brick veneer extends to foundation level without visible water table or contrasting foundation treatment, creating continuous masonry appearance. The foundation combines brick and concrete construction materials.

A covered front porch spans approximately one-third of the facade width, providing sheltered entry access. The porch features simple square posts supporting a flat roof that aligns with the main roof eave line. The porch deck appears to be concrete construction with brick steps providing access from grade. Window openings are fitted with replacement double-hung units appearing to be vinyl or aluminum-frame construction, maintaining original opening locations and proportions. Green-painted decorative shutters flank windows on the front facade. A wood panel door with multiple glass lights provides primary entry, painted in natural wood tone contrasting with the brick veneer.

The property occupies a corner lot location providing visibility from two street frontages. Mature deciduous trees frame the dwelling, including substantial specimens providing overhead canopy. Foundation plantings include ornamental shrubs and perennials in beds along the front facade, with a notable Japanese maple displaying burgundy foliage near the entry. Evergreen shrubs provide foundation screening. A concrete walkway connects the street to the front entry. The rear yard includes a detached garage structure set back from the primary dwelling.

Character-defining features include one-story Minimal Traditional form with side-gabled roof and front gable projection, complete brick veneer exterior in reddish-brown tones, brick chimney on roof ridge, covered front porch with simple posts, symmetrical facade organization.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Wallace Meyers owned lot 180 and the residence 29163 Walnut in 1942.[1]

Edwin Bennett resided at 29163 Walnut in 1947.[2] In 1950, Edwin & Yvonne Bennett and daughters resided at 29163 Walnut; and Edwin worked as the chief chemist at the oil refinery.[3]

In 1954, Robert Koss and family were living at 29163 Walnut.[4] In 1959, Robert Koss and family were living at 29163 Walnut Street.[5] Ronald L. Peacock resided at 29163 Walnut St. from 1960 through 1971.[6]

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; 3:620 entry for Wallace Meyers; original records held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 44, dwelling 468, for Edwain & Yvonne Bennett and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-3?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 45 of 58; United States. National Archives and Records Administration.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1954) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1942 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents wartime-era residential development within Van Riper Subdivision No. 2 and demonstrates Minimal Traditional architectural design with quality brick veneer construction characteristic of early 1940s housing.

Integrity Assessment: The property retains good integrity in all seven aspects. Location integrity is complete with the dwelling remaining on original corner Lot 180 since construction. Design integrity is excellent with one-story Minimal Traditional form, side-gabled roof with front gable projection, and symmetrical organization intact. Materials integrity is good with original brick veneer preserved throughout exterior walls, though window replacements represent modest alteration. Workmanship integrity is good with quality brickwork demonstrating consistent coursing and tight joints. Setting integrity is excellent within Van Riper Subdivision corner lot location with mature landscaping. Feeling integrity is good with property conveying wartime-era residential character. Association integrity is good through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The c. 1942 construction date places this property within the critical wartime period when residential building was severely restricted due to defense priorities and material shortages. Construction in 1942 represents building activity during the first full year of American involvement in World War II, when civilian construction was increasingly difficult due to material allocations for military purposes. The property's location on Lot 180 in Van Riper Subdivision No. 2 documents the planned residential development pattern extending the subdivision platted in earlier years. The corner lot placement suggests this property held premium position within the subdivision layout.

Criterion C - Architecture: The property represents a well-preserved example of Minimal Traditional residential architecture executed in quality brick veneer construction. The one-story form with side-gabled roof and front gable projection exhibits the economical, compact design principles of wartime housing while maintaining restrained Colonial Revival details through symmetrical organization and traditional materials. The complete brick veneer treatment distinguishes this dwelling from typical wood-sided Minimal Traditional houses and demonstrates construction quality despite wartime material constraints. The preservation of original brick veneer provides authentic example of early 1940s residential materials and craftsmanship. The simple covered porch, symmetrical window placement, and central chimney reflect Minimal Traditional design tenets emphasizing functionality and economy without sacrificing residential character.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status: The c. 1942 construction represents wartime-era residential development during period of severe building restrictions. The property occupies corner Lot 180 in Van Riper Subdivision No. 2, documenting planned residential expansion. Quality brick veneer construction throughout exterior walls demonstrates substantial material investment during wartime constraints. The Minimal Traditional architectural style with Colonial Revival influences represents prevalent early 1940s residential design. The one-story form with side-gabled roof and front gable projection exhibits characteristic wartime housing economy. Original brick veneer preservation provides authentic example of 1942 construction materials. Good integrity retained in design, materials, workmanship, setting, and feeling despite modest window replacements. Corner lot location with mature landscaping maintains residential neighborhood character. Continuous single-family use since construction demonstrates residential stability. The property contributes to understanding wartime residential development patterns and Minimal Traditional architectural prevalence in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0180_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29305 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0181_000 Lot 181 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0925072	Long: -83.2803941			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1940		
Architectural Style	Cape Cod		
Building Form	1.5 Rectilinear		
Roof Form	Side Gable with dormer		
Roof Materials	Asphalt Shingles		
Exterior Wall Materials	Brick Veneer w/ sided accents		
Foundation Materials	Brick/Concrete		
Window Materials	Vinyl Replacement		
Window Type	Bay Picture/Double Hung		
Outbuildings	Yes ☒	No ☐	
Number/Type:	1 Garage (on corner)		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture; Social History
Period(s) of Significance	1941-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):		

Current/Common Name	29305 Walnut
Historic/Original Owner	Charles & Edna Francis
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	Charles Francis (likely)

Survey Date	2 Nov 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1941 Cape Cod house at 29305 Walnut Street represents wartime residential development built by Charles Francis just months before Pearl Harbor, embodying exceptional thirty-year documented Francis family ownership from 1941-1971. The 1.5-story brick-veneered dwelling exhibits characteristic Cape Cod design with side-gabled roof, front gable dormer, symmetrical facade organization, quality brick veneer construction, and distinctive angled bay window. Situated on corner Lot 181 in Van Riper Subdivision No. 2 and documented on the 1941 Sanborn Fire Insurance Map, the property retains outstanding integrity through preservation of original brick veneer and Cape Cod character-defining features.

The house exhibits classic Cape Cod architecture through its 1.5-story form, side-gabled roof creating horizontal emphasis with steep pitch enabling upper-story living space, compact rectangular footprint, and symmetrical facade organization. A front gable dormer projects from the roof slope providing light and headroom to upper rooms while creating architectural interest. The building displays balanced composition with central entry flanked by windows. An angled bay window projects from the first floor creating architectural distinction, additional interior space, and abundant natural light from multiple surfaces, elevating the property above standard Cape Cod examples and demonstrating Francis's attention to quality when constructing his family home.

The most significant architectural feature is the exceptional brick veneer covering the first floor and lower walls, representing substantial material investment uncommon in 1941 wartime construction. The reddish-brown brick veneer creates permanent, low-maintenance exterior conveying quality and prosperity while eliminating painting requirements. The brickwork exhibits quality craftsmanship with consistent coursing, tight mortar joints, and careful detailing around openings. Upper gable ends feature vinyl siding covering original materials, representing later alteration, while the original brick veneer remains intact demonstrating excellent preservation of character-defining masonry.

Fenestration has been updated with replacement windows appearing to be vinyl or aluminum-frame double-hung units maintaining original opening locations. The distinctive angled bay window projecting from the front facade features multiple surfaces creating expanded glass area. Bay windows represented desirable 1930s-1940s features providing enhanced illumination and spaciousness. A covered front porch with white-painted railings provides sheltered entry creating crisp contrast against brick veneer. The foundation combines brick and concrete with visible brick foundation walls coordinating with first-floor masonry creating unified appearance. A brick chimney provides heating system venting.

A detached single-car garage matching the house's brick veneer construction demonstrates Francis's commitment to site-wide quality and visual unity. The matching reddish-brown brick suggests contemporaneous 1941 construction. Single-car capacity represents typical early 1940s sizing when most families owned one vehicle, while detached configuration represents standard 1940s pattern before attached garages became predominant.

The property occupies corner Lot 181 in Van Riper Subdivision No. 2, with the 1941 Sanborn Fire Insurance Map documenting the house at 29305 Walnut Street the same year as construction, providing exceptional cartographic evidence. The corner location provides enhanced visibility and potentially larger lot size. Exceptionally well-maintained landscaping includes pristine lawn, substantial foundation plantings, curved planting bed with ornamental plants, mature deciduous trees, and concrete walkways. The landscaping quality and maturity indicate decades of continuous care characteristic of the Francis family's thirty-year residence from 1941-1971.

Charles Francis's 1941 construction places this among final residential buildings completed before Pearl Harbor (December 7, 1941) and subsequent wartime restrictions that largely halted civilian building from 1942-1945. Construction occurred under increasingly difficult conditions as materials shifted toward military production. Francis's completion before or shortly after Pearl Harbor demonstrates timing that narrowly preceded nearly complete cessation of civilian residential development. The substantial brick veneer, bay window, and matching garage suggest construction during early-to-mid 1941 before severe material shortages, documenting the final phase of pre-war development.

Character-defining features include 1.5-story Cape Cod form with side-gabled roof and front gable dormer, exceptional original brick veneer in reddish-brown tones, distinctive angled bay window, symmetrical

organization, quality brickwork, matching brick-veneered garage, brick and concrete foundation, corner Lot 181 location, 1941 Sanborn documentation, Charles Francis builder-owner construction, and exceptional thirty-year continuous Francis family occupancy representing one of longest documented ownerships in survey area.

The property exhibits excellent condition with pristine brick veneer, well-maintained roof, and superior landscaping. Outstanding integrity in all seven aspects includes complete location integrity on original Lot 181, excellent design integrity with Cape Cod form and features intact, very good materials integrity with original brick veneer preserved, excellent workmanship integrity with quality brickwork visible, excellent setting integrity, outstanding feeling integrity conveying wartime-era character, and exceptional association integrity through thirty-year Francis family documentation.

This 1.5-story, single-family brick veneer residence with matching single car garage is situated on corner Lot 181 in the Van Riper Sub. No. 2 and in 1941, the address was 29305 Walnut St.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Charles Francis purchased lot 181 about 1940 from George Van Riper and built the residence 29305 Walnut, the Sanborn Map of 1941 shows a completed house and the Tax Rolls of 1942 show Mr. Francis as the owner.[2] In 1950, Charles & EdnaFrancis and daughters resided at 29305 Walnut; and Charles worked as an electrical repairman at the Trenton Channel Electric Power Plant.[3]

The Charles Francis Family resided at 29305 Walnut from 1959 through 1971.[4]

"Home of Edna and Charles Francis and their children: Phillip, Marilyn and Sandra. They were very active in the First Congregational Church where Charles sang in the choir. Their sidewalk was one of the best for young roller-skaters."[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1941 property is recommended as **CONTRIBUTING to the Flat Rock Historical District** and is assessed as **INDIVIDUALLY ELIGIBLE for the National Register** under **Criterion A for Community Planning and Development and Social History**, **Criterion B for Association with Charles Francis (builder-owner)**, and **Criterion C for Architecture**. The property represents exceptional wartime-era residential development with quality Cape Cod design featuring brick veneer construction, possesses extraordinary thirty-year documented continuous Francis family ownership from construction through 1971, demonstrates builder-owner construction during final year before wartime building restrictions, and retains outstanding architectural integrity through preservation of original brick veneer and Cape Cod character-defining features.

INTEGRITY ASSESSMENT:

The property retains outstanding integrity in all seven aspects with minimal alterations. Location integrity is complete with property remaining on original corner Lot 181 since 1941 construction. Design integrity is excellent with 1.5-story Cape Cod form, side-gabled roof, front gable dormer, bay window, and symmetrical organization fully intact. Materials integrity is very good with exceptional preservation of original brick veneer on lower walls and first floor, while vinyl siding on upper gable ends represents modest later alteration. Workmanship integrity is excellent with quality 1941 brickwork demonstrating superior craftsmanship preserved. Setting integrity is excellent within Van Riper Subdivision corner lot location. Feeling integrity is

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; 3:621, entry for Charles Francis; original records held by Brownstown Township Historical Society.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 44, dwelling 469, for Charles & Edna Francis and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-3?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 45 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

outstanding with complete conveyance of wartime-era Cape Cod residential character. Association integrity is exceptional through thirty-year documented Charles Francis family continuous ownership.

SUMMARY: The property retains exceptional integrity through outstanding preservation of character-defining brick veneer, Cape Cod form and details, and continuous single-family ownership. Alterations limited to window replacements and vinyl siding on gable ends have minimal impact on overall historical character.

CRITERION A - COMMUNITY PLANNING AND DEVELOPMENT:

Charles Francis's construction of this house in 1941 represents residential development during the final year before American entry into World War II and subsequent wartime building restrictions that largely halted civilian construction from 1942-1945. The 1941 construction date places this property among the last substantial residential buildings completed before defense mobilization and wartime material shortages ended normal civilian building. Pearl Harbor attack on December 7, 1941 led to immediate comprehensive restrictions, making 1941 the final year of relatively normal residential construction until war's end. Francis's completion of quality brick-veneered Cape Cod with bay window and matching garage demonstrates construction during this crucial transitional year.

Charles Francis's documented role as builder of his own family residence represents owner-builder construction pattern where individuals with construction skills built their own homes rather than purchasing from developers or hiring contractors. This builder-owner model, common during early-to-mid 20th century, enabled families with construction expertise to achieve quality housing while controlling costs and design decisions. Francis's investment in substantial brick veneer construction and architectural details like bay window demonstrates his commitment to quality when building for his own family's long-term occupancy.

The property's location on corner Lot 181 documents planned residential development within Van Riper Subdivision. Corner lots often commanded premium value due to enhanced visibility, additional light and air, and typically larger dimensions. The 1941 Sanborn Fire Insurance Map documentation provides cartographic evidence confirming the house's presence at 29305 Walnut Street on Lot 181 immediately upon construction.

The documented continuous Francis family residence from construction in 1941 through at least 1971 represents exceptional thirty-year single-family occupancy demonstrating extraordinary residential stability and community commitment. This three-decade continuous ownership represents one of the longest documented owner-occupancies in the survey area. The Francis family's sustained residence through wartime, post-war adjustment, suburban expansion, and social changes of the 1960s-early 1970s demonstrates deep community roots and successful long-term homeownership. The family's continuous care enabling outstanding property preservation suggests strong attachment and pride in the quality home Charles Francis built.

CRITERION B - ASSOCIATION WITH CHARLES FRANCIS (Builder-Owner):

Charles Francis's documented role as builder of this residence in 1941 and continuous family occupancy through 1971 establishes him as significant figure in Flat Rock's wartime-era residential development. Francis's construction expertise enabling him to build quality brick-veneered Cape Cod during challenging 1941 conditions demonstrates skilled craftsmanship and construction knowledge. His decision to invest in substantial brick veneer, bay window feature, and matching garage when building his family's home shows commitment to quality construction and long-term property value. The exceptional thirty-year family occupancy indicates Francis's successful creation of enduring family home that served across three decades and multiple generations. His builder-owner status represents important construction model where skilled craftsmen built their own quality residences.

CRITERION C - ARCHITECTURE:

This property represents superior example of Cape Cod residential architecture with exceptional brick veneer construction, distinctive bay window feature, quality craftsmanship, and outstanding preservation. The 1.5-story form with side-gabled roof and front gable dormer demonstrates classic Cape Cod design principles. The symmetrical facade organization creates balanced, traditional composition characteristic of the style.

The exceptional brick veneer covering first floor and lower walls represents substantial material quality investment uncommon in 1941 wartime-era residential construction. The reddish-brown brick creates permanent, low-maintenance exterior demonstrating superior construction standards. The quality brickwork with consistent coursing and tight mortar joints exhibits excellent craftsmanship. The matching brick-veneered garage creates site-wide material coordination unusual for detached garages. This comprehensive brick veneer treatment distinguishes the property from typical wood-sided Cape Cod houses and demonstrates Francis's commitment to quality when building his family home.

The distinctive angled bay window projecting from the front facade represents sophisticated architectural detail elevating the property above standard Cape Cod examples. Bay windows were desirable features during the 1930s-1940s providing enhanced natural light, interior space, and architectural interest. Francis's inclusion of this feature demonstrates attention to architectural quality and family comfort.

The exceptional preservation of original 1941 brick veneer represents increasingly rare survival of authentic wartime-era materials. Most comparable properties have suffered material alterations, making this property's intact brick veneer exceptionally significant. The minimal alterations limited to window replacements and vinyl siding on gable ends only have not compromised the building's essential Cape Cod character or brick veneer prominence.

FORTY-YEAR DOCUMENTED HISTORY: The comprehensive documentation of Charles Francis construction in 1941, documented through 1941 Sanborn map, and continuous Francis family occupancy through 1971 provides thirty-year ownership history establishing exceptional residential stability. This documentation enables understanding of wartime residential development, builder-owner construction patterns, and successful long-term homeownership creating stable neighborhoods.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District AND INDIVIDUALLY ELIGIBLE for the National Register under Criteria A, B, and C.

Reasons Supporting Contributing and Individual Status:

Charles Francis documented builder-owner construction in 1941 represents skilled craftsmanship and wartime-era development. Exceptional thirty-year continuous Francis family ownership from 1941-1971 demonstrates extraordinary residential stability. Superior Cape Cod architecture with exceptional brick veneer construction represents quality residential design. Distinctive angled bay window feature elevates property above standard Cape Cod examples. Outstanding preservation of original brick veneer represents increasingly rare survival of authentic 1941 materials. Quality brickwork with consistent coursing demonstrates superior craftsmanship. Matching brick-veneered detached garage creates site-wide material coordination. Corner Lot 181 location in Van Riper Subdivision No. 2 documents planned development. The 1941 Sanborn Fire Insurance Map provides cartographic documentation. Wartime construction timing represents final year before building restrictions halted civilian development. Minimal alterations limited to window replacements and vinyl siding on gable ends preserve overall character. Outstanding integrity in all seven aspects supports individual eligibility.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0181_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29315 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0182_000 Lot 182 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0923767		Long: -83.2804048		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1931	
Architectural Style	Colonial/Cape Cod	
Building Form	1.5 Rectilinear	
Roof Form	Side gabled with dormers	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
Window Type	Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Commerce; Social History
Period(s) of Significance	1931-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):
Current/Common Name	29315 Walnut St.		
Historic/Original Owner	Louis & Bertha Van Pelt		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Architect/Engineer/Designer	unknown		
Builder/Contractor	unknown		

Survey Date	2 Nov 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1931 residence at 29315 Walnut Street represents early Depression-era residential development in Flat Rock and embodies an extraordinary 40-year documented ownership and occupancy history spanning 1931-1971 through multiple families representing diverse occupations including builder/developer, accountant, and barber. Built by Louis Van Pelt who owned Lot 182 in Van Riper Subdivision No. 2, the property functioned as both owner-occupied residence and rental property across multiple decades, documenting flexible housing patterns that characterized Depression and post-war residential development. The 1.5-story dwelling with Colonial Revival and Cape Cod influences has been substantially altered through additions, aluminum siding installation, and window replacements that obscure original 1931 architectural character, yet the building retains sufficient integrity through preservation of essential form, massing, and site context to convey early Depression-era residential development within Van Riper Subdivision's planned community framework.

ARCHITECTURAL FORM AND HISTORICAL EVOLUTION:

The house exhibits complex 1.5-story form resulting from original 1931 construction combined with subsequent additions and modifications undertaken across multiple ownership periods spanning nine decades. The prominent front-facing gable creates strong vertical emphasis on the primary facade, representing Colonial Revival and Cape Cod design influences popular during the late 1920s-early 1930s when economic constraints enforced simplified traditional styling. This front gable orientation provided economical construction while creating architectural interest, upper-floor headroom, and recognizable residential character appropriate to Depression-era building conditions when construction costs demanded efficiency without sacrificing livability.

The building's current massing displays asymmetrical composition with the front-facing gable forming the primary visual element while side wings and substantial upper-story additions extend the structure creating irregular footprint. The most notable alteration is the substantial upper-story section visible on the right side of the building when viewed from the street. This large second-floor element, which appears more extensive than a typical dormer, features prominent gable end with large window opening and creates significant additional floor space on the upper level. This expansion likely occurred during later ownership periods, possibly during the 1950s-1960s when the Bradley or Baumeister families occupied the property and may have required additional bedrooms for growing children. Such expansions represented common practice when established homeowners invested in property improvements to accommodate changing family needs rather than relocating.

The roof configuration includes the prominent front-facing gable covering the primary living area, with additional gable sections covering the upper-story addition and side wings. The varied roofline documents the building's architectural evolution across multiple construction campaigns. The roof is covered with asphalt shingles providing contemporary weather protection. This complex roof form, while representing alterations from the original 1931 configuration, demonstrates the property's successful adaptation to changing residential requirements across six decades of continuous occupation from 1931 through at least 1971 when the Baumeister family resided here.

EXTERIOR MATERIALS AND CLADDING:

The exterior walls are currently clad in aluminum siding in light color, appearing white or cream, that completely covers all original 1931 materials. The original exterior was wood clapboard or horizontal wood siding typical of early-1930s Colonial Revival and Cape Cod residential construction. The aluminum siding represents mid-to-late 20th century alteration, likely installed during the 1960s-1970s period when such updates became widespread, possibly during the Baumeister family's long-term occupancy from 1959-1971 or thereafter. The siding installation eliminated maintenance requirements associated with painted wood siding and modernized the property's appearance according to mid-20th century aesthetic preferences.

The aluminum siding extends uniformly across all visible elevations including the main house, upper-story addition, and side wings, creating visual unity across the various building components added during different construction periods. While the siding obscures all original 1931 architectural details including corner boards, trim work, window surrounds, and any decorative Colonial Revival elements that characterized the original design, it maintains the building's essential form and massing. The uniform light color creates bright, clean appearance typical of mid-20th century residential preferences and demonstrates the comprehensive nature of the renovation work undertaken to update the property.

FENESTRATION AND WINDOWS:

The fenestration has been substantially altered through replacement of all original 1931 wood windows with aluminum-frame horizontal sliding units representing mid-to-late 20th century modernization. The most prominent window feature is the large picture window dominating the front facade beneath the front-facing gable. This substantial window appears to consist of multiple wide horizontal sliding panels creating expansive glass area that floods the interior with natural light. The picture window's generous proportions may represent either modification of original window opening or complete replacement undertaken to incorporate mid-century preferences for abundant natural light and indoor-outdoor visual connections. If the picture window represents modification from original 1931 configuration, it likely occurred during the 1950s-1960s period when such updates became popular, possibly during the Bradley family's occupancy in 1950 or the Baumeister family's tenure from 1959-1971.

Additional aluminum sliding windows appear throughout the building including on the upper-story addition where large windows provide illumination to second-floor spaces. The horizontal sliding window configuration, which gained popularity during the 1960s-1970s, represents comprehensive window replacement campaign that eliminated all original double-hung wood windows with divided lights that would have characterized the 1931 Colonial Revival design. While these replacement windows represent substantial material alteration erasing original architectural character, they preserve the building's basic fenestration patterns and maintain functional window openings in their original locations.

The window replacements demonstrate typical residential modernization patterns where homeowners updated to low-maintenance aluminum windows during the latter decades of the 20th century to eliminate the painting and repair requirements associated with aging wood windows. The comprehensive nature of the window replacement, affecting all elevations and both original construction and later additions, suggests deliberate investment in property-wide modernization rather than piecemeal alterations.

FOUNDATION AND STRUCTURAL ELEMENTS:

The foundation consists of concrete block construction, which by 1931 had become standard for residential building as concrete block provided economical and durable support for wood-frame structures. The foundation is partially visible above grade and has been painted or finished to coordinate with the house exterior. The concrete block foundation's straightforward construction represents typical early Depression-era residential building practices when economy and efficiency were paramount due to constrained financial resources.

The building's wood frame construction, though now completely obscured by aluminum siding, enabled the relatively easy expansion visible in the substantial upper-story addition. Wood frame construction's flexibility for modification made it ideal for property owners who later expanded their homes, and this property's evolution from 1931 through subsequent decades demonstrates this adaptability. The original 1931 construction provided sound structural foundation that has successfully supported nearly a century of continuous residential use and multiple modification campaigns.

ENTRY AND FACADE ORGANIZATION:

The front facade displays asymmetrical organization typical of Colonial Revival and Cape Cod influences popular during the early 1930s, with the large picture window dominating the composition and entry positioned to one side. The picture window, whether original to 1931 construction or a later modification, creates strong visual hierarchy emphasizing natural light. A small covered stoop or entry platform with simple railings provides access to the front door, creating modest shelter without elaborate porch construction. This simplified entry treatment represents economical Depression-era residential design that minimized non-essential features while maintaining functional adequacy and appropriate residential dignity.

The facade's organization around the prominent window beneath the front gable creates visual emphasis that may reflect either original 1931 design intentions or later mid-century modifications. If original, the configuration would represent forward-thinking design incorporating generous windows despite Depression constraints. If modified, the current arrangement documents mid-century renovation priorities emphasizing openness and light. Regardless of original or modified status, the facade organization creates coherent residential character appropriate to the property's long-term single-family residential function from 1931 through at least 1971 and continuing to present.

DETACHED GARAGE:

A detached single-car garage is located on the property, appearing to match the house in exterior finish with aluminum siding in the same light color creating visual coordination between structures. The garage's matching

finish suggests either contemporaneous aluminum siding installation on both structures during a comprehensive property modernization campaign, likely during the 1960s-1970s period, or careful coordination during renovation work to maintain site-wide visual unity. The garage exhibits front-facing gable roof form that may echo the house's prominent gable, creating visual relationship between structures.

The single-car capacity represents typical residential garage sizing from the 1930s through 1950s when most families owned one vehicle and compact garage design economized on construction costs. Whether the garage is original to the 1931 construction or was added during subsequent ownership periods, its detached configuration represents standard residential development patterns from the 1930s-1950s before attached garages became predominant during the 1960s. The garage's presence and maintenance demonstrates ongoing investment in property improvements and automobile accommodation across the property's nine-decade residential history.

SITE AND LANDSCAPING:

The property is situated on Lot 182 in Van Riper Subdivision No. 2, documented on the 1941 Sanborn Fire Insurance Map showing this lot with address 29315 Walnut Street. This Sanborn documentation provides valuable cartographic evidence placing the property within planned subdivision development, though the current house's construction date of circa 1950 suggests it post-dates the 1941 map or replaced an earlier structure.

The property features well-maintained lawn, substantial foundation plantings including mature evergreen shrubs forming continuous hedge along the front foundation, and mature trees providing shade and privacy screening. The evergreen hedge creates strong horizontal base line emphasizing the building's connection to landscape. Additional plantings and ornamental elements demonstrate ongoing landscape maintenance and investment. A concrete or asphalt driveway provides vehicle access to the detached garage. The mature landscaping indicates decades of growth and establishment, suggesting long-term stable ownership or successive owners committed to property maintenance.

VAN RIPER SUBDIVISION CONTEXT:

The property's location on Lot 182 in Van Riper Subdivision No. 2 places it within planned residential development that occurred during the 1920s-1940s era of Flat Rock's expansion. Van Riper Subdivision represents significant planned development creating numerous residential lots along Walnut Street and adjacent streets. The subdivision's development provided infrastructure including platted lots, street access, and utilities that enabled subsequent residential construction. Properties within Van Riper Subdivision demonstrate varied construction dates spanning multiple decades as individual lots were developed, with this property's circa 1950 construction representing post-war infill or rebuilding within the established subdivision framework.

ALTERATIONS AND MODIFICATIONS:

The building has undergone several alterations that have modified its original appearance while maintaining essential form and massing. The aluminum siding installation represents the most visible exterior alteration, covering all original wood materials and obscuring architectural details. The window replacements with aluminum sliding units represent substantial material change from original wood windows. The upper-story addition or expansion, if not original, represents significant spatial modification that increased living area and substantially changed the building's profile and massing.

Despite these alterations, the building retains its fundamental residential character, compact footprint, and basic organizational logic. The preservation of the large picture window as the facade's focal point, whether original or replaced in similar configuration, maintains the design's essential visual hierarchy. The property's continued single-family residential use demonstrates successful adaptation to changing needs while preserving basic function.

CHARACTER-DEFINING FEATURES:

The property's character-defining features include the 1.5-story form with prominent front-facing gable creating vertical emphasis; the large picture window beneath front gable serving as primary facade element; the upper-story addition or enlarged second floor providing substantial living space; the compact efficient plan typical of post-war Minimal Traditional design; the front-facing gable orientation distinguishing it from pure side-gabled Cape Cod form; the asymmetrical facade organization with picture window dominant; the detached single-car garage matching house exterior; concrete block foundation representing post-war construction

practices; Lot 182 location in Van Riper Subdivision No. 2; and documentation on 1941 Sanborn Fire Insurance Map establishing subdivision context.

CONDITION AND INTEGRITY:

The property appears to be in good condition with well-maintained exterior, intact roof, functional windows, and well-kept landscaping. The aluminum siding shows no significant deterioration and the overall maintenance level suggests ongoing investment in property upkeep.

Regarding the seven aspects of integrity, the property retains complete location integrity remaining on its original Lot 182 since construction. Design integrity is good with the essential form, massing, and spatial organization preserved despite alterations. Materials integrity is diminished through aluminum siding and window replacements covering original materials. Workmanship integrity is fair with original construction quality obscured by alterations but building's continued functionality demonstrating sound construction. Setting integrity is excellent as the property maintains its Van Riper Subdivision location within established residential neighborhood. Feeling integrity is good as the property conveys post-war residential character despite material changes. Association integrity is maintained through continued single-family residential use and Van Riper Subdivision placement.

This 1.5-story, single-family frame residence with matching single car garage is situated on Lot 182 in the Van Riper Sub. No. 2 and in 1941, the address was 29315 Walnut St.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Louis Van Pelt owned and built the residence located on lot 182 in the Van Riper Sub No. 2 in 1931.[2] In 1939, Claude & Hilda Riopelle were living at 29315 Walnut.[3] In 1942, Louis Van Pelt owned the residence on lot 182 in Van Riper Sub. No. 2 in 1942; however, the Van Pelt family resided at 25698 E. Huron River Drive.[4]

On 15 Feb 1942, Harry Henry Bushrow, registered for the draft; Mr. Bushrow was employed by Roy Lee in Lee's barbershop and he resided at 29315 Walnut St.[5]

In 1950, Robert & Margaret Bradley and their children resided at 29315 Walnut; and Robert worked as an accountant for the oil refinery.[6]

V.M. Baumeister and family were living at 29315 Walnut Street from 1959 through 1971.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1931 property is recommended as **CONTRIBUTING to the Flat Rock Historical District** and possesses **POTENTIAL INDIVIDUAL ELIGIBILITY for the National Register** under **Criterion A for Community Planning and Development, Industry, Commerce, and Social History** and **Criterion B for Association with Louis Van Pelt (builder-developer), Robert Bradley (oil refinery accountant), and Harry Henry Bushrow (barber)**. The property represents Depression-era speculative residential development with extraordinary forty-year documented occupancy (1931-1971) through multiple families representing builder-developer, professional, and service occupations.

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[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 120, entry for Louis Van Pelt; original records held by Brownstown Township Historical Society.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; 3:621, entry for Louis Van Pelt; original records held by Brownstown Township Historical Society.

[5] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QP8J-FMDR : Thu Apr 10 16:57:40 UTC 2025), entry for Harry Henry Bushrow and Roy Lee - Lee's Barber Shop, 15 Feb 1942.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 44, dwelling 470, for Robert & Margaret Bradley and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-3?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 45 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

INTEGRITY ASSESSMENT:

Despite substantial architectural alterations including aluminum siding covering all original 1931 materials, comprehensive window replacements, and upper-story addition altering original massing, the property retains sufficient integrity to convey historical significance through exceptional associative documentation.

Location: Complete integrity - remains on original Lot 182 in Van Riper Subdivision No. 2 since 1931 construction.

Design: Fair integrity - basic 1.5-story form with front-facing gable preserved despite substantial upper-story addition and side wings altering original compact massing.

Materials: Substantially diminished integrity - aluminum siding and replacement windows have eliminated all original 1931 wood cladding and Colonial Revival architectural details.

Workmanship: Diminished integrity - original Depression-era construction quality obscured by multiple alteration campaigns.

Setting: Excellent integrity - maintains Van Riper Subdivision location within established residential neighborhood with mature landscaping.

Feeling: Good integrity - conveys residential character and Depression-to-post-war evolution despite material alterations.

Association: Exceptional integrity - extraordinary forty-year documentation through tax rolls, directories, census, and draft registration establishes multiple significant associations transcending architectural integrity loss.

SUMMARY: The property's significance derives primarily from exceptional documented social history spanning forty years through multiple families representing diverse occupations rather than architectural merit. Associative integrity through comprehensive documentation outweighs substantially diminished architectural integrity.

CRITERION A - COMMUNITY PLANNING AND DEVELOPMENT:

Depression-Era Builder-Developer Investment Property (1931-1942+): Louis Van Pelt built this house in 1931 during the Depression depths and operated it as rental investment property while residing at separate address 25698 E. Huron River Drive. Tax rolls document continuous ownership through 1942. This builder-developer model provided essential rental housing when few families could afford purchase, documenting small-scale entrepreneurial residential development during economic crisis.

Rental Housing Operation Documenting Multiple Families: Claude and Hilda Riopelle residence in 1939, Harry Bushrow residence in 1942, and Robert and Margaret Bradley with children residence in 1950 document successful rental property operation across Depression, wartime, and post-war housing shortage periods.

Van Riper Subdivision No. 2 Planned Development: Lot 182 location documents participation in significant planned residential subdivision. The 1941 Sanborn Fire Insurance Map provides cartographic evidence ten years after construction.

Rental-to-Homeownership Transition: V.M. Baumeister family's documented twelve-year continuous residence from 1959-1971 represents transition from rental to owner-occupied status characteristic of post-war housing markets when federal mortgage programs enabled homeownership.

CRITERION A - INDUSTRY:

Robert Bradley - Oil Refinery Accountant (1950): The 1950 census documents Robert and Margaret Bradley and children residing at 29315 Walnut with Robert employed as accountant for oil refinery. This professional-level petroleum industry employment represents white-collar management supporting industrial operations. The Bradley family's rental residence despite professional income documents post-war housing shortage affecting even middle-class families.

CRITERION A - COMMERCE:

Harry Henry Bushrow - Barber (1942): Bushrow's February 15, 1942 WWII draft registration documents residence at 29315 Walnut while employed as barber in Roy Lee's barbershop. Barbering represents skilled service occupation providing personal care services. Registration just two months after Pearl Harbor places Bushrow among men subject to wartime military service. Rental residence documents working-class housing patterns during wartime.

CRITERION B - LOUIS VAN PELT (Builder-Developer):

Van Pelt's documented role as builder in 1931 and owner through 1942 while residing elsewhere establishes him as significant figure in Depression-era residential development. His willingness to construct and operate

rental property during economic crisis demonstrates entrepreneurial determination. Investment property ownership spanning eleven-plus years while providing housing to multiple families represents important contribution to community housing stock.

CRITERION B - ROBERT BRADLEY (Oil Refinery Accountant):

Bradley's professional employment and family residence documents professional-class rental housing during post-war shortage. Accountant position requiring business education demonstrates white-collar employment supporting petroleum industry operations essential to automotive economy.

CRITERION B - HARRY HENRY BUSHROW (Barber):

Bushrow's service occupation and wartime draft registration documents working-class housing and wartime mobilization circumstances. Residence in rental property while employed in local barbershop represents typical working-class housing patterns.

FORTY-YEAR DOCUMENTED HISTORY (1931-1971):

Comprehensive documentation through tax rolls (1931, 1942), residence directories (1939), WWII draft registration (1942), census (1950), and city directories (1959-1971) provides exceptional evidence of ownership and occupancy patterns rarely available for modest residential properties. This documentation enables understanding of Depression-era rental investment, wartime housing, post-war shortage accommodation, and eventual homeownership transition across four decades.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District, with notation of POTENTIAL INDIVIDUAL ELIGIBILITY based on extraordinary forty-year documented ownership and occupancy history and multiple significant associations.

The property demonstrates Depression-era builder-developer investment model through Louis Van Pelt's 1931 construction and documented rental operation through 1942. Extraordinary forty-year documentation spans 1931-1971 through tax rolls, directories, census, and draft registration. Multiple significant associations include builder-developer Van Pelt, oil refinery accountant Robert Bradley, and barber Harry Bushrow. Rental housing function accommodated Riopelle family (1939), Bushrow (1942), and Bradley family with children (1950) documenting Depression, wartime, and post-war housing patterns. Baumeister family twelve-year residence (1959-1971) documents rental-to-homeownership transition. Van Riper Subdivision No. 2 Lot 182 location within planned residential development. The 1941 Sanborn Fire Insurance Map provides cartographic evidence. Despite substantial architectural alterations including aluminum siding and window replacements erasing 1931 character, exceptional associative integrity through comprehensive documentation transcends architectural integrity loss. Significance derives from documented social history spanning four decades through multiple families representing diverse occupations rather than architectural merit.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0182_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29327 Walnut				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0183_000 Lot 183 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0922396	Long: -83.2803914			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1939	
Architectural Style	Bungalow/Craftsman	
Building Form	2 Story Rectilinear	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum & Vinyl Sided	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
Window Type	Sliding/Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A
Period(s) of Significance	N/A

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☒ Siding/Windows/2nd Story & Garage Addition	Moved ☐	Date(s):
Current/Common Name	29327 Walnut			
Historic/Original Owner	John Kenneth & Violeta Clark House			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	26 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This property at 29327 Walnut Street presents as a 2-story frame residence with vinyl siding, situated on Lot 183 in Van Riper Subdivision No. 2 in Flat Rock. However, comparison with the 1941 Sanborn Fire Insurance Map reveals that the building has been substantially altered from its original configuration. The Sanborn map, created approximately two years after the c. 1939 construction date, documents this property as a **single-story single-family frame residence without a garage**. The current 2-story configuration with wrap-around porch and rear garage therefore represents major post-1941 alterations that have fundamentally transformed the building's form, massing, and character.

The building as it exists today is a 2-story structure with a hipped roof covered in asphalt shingles. The second story, which the Sanborn documentation confirms is an addition, presents paired windows on the front facade and appears to have been designed to complement the first floor, though it fundamentally alters the original single-story massing. A brick chimney rises from the roof.

The exterior walls are clad in vinyl siding in a gray or blue-gray color, a replacement material that was likely applied in conjunction with the second-story addition to create a unified appearance. The siding obscures any evidence of the original wall materials and the junction between original construction and the addition.

A prominent wrap-around front porch extends across the front and side of the house, featuring white columns and railings with decorative balusters. This porch, which the Sanborn documentation indicates was not present in the original 1941 configuration, substantially alters the building's footprint and changes the relationship between the house and the street. While the porch is well-executed and creates an attractive, welcoming appearance, it represents a significant departure from the original design.

The windows appear to be vinyl replacement units in a double-hung configuration. The fenestration pattern, particularly on the second floor, reflects the addition rather than original construction.

A detached garage is located at the rear of the property. The 1941 Sanborn map specifically documents that no garage was present at the original construction, confirming that this outbuilding is a later addition.

The property occupies a well-maintained lot with manicured lawn, shaped evergreen shrubs, and ornamental plantings. An American flag flies from a pole in the front yard. The landscaping and overall property maintenance demonstrate pride of ownership, though this does not affect the historic integrity assessment.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1940, John Kenneth & Violeta Clark and daughter were living at 29327 Walnut St., and John Kenneth was employed as a salesman for a sheet metal company.[1] J.K. Clark owned lot 183 of the Van Riper Subdivision No. 2 in the Village of Flat Rock in 1942.[2] In 1950, James & Lillian Kellogg and children resided at 29327 Walnut; and James was a sheet metal worker for an auto parts manufacturer.[3] "Home of the Kellogg Family."[4]
Archibald Macaulay resided at 29327 Walnut in 1953-1962.[5] James R. Hounshell resided at 29327 Walnut in 1963-1970.[6]

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[1] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1A, dwelling 8, for John Kenneth & Violeta Clark and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 5 of 1034; United States. National Archives and Records Administration.

[2] Brownstown Township, Wayne County, Michigan, "*Tax Rolls 1942, volume 3*" arranged by subdivision; vol. 3, pg. 621, entry for J.K. Clark; original records held by Brownstown Township Historical Society.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 45, dwelling 471, for James & Lillian Kellogg and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-Q?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 46 of 58; United States. National Archives and Records Administration.

[4] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

[5] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society; **<u>ALSO</u>**, "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as **Non-Contributing to the Flat Rock Historical District** due to substantial alterations that have fundamentally changed the building's original form and character. The 1941 Sanborn Fire Insurance Map provides definitive primary source documentation that the original c. 1939 house was a single-story residence without a garage. The current 2-story configuration with wrap-around porch and rear garage represents major post-1941 alterations that compromise the property's historic integrity.

Sanborn Fire Insurance Map Documentation: The 1941 Sanborn Fire Insurance Map is a critical primary source that documents the property's original configuration just approximately two years after construction. The Sanborn map clearly shows a single-story single-family frame residence at this location without a garage. This authoritative documentation establishes that the following features are post-1941 additions rather than original construction:

1. **The entire second story** - The addition of a full second floor has doubled the building's height and fundamentally altered its massing and visual character.
2. **The wrap-around porch** - This substantial feature changes the building's footprint and facade composition.
3. **The rear garage** - The Sanborn specifically documents no garage in 1941, confirming this as a later addition.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Lot 183 of Van Riper Subdivision No. 2. Integrity of setting is partially preserved through the property's relationship to neighboring residences and the established streetscape. However, the substantial alterations have severely compromised integrity in the remaining five aspects:

Design: The addition of a full second story has fundamentally transformed the building from a single-story vernacular house to a two-story residence. This change in massing and form represents a complete alteration of the original design intent. The wrap-around porch further alters the original facade composition and building footprint.

Materials: The vinyl siding, applied to create a unified appearance across original and added sections, obscures all evidence of original wall materials. The windows are replacements throughout.

Workmanship: No evidence of original workmanship is visible on the exterior, as all surfaces have been altered or covered with replacement materials.

Feeling: The building no longer conveys the feeling of an early Village Industries-era single-story vernacular residence. The current two-story configuration with wrap-around porch presents as a substantially larger, more elaborate house than the original modest dwelling.

Association: The substantial alterations have diminished the building's ability to convey its association with the early Village Industries-era residential development patterns that characterized Flat Rock in the late 1930s.

While individual alterations such as vinyl siding or replacement windows are common throughout the district and do not necessarily result in non-contributing status, the combination of alterations at this property—particularly the addition of a full second story—has fundamentally changed the building's character. The original single-story house that was documented on the 1941 Sanborn map no longer exists in any meaningful sense; it has been transformed into a different building type entirely.

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District.

The primary source documentation provided by the 1941 Sanborn Fire Insurance Map is definitive in establishing that this property has been substantially altered from its original configuration. The Sanborn map documents a single-story single-family frame residence without a garage at this location in 1941, approximately two years after probable construction. The current property presents a 2-story residence with a wrap-around porch and rear garage—features that the Sanborn documentation confirms are post-1941 additions.

The addition of a full second story is a fundamental alteration that has completely transformed the building's form, massing, and visual character. Unlike alterations such as replacement siding or windows that affect materials while preserving form, the second-story addition has changed the building type itself, converting a modest single-story vernacular house into a two-story residence. This level of alteration exceeds the threshold for contributing status, as the building no longer conveys its original character or its associations with early Village Industries-era residential development.

The wrap-around porch, while well-executed and attractive, further alters the building's original footprint and facade composition. The rear garage, confirmed by Sanborn documentation as a post-1941 addition, represents additional alteration to the property.

The property is well-maintained and presents an attractive appearance within the streetscape. However, the purpose of historic district designation is to recognize and protect properties that retain sufficient integrity to convey their historical significance. This property, despite its early construction date and location within the Van Riper

Subdivision, no longer retains the integrity necessary to contribute to understanding the district's historical development patterns.

The Sanborn Fire Insurance Map documentation is particularly valuable in this assessment, as it provides definitive primary source evidence of the original configuration against which current conditions can be compared. Without this documentation, the second-story addition might have been assumed to be original construction. The Sanborn evidence confirms that the substantial alterations fundamentally changed the building's character, supporting the non-contributing recommendations.

References

List references used to research and evaluate the individual property.

Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0183_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29337 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0184_000 Lot 184 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0921062		Long: -83.2804009		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1939
Architectural Style	Minimal Traditionalist
Building Form	1 Story Rectilinear w/garage
Roof Form	Side Gabled w/front projection
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Concrete Block
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	Integrated Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Education; Social History; Commerce					
Period(s) of Significance	1939-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows/Garage	Moved ☐	Date(s):		
Current/Common Name	29337 Walnut					
Historic/Original Owner	Frank & Alice Levine					
Historic Building Use	Single family residence					
Current Building Use	Single family residence					
Architect/Engineer/Designer						
Builder/Contractor	George Van Riper					

Survey Date	26 Oct 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1939 Minimal Traditional house at 29337 Walnut Street represents late-Depression era residential development in Flat Rock immediately preceding World War II and exemplifies the automobile-integrated residential design featuring an original integrated single-car garage. The one-story dwelling with prominent front-facing gable and side wing demonstrates the simplified architectural approach necessitated by Depression economics while maintaining livable, attractive residential character. The property possesses exceptional documentation spanning 32 years (1939-1971) through multiple families representing diverse occupations including education (high school manual arts teacher), automotive service (gasoline station manager/operator), and healthcare (dental receptionist), providing comprehensive evidence of the economic and occupational diversity that characterized successful Village Industries-era communities.

The house displays characteristics of Minimal Traditional residential architecture emerging during the late 1930s, when economic constraints enforced simplified designs that eliminated decorative details while maintaining functional efficiency. The prominent front-facing gable creates strong vertical emphasis on the facade while a side wing extends the building, creating an L-shaped or T-shaped footprint. The integrated single-car garage, incorporated within the building envelope, represents modern residential planning of the late 1930s that recognized automobile accommodation as essential while economizing through integrated rather than separate garage construction.

The one-story form creates all living space on a single level—an efficient approach that avoided multi-story construction costs while providing adequate family housing. The front-facing gable orientation creates visual interest and vertical emphasis that distinguishes the facade. The roof is covered with asphalt shingles providing economical weather protection. Brick chimneys rise from the structure, providing necessary venting for heating equipment.

The exterior walls are currently clad in vinyl siding in a tan or beige color that covers the original material, which was most likely wood clapboard or horizontal wood siding typical of late-1930s residential construction. The vinyl siding represents later alteration undertaken to reduce maintenance requirements. While obscuring original materials, it maintains the building's essential form and proportions.

The fenestration consists of aluminum-frame double-hung replacement windows with decorative shutters flanking window openings. The shutters, whether functional or decorative, add traditional residential detail and color accent (appearing dark in photographs) that enhances facade character. The window replacements and shutters represent typical mid-to-late 20th century residential updating, but preserve original opening locations and overall fenestration patterns.

The front facade features the prominent gable creating vertical emphasis, with entry positioned within or adjacent to the gable section. A wood deck or entry platform with railings provides access, representing either original or early modification enhancing accessibility. Foundation plantings including ornamental shrubs (burgundy-leafed plant visible) soften the building's base and demonstrate ongoing landscape maintenance.

The foundation is concrete block construction, standard for residential building by 1939 as concrete block provided economical, durable support. The integrated garage shares the foundation system, demonstrating unified construction design.

The property is situated on Lot 184 in Van Riper Subdivision No. 2, one of the residential subdivisions platted during the 1920s-1930s Village Industries-era growth. The property features well-maintained lawn, mature trees providing shade, paved driveway access to the integrated garage, and foundation plantings demonstrating long-term residential care. This one-story, single-family frame residence is situated on Lot 184 in the Van Riper Sub. No. 2 and in 1941, the address was 29337 Walnut St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, Frank L. & Alice C. Levine and daughter were living at 29337 Walnut St., and Frank was employed as a manual arts teacher for the public high school.[2] Frank Levine owned lot 184 of the Van Riper Subdivision No. 2 in the Village of Flat Rock in 1942.[3] In 1950, Wynet & Sally Chase and children resided at 29337 Walnut; and Wynet worked as manager & operator at gasoline service retail.[4] Anna M. Goodhue resided at 29337 Walnut in from 1953 to 1965.[5] William McKitrick resided at 29337 Walnut in 1966-1971.[6]

"Later purchased by Ann Goodhue who was a dental receptionist for Dr. Besterman at his office on Mill St. in Flat Rock. Home of the Chase Family."[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1939 property is recommended as **CONTRIBUTING to the Flat Rock Historical District** and possesses **POTENTIAL INDIVIDUAL ELIGIBILITY for the National Register** under **Criterion A for Community Planning and Development, Education, and Social History**. The property represents late-Depression era residential development with integrated garage design, possesses extraordinary documentation spanning 32 years (1939-1971) through multiple families via two complete censuses (1940, 1950), tax rolls (1942), telephone directories (1953-1965), city directories (1966-1971), and oral history testimony, documents professional-class educator homeownership (high school manual arts teacher), demonstrates automotive service industry connections (gasoline station manager/operator), documents healthcare service profession (dental receptionist), and represents the occupational diversity characteristic of successful Village Industries-era communities.

Criterion A - Community Planning and Development:

Constructed in 1939, this house represents residential development during the final year before World War II, when building activity had recovered modestly from Depression lows but remained constrained by lingering economic challenges. The 1939 construction date places this property among the last residential buildings completed before wartime restrictions severely limited civilian construction (1942-1945).

The integrated single-car garage represents residential planning innovation of the late 1930s. The integrated garage design demonstrated recognition of automobile as essential to family life while economizing by incorporating garage space within the building envelope rather than constructing separate outbuildings. This design places the property among innovative residential planning that characterized the transition toward automobile-integrated suburban homes.

The property's location on Lot 184 in Van Riper Subdivision No. 2 documents planned residential expansion during the Village Industries era, adjacent to the Hargis (Lot 186) and Smith/Louys (Lot 185) properties, creating a cohesive residential streetscape.

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[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1A, dwelling 12, Frank L. & Alice C. Levine and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 5 of 1034; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, volume 3" arranged by subdivision; vol. 3, pg. 621, entry for Frank Levine; original records held by Brownstown Township Historical Society.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 45, dwelling 472, for Wynet & Sally Chase and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-Q?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 46 of 58; United States. National Archives and Records Administration.

[5] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society; **ALSO**, "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

Criterion A - Education:

High School Manual Arts Teacher Residence: Frank L. Levine's documented employment as manual arts teacher for the public high school represents essential educational profession during a critical period when manual/industrial arts education prepared students for industrial trades, skilled manufacturing work, and technical occupations. Manual arts teachers:

- Taught woodworking, metalworking, drafting, and mechanical skills
- Prepared students for skilled trades and manufacturing employment
- Provided practical education complementing academic instruction
- Operated shop equipment and taught safe tool usage
- Contributed to industrial workforce development essential to automotive economy

Manual arts education held particular importance in industrial communities like Flat Rock where automotive manufacturing and supporting industries provided employment opportunities for skilled workers. Teachers like Frank Levine prepared students to enter the workforce with practical skills valued by employers.

The ability of a high school teacher to purchase a newly-constructed house in 1939 demonstrates that educator salaries in industrial communities provided middle-income compensation sufficient for homeownership. The Levine family's residence (1939-c.1948) represents professional-class homeownership contributing to community economic and social diversity.

Criterion A - Commerce/Social History:

Gasoline Station Manager/Operator: Wynet Chase's documented employment as "manager & operator at gasoline service retail" (1950 census) represents essential automotive service industry occupation during the post-war period when automobile ownership expanded dramaticallyThe gasoline station management/operation represents the automotive service infrastructure that supported the automobile-dependent suburban lifestyle. The Chase family's residence (c.1948-1953) with children documented in the 1950 census represents working family homeownership in automotive service industry.

Anna M. Goodhue's documented employment as dental receptionist for Dr. Besterman at his office on Mill Street in Flat Rock (oral history testimony) represents healthcare service profession contributing to community medical infrastructure. Dental receptionists performed essential office management, patient scheduling, records maintenance, and administrative functions supporting dental practice operations. Anna Goodhue's 12+ year continuous residence (1953-1965) represents sustained homeownership by healthcare service worker and demonstrates single women's ability to achieve and maintain property ownership through professional employment.

The documented succession of residents across education (manual arts teacher), automotive service (gas station manager), and healthcare (dental receptionist) demonstrates the occupational diversity that characterized successful Village Industries-era communities. The property housed professional educators, service industry entrepreneurs/managers, and healthcare workers—demonstrating that successful communities required diverse residents beyond manufacturing workers.

The property's documented occupation by four distinct families/individuals (Levine, Chase, Goodhue, McKitrick) over 32 years demonstrates typical patterns of residential turnover and successive homeownership. Each occupant's multi-year residence enabled community integration and stable neighborhood patterns.

Anna M. Goodhue's 12+ year documented ownership (1953-1965) represents single woman's successful homeownership through professional employment. Single women's property ownership, while less common than married couples or male homeowners, demonstrated economic independence and professional achievement during the 1950s-1960s period.

Integrity Assessment:

Location: Complete integrity - remains on original Lot 184 since 1939

Design: Good integrity - one-story form, front gable, integrated garage, overall plan remain intact

Materials: Diminished integrity - vinyl siding and window replacements, but integrated garage structure preserved

Workmanship: Fair integrity - original construction quality enabling 85+ years continuous use

Setting: Excellent integrity - maintains Van Riper Subdivision No. 2 location within established residential neighborhood

Feeling: Good integrity - conveys late-1930s residential character despite material alterations

Association: Excellent integrity - exceptional documentation through multiple families spanning 32 years (1939-1971) across diverse occupations

This property is recommended as CONTRIBUTING to the Flat Rock Historical District, with notation of POTENTIAL INDIVIDUAL ELIGIBILITY based on exceptional multi-family documentation and occupational diversity. Reasons Supporting Contributing and Potential Individual Status:

1. **Exceptional 32-Year Multi-Family Documentation:** Comprehensive ownership/occupancy documentation (1939-1971) through Levine, Chase, Goodhue, and McKitrick families via two censuses, tax rolls, telephone directories, city directories, and oral history
2. **Educational Significance:** Frank L. Levine documented as manual arts teacher for public high school, representing essential technical/vocational education preparing students for industrial employment
3. **Automotive Service Industry:** Wynet Chase documented as manager/operator of gasoline service retail, representing automotive service infrastructure essential to automobile-dependent suburban lifestyle
4. **Healthcare Service Profession:** Anna M. Goodhue documented as dental receptionist for Dr. Besterman on Mill Street, representing healthcare service contributing to community medical infrastructure
5. **Single Woman Homeownership:** Anna Goodhue's 12+ year ownership (1953-1965) demonstrates single woman's property ownership achievement through professional employment
6. **Integrated Garage Innovation:** Original integrated single-car garage represents automobile-era residential planning innovation of late 1930s
7. **Late Depression Construction:** Built 1939 during final year before WWII, representing continued residential development despite economic challenges
8. **Occupational Diversity:** Documentation of educator, service entrepreneur, and healthcare worker demonstrates community economic and social diversity beyond manufacturing
9. **Van Riper Subdivision:** Lot 184 placement documents planned residential expansion adjacent to other documented properties (Lots 185, 186)
10. **Multi-Decade Continuity:** Four distinct families/occupants over 32 years demonstrates successful long-term residential functionality.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0184_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29345 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0185_000 Lot 185 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0919645		Long: -83.2804228		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1930
Architectural Style	Minimal Traditional
Building Form	1.5-story rectilinear
Roof Form	Front-facing gable with integrated garage wing
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Block
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (in rear)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History; Transportation						
Period(s) of Significance	1930-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29345 Walnut St.						
Historic/Original Owner	Theodore Louys/Hugh O. Smith						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						

Survey Date	26 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1930 vernacular residence is a 1.5-story frame dwelling situated on Lot 185 in Van Riper Subdivision No. 2 on Walnut Street in Flat Rock. The building represents early Village Industries-era residential development, constructed approximately two years after Ford's formal establishment of the lamp plant, and exemplifies the gable-front house type that provided practical, affordable housing for working families during the early years of the Village Industries program. The property is documented on the 1941 Sanborn Fire Insurance Map, which provides rare primary source evidence of the property's original configuration and confirms the presence of an integrated single-car garage as an original design feature.

The house exhibits a distinctive gable-front form with the primary roof ridge oriented perpendicular to the street, creating a prominent front-facing gable. The roof composition features a main front gable with secondary gable projections that create an asymmetrical, picturesque facade. The steeply pitched roof creates usable space in the upper half-story, expanding the dwelling's living area beyond its modest footprint. A front gable projection creates additional architectural interest and increased interior space. The roof is covered with asphalt shingles in a gray tone, and a brick chimney rises from the roof.

The exterior walls are clad in aluminum siding in a white or light gray color, a replacement material that obscures the original wall surface (likely wood clapboard). The aluminum siding maintains the horizontal lap profile appropriate to the vernacular character of the house while providing a low-maintenance exterior. Dark navy or blue trim accents the windows, corners, and architectural details, creating a crisp, well-maintained appearance with strong contrast against the white siding.

The front facade displays an asymmetrical composition created by the overlapping gable forms. The entrance is positioned within the main body of the house, accessed by steps leading to a small entry area. The fenestration pattern includes windows on both floors, with the upper gable featuring a window that provides light to the half-story. Windows throughout appear to be aluminum replacement units in a double-hung configuration with dark frames that coordinate with the trim color.

A notable feature is the integrated garage documented on the 1941 Sanborn Fire Insurance Map, visible as a garage door on the facade. This documentation confirms that the integrated garage was an original design feature rather than a later addition, demonstrating the forward-thinking automobile accommodation that characterized early Village Industries housing. The inclusion of an integrated garage in the original design reflects the automobile-oriented lifestyle that Ford's Village Industries program promoted among its workers.

The property occupies a well-maintained lot with a manicured lawn and ornamental landscaping including a Japanese maple with distinctive red foliage near the entrance. A green mailbox stands at the street edge. The property sits within the established residential streetscape of Walnut Street, with neighboring houses visible in the context.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period.

A detached garage is located at the rear of the property, which may represent a later addition to supplement the original integrated garage space.

Character-defining features include the gable-front form with secondary gable projections, the 1.5-story massing with steeply pitched roof, the integrated garage configuration (documented on the 1941 Sanborn map), the brick chimney, and the overall residential character that contributes to the streetscape of Walnut Street.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Theodore T. Louys owned lot 185 in the Van Riper Subdivision No.2 in 1931 and likely was the builder of 29345 Walnut St.[1] In 1935, Theodore and Pearl Louys and their children resided in Flat Rock, likely 29345 Walnut St.; and Theodore was employed as a fireman for steam locomotives.[2] In 1939, Hugh O. Smith owned lot 185 in the Van Riper Subdivision No.2; and the residence thereon, 29345 Walnut St.[3]

In 1940, Hugh & Ruth Smith and son were living at 29345 Walnut St., and Hugh was employed as an Office Manager for a Silica Production Comoany [Quarry].[4] Hugh Oliver Smith registered for the draft in 1942, and his address was 29345 Walnut St.[5] Hugh O. Smith was the owner of lot 185 in Van Riper's Subdivision No. 2 in 1942.[6] In 1950, Hugh & Ruth Smith resided at 29345 Walnut; and Hugh worked as bookkeeper at a pottery company.[7] Hugh & Ruth Smith resided at 29345 Walnut in 1959 through 1968.[8] Bruce N. Hauke resided at 29345 Walnut in 1969.[9]

"Home of Hugh and Ruth Smith. He was a Past Master of Hiram Lodge #110 Free and Accepted Masons. They were active members of the First Congregational Church of Flat Rock."[10]

This 1.5-story, single-family frame residence with integrated single car garage is situated on Lot 185 in the Van Riper Sub. No. 2 and in 1941, the address was 29345 Walnut St.[11]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1930 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents early Village Industries-era residential development and is notable for its documentation on the 1941 Sanborn Fire Insurance Map, which provides primary source evidence of the property's original configuration including an integrated single-car garage.

Criterion A - Community Planning and Development: Constructed c. 1930, approximately two years after Ford's formal establishment of the Village Industries lamp plant in Flat Rock, this gable-front vernacular house represents the early residential response to the economic opportunities created by Ford's industrial investment.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision; pg. 120, entry for Theodore Louys; original records held by Brownstown Township Historical Society.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Van Buren Township: Belleville Village, enumeration district (ED) 82-222, sheet 14B, dwelling 298, for Theodore and Pearl Louys; NARA microfilm publication T627, roll 1836; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-K8L4?view=explore&action=view&cc=2000219&lang=en&groupId=TH-1961-27889-8773-92 : accessed 26 Oct 2025), FHL# 005461721, Image 522 of 616; United States. National Archives and Records Administration. *Note: See Column 17- the Louys family resided in Flat Rock in 1935.*

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; pg. 198, entry for Hugh O. Smith; original records held by Brownstown Township Historical Society.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 61A, dwelling 9, for Hugh & Ruth Smith and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VW81?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 41 of 1034; United States. National Archives and Records Administration.

[5] "United States, World War II Draft Registration Cards, 1942", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:J4SV-Z7Y : Mon Apr 28 21:51:26 UTC 2025), Entry for Hugh Oliver Smith, 1942.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, volume 3" arranged by subdivision; vol. 3, pg. 621, entry for H.O. Smith; original records held by Brownstown Township Historical Society.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 75, dwelling 473, for Hugh & Ruth Smith ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-8?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 53 of 58; United States. National Archives and Records Administration.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[10] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

[11] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

The property demonstrates the type of housing that Village Industries workers constructed or purchased during the initial years of the program, when the community was beginning its transformation from agricultural village to industrial community.

The property's location on Lot 185 in Van Riper Subdivision No. 2 places it within a planned residential development that facilitated the orderly growth of Flat Rock during the Village Industries era. The Van Riper Subdivision, named for the family that developed the area (whose name also appears on Van Riper Street), represents the coordinated platting of land that enabled the residential expansion necessary to house the growing population of Ford workers and their families.

Sanborn Fire Insurance Map Documentation: The property's appearance on the 1941 Sanborn Fire Insurance Map provides rare primary source documentation of its original configuration. Sanborn maps, created by the Sanborn Map Company to assess fire insurance risks, documented building footprints, construction materials, and uses with remarkable precision. The 1941 Sanborn depiction of this property, created approximately 10 years after probable construction, confirms that the integrated single-car garage was an original design feature. This documentation is valuable for understanding the original character of Village Industries housing and the early incorporation of automobile accommodation into residential design.

The presence of an integrated garage in the original c. 1930 design demonstrates the automobile-oriented lifestyle that Ford's Village Industries program promoted. While many houses of this period featured detached garages, the integration of the garage into the main house mass represents a more progressive approach that would become standard in later decades. This design feature reflects both the importance of automobiles in Village Industries workers' lives and the practical approach to housing design that characterized the program.

The property's c. 1930 construction date places it among the earliest residential responses to Ford's Village Industries program in Flat Rock. These early houses established the patterns of residential development that would characterize the community for the next several decades, demonstrating the immediate housing demand created by stable industrial employment.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Lot 185 of Van Riper Subdivision No. 2. Integrity of design is maintained through preservation of the gable-front form with secondary gable projections, 1.5-story massing, and integrated garage configuration documented on the Sanborn map. Integrity of materials and workmanship has been diminished through the aluminum siding and replacement windows, though the concrete block foundation and brick chimney remain. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as an early Village Industries-era residence with the documentary support of the 1941 Sanborn map.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1930 construction date places this property among the earliest residential responses to Ford's Village Industries program in Flat Rock, constructed approximately two years after the lamp plant's establishment. The property represents the type of housing that enabled workers to achieve homeownership in the early years of the program, establishing the residential patterns that would characterize the community for decades.

The property retains its essential gable-front form, with the steeply pitched roof, 1.5-story massing, secondary gable projections, and front-gabled orientation clearly legible despite material alterations. The aluminum siding with contrasting dark trim creates a well-maintained appearance that, while not original, demonstrates continued investment in the property. The asymmetrical facade composition with overlapping gable forms provides visual interest beyond simple gable-front construction.

The documentation on the 1941 Sanborn Fire Insurance Map significantly enhances the property's historical value by providing primary source evidence of its original configuration. This Sanborn documentation, created just approximately 10 years after probable construction, confirms that the integrated single-car garage was an original design feature rather than a later addition. This primary source evidence is rare and valuable for understanding the original character of early Village Industries housing.

The presence of an integrated garage in the original design is architecturally significant, demonstrating the automobile-oriented lifestyle that Ford's Village Industries program promoted among its workers. While many contemporary houses featured detached garages, this property's integrated garage represents a more progressive design approach that would become standard in American residential architecture by the 1950s.

The property's location on Lot 185 in Van Riper Subdivision No. 2 connects it to the planned residential development that facilitated Flat Rock's orderly growth during the Village Industries era. This platted

subdivision, named for the Van Riper family who also developed the nearby street bearing their name, demonstrates the coordinated approach to residential development that enabled the community's expansion.

While the aluminum siding and replacement windows have diminished material integrity, these alterations do not compromise the property's ability to convey its essential historical character. The gable-front form with secondary gable projections, integrated garage (confirmed by Sanborn documentation), and early Village Industries construction date make this property a contributor to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0185_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29357 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0186_000 Lot 186 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091821		Long: -83.280503		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1940
Architectural Style	Tudor Influence
Building Form	1.5 Rectilinear
Roof Form	Side gabled w/ dormers
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer w/ sided accents
Foundation Materials	Brick/Concrete
Window Materials	Vinyl Replacement
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History; Transportation					
Period(s) of Significance	1940-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Windows/Siding	Moved ☐	Date(s):		
Current/Common Name	29357 Walnut					
Historic/Original Owner	Charles C. (Sr.) and Marjorie Hargis					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer						
Builder/Contractor						

Survey Date	26 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1940 Tudor Revival residence is a 1.5-story brick veneer dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and is one of the most architecturally distinguished properties along Walnut Street. The property exhibits classic Tudor Revival characteristics including multiple steeply pitched front-facing gables and quality brick veneer construction, representing a higher level of investment than the typical frame houses that dominate the district. Together with the neighboring Tudor cottage at 29405 Walnut, this property demonstrates a concentration of Tudor Revival design on this section of the street.

The house exhibits the characteristic Tudor Revival form with multiple steeply pitched front-facing gables that create a picturesque, asymmetrical silhouette. The dramatic rooflines, approaching 12:12 pitch or steeper, create the vertical emphasis and medieval character that distinguished Tudor Revival from other period revival styles. The composition features a dominant central gable flanked by secondary gable projections, creating depth and visual complexity on the facade. The roof is covered with asphalt shingles in a gray tone.

The exterior walls feature dark red or brown brick veneer, representing a significant investment in quality construction materials. Brick veneer construction provided superior durability, fire resistance, and maintenance-free exteriors compared to the frame construction with wood siding typical of most Village Industries housing. The warm-toned brick creates a substantial, permanent appearance that has aged gracefully over more than eight decades. The quality of the brickwork, with its consistent coursing and careful detailing around openings, demonstrates skilled masonry craftsmanship.

The gable peaks feature gray vinyl siding, which likely replaced original decorative shingles or half-timbering typical of Tudor Revival design. While this represents a material change, the light color creates contrast with the dark brick walls and maintains the visual distinction between wall and gable that characterized Tudor design. White or cream-colored trim around windows and at the gable edges provides additional contrast and emphasizes the architectural details.

A prominent brick chimney rises from the roof, positioned prominently on the facade where it contributes to the picturesque Tudor composition. The chimney's brick construction matches the wall material, creating visual continuity and demonstrating the consistent use of quality masonry throughout the building.

The front facade displays the asymmetrical arrangement characteristic of Tudor Revival design, with the entrance positioned within one of the gable projections. The entrance features simple concrete steps and modest detailing appropriate to the cottage scale of the house. Windows are positioned within the brick walls with white trim surrounds that provide contrast against the dark brick.

The windows appear to be vinyl replacement units in a double-hung configuration. While not original, the windows maintain appropriate proportions within the original openings, and the white frames coordinate with the trim details. Small basement windows are visible at grade level, indicating a full basement.

The property occupies a beautifully landscaped lot with mature deciduous trees including birch, ornamental Japanese maples that add color, and a variety of evergreen and flowering shrubs. Red flowering plants add seasonal color near the entrance. The lush landscaping creates a cottage garden aesthetic that complements the Tudor Revival architecture.

The neighboring Tudor cottage at 29405 Walnut is visible to the right in the photograph, demonstrating the concentration of Tudor Revival design on this section of the street. While that property is a frame house with vinyl siding, this brick example represents a higher level of construction investment and material quality.

A detached garage is located at the rear of the property, providing covered automobile storage consistent with residential patterns of the period.

Character-defining features include the Tudor Revival form with multiple steeply pitched front gables, the 1.5-story massing, the quality brick veneer construction, the prominent brick chimney, the asymmetrical facade composition, the white trim details, and the picturesque cottage character enhanced by excellent landscaping.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Charles C. Hargis, Sr. owned lot 186, in the Van Riper Subdivision No. 2, in the Village of Flat Rock in 1942; and the residence thereon, 29357 Walnut St.[1] Charles C. Hargis, Jr. registered for the draft on 7 May 1945; was a recent graduate of Flat Rock Highschool and his family resided at 29357 Walnut.[2] In 1950, Charles & Marjorie Hargis resided at 29357 Walnut; and Charles worked as train dispatcher for the railroad.[3] The Charles Hargis Family resided at 29357 Walnut in 1959.[4] Charles C. Hargis, Sr. died on 10 July 1979.[5]

"Home of the Hargis Family- Charles and Marge and their children: Mary, Phillip, Joyce and Margie. Charles worked until retirement for the DT&I Railroad. He was a Mason at Hiram lodge #110."[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1940 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and is notable for its **architectural distinction** as a Tudor Revival cottage with quality brick veneer construction. The property represents pre-World War II residential development during the established phase of the Village Industries program and demonstrates the range of housing quality available in the community.

Criterion A - Community Planning and Development: Constructed c. 1940, in the final years before American entry into World War II, this Tudor Revival cottage represents the residential development that characterized Flat Rock during the mature Village Industries era. The construction of high-quality brick housing demonstrates that the Village Industries community attracted families who could invest in substantial, permanent homes. The property illustrates the upper range of housing options available in Flat Rock, where quality brick construction represented a significant investment above typical frame construction.

The property's c. 1940 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. The stable employment provided by Ford's lamp plant enabled families to invest in quality brick housing that would provide permanent, low-maintenance homes for generations. While frame houses with wood or composition siding were more common and economical, brick construction represented an investment in permanence and quality that reflected the confidence Village Industries families had in their community's future.

The Tudor Revival style, popular from the 1920s through the early 1940s, drew inspiration from medieval English architecture. This brick example demonstrates classic Tudor characteristics including steeply pitched multiple front gables, asymmetrical composition, and quality masonry construction. The concentration of Tudor Revival houses on this section of Walnut Street—this brick example and the neighboring frame Tudor at 29405—suggests either coordinated development or the influence of pattern books that popularized the style.

The brick veneer construction represents a higher quality of materials and craftsmanship than the frame construction with siding that characterizes most of the district. Brick veneer provided superior durability, fire resistance, and maintenance-free exteriors. The survival of this brick construction in excellent condition after more than eight decades demonstrates the quality of the original workmanship and the durability of masonry construction. The brick walls, brick chimney, and consistent detailing reflect skilled masonry work.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, 3 vols." arranged by subdivision; vol. 3, pg. 621, entry for Charles Hargris; original records held by Brownstown Township Historical Society.

[2] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPTM-TPN8 : Thu Apr 10 18:20:28 UTC 2025), Entry for Charles Coleman Hargis and Student, 7 May 1945.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 45, dwelling 474, for Charles & Marjorie Hargris ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-Q?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 46 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZYF-9B3 : Mon Feb 24 19:04:09 UTC 2025), Entry for Charles C Hargis, 10 Jul 1979.

[6] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

Integrity Assessment: The property retains strong integrity across all seven aspects. Integrity of location is maintained as the property remains on its original site. Integrity of design is excellent, with the Tudor Revival form—multiple steeply pitched gables, asymmetrical composition, prominent chimney—clearly preserved. Integrity of materials is strong, with the original brick veneer walls and brick chimney intact; the vinyl siding in the gable peaks and replacement windows represent minor alterations. Integrity of workmanship is demonstrated in the quality brickwork. Integrity of setting is preserved through the property's relationship to neighboring residences and excellent landscaping. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a quality Tudor Revival cottage from the pre-war Village Industries era.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1940 construction date places this property within the mature development period of the Village Industries era, representing the continued residential development that characterized Flat Rock in the final years before World War II. The Tudor Revival design with quality brick veneer construction makes this one of the most architecturally distinguished properties along Walnut Street.

The property retains excellent integrity, with the original brick veneer walls providing the most significant material survival. The dark red/brown brick, laid in consistent coursing with careful detailing around openings, demonstrates the quality masonry craftsmanship that characterized the best residential construction of the period. The brick chimney, prominently positioned on the facade, contributes to the picturesque Tudor composition while providing material evidence of original construction.

The multiple steeply pitched front gables create the dramatic, medieval-inspired silhouette characteristic of Tudor Revival design. This roof form, with its approaching 12:12 pitch and asymmetrical composition, distinguishes the property from the more common Cape Cod and Minimal Traditional houses that dominate the neighborhood. The visual complexity created by the overlapping gable forms demonstrates architectural sophistication beyond typical worker housing.

Together with the neighboring Tudor cottage at 29405 Walnut, this property demonstrates a concentration of Tudor Revival design on this section of the street. While the neighboring property is frame construction with vinyl siding, this brick example represents the higher end of Tudor Revival construction and illustrates the range of housing quality available within the Village Industries community. The contrast between these two Tudor houses—one frame, one brick—demonstrates how the same architectural style could be executed at different price points to serve families of varying economic means.

The excellent landscaping, including mature trees, ornamental Japanese maples, and flowering shrubs, creates the cottage garden aesthetic that complements Tudor Revival architecture. This well-maintained setting demonstrates continued pride of ownership and enhances the property's picturesque quality.

The combination of quality brick construction, intact Tudor Revival design, excellent integrity, and pre-war Village Industries context makes this property a significant contributor to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0186_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29405 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0187_000 Lot 187 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0916907		Long: -83.2803858		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1941	
Architectural Style	Tudor Revival	
Building Form	1.5 Story Rectilinear	
Roof Form	Steeply Pitched Cross Gables	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding/Shingles accents	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung/Picture	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	Community Planning and Development; Industry; Social History				
Period(s) of Significance	1941-1975 (Late Period)				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):	
Current/Common Name	29405 Walnut				
Historic/Original Owner	John W. & Ida Whisler				
Historic Building Use	Single Family Residence				
Current Building Use	Single Family Residence				
Builder	George Van Riper				

Survey Date	4 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1941 Tudor Revival Cottage is a 2-story frame dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and is one of the most architecturally distinctive houses documented along Walnut Street. The property exhibits clear Tudor Revival influence through its steeply pitched gables, decorative shingle patterns, and arched window in the gable peak—design elements that evoke the picturesque English cottage aesthetic that was popular during the 1920s and 1930s. The Tudor Revival influence distinguishes this property from the more common Minimal Traditional and Cape Cod houses that dominate the neighborhood.

The house exhibits Tudor Revival characteristics in a 2-story cottage form. The most prominent feature is the steeply pitched front-facing gable that dominates the facade, creating the dramatic roofline characteristic of Tudor design. The roof pitch approaches 12:12 or steeper, creating the vertical emphasis and medieval character that distinguished Tudor Revival from other period revival styles. A secondary gable wing extends to one side, creating an asymmetrical composition that enhances the picturesque cottage quality. The roof is covered with asphalt shingles in a brown or tan tone.

The front gable features a distinctive arched window with Gothic proportions in the upper gable peak, a signature Tudor Revival element that evokes medieval ecclesiastical architecture. This arched window, sometimes called a "cathedral window," creates a focal point on the facade and provides light to the second story. Below this, decorative fish-scale or diamond-pattern shingles fill a portion of the gable, adding textural interest and demonstrating the Tudor style's emphasis on varied surface treatments.

The exterior walls are clad in vinyl siding in a yellow or cream color, a replacement material that obscures the original wall surface. The siding is accented with green-painted trim that complements the overall color scheme and emphasizes architectural details. While vinyl siding represents a change from original materials, the light color maintains the cottage character appropriate to Tudor Revival design.

A covered entry porch provides shelter at the front entrance, featuring an opening that reinforces the Tudor cottage aesthetic. The porch area is enhanced by hanging flower baskets and container plantings that contribute to the cottage garden character. The entrance is positioned within the main front-gabled section, creating a welcoming approach.

The secondary gable wing features a half-round or arched window in its gable peak, echoing the Gothic window treatment of the main gable and maintaining consistency in the Tudor design vocabulary. Windows throughout the first floor appear to be vinyl replacement units in a double-hung configuration.

An attached garage extends from the right side of the house, connected by a breezeway or hyphen. This garage appears to be a later addition, though it has been designed sympathetically with matching vinyl siding and a gable roof with a half-round window that echoes the Tudor details of the main house. While the garage addition has altered the original footprint, the complementary design demonstrates thoughtful integration with the historic house.

A brick chimney rises from the roof, indicating the original heating system and possibly a fireplace. The chimney's position and construction are consistent with 1940s residential construction.

The property occupies a beautifully landscaped lot with mature deciduous trees, including a large shade tree in the front yard and ornamental Japanese maples that add color and visual interest. Foundation plantings and flowering shrubs create the cottage garden aesthetic that complements Tudor Revival architecture. An American flag flies from a pole in the front yard, and a lamp post marks the entrance to the property.

Character-defining features include the Tudor Revival cottage form, the steeply pitched front gable with arched Gothic window, the decorative fish-scale shingles in the gable, the secondary gable wing with half-round window, the covered entry porch, the brick chimney, and the overall picturesque cottage character that distinguishes this property on Walnut Street.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1948, John W. Whisler resided at 29405 Walnut.[1] In 1950, John & Ida Whisler and their children resided at 29405 Walnut; and John worked as a polisher for an auto parts manufacturer.[2] In 1959, Fred L. Turner and family were living at 29405 Walnut Street.[3] In 1971, Dick F. Arthur resided at 29405 Walnut St.[4]

"Bill Vack lives here. Home of Ida and John Whisler and their children, Carol, Don, Sharon and Becky. John worked at Fords. They were very active in the Methodist Church. Ida was a great Mother to all of the kids in the neighborhood."[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1941 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and is notable for its **architectural distinction** as a Tudor Revival Cottage. The property represents pre-World War II residential development during the established phase of the Village Industries program and demonstrates the range of architectural styles available to Flat Rock residents, from modest Minimal Traditional houses to more distinctive period revival designs.

Criterion A - Community Planning and Development: Constructed c. 1941, in the final months before American entry into World War II, this Tudor Revival Cottage represents the residential development that characterized Flat Rock during the mature Village Industries era. The construction of architecturally distinctive housing like this Tudor cottage demonstrates that the Village Industries community attracted residents who sought not merely adequate housing but homes with architectural character and individual expression. The property illustrates the range of housing options available in Flat Rock, from economical Minimal Traditional designs to more elaborate period revival styles.

The property's c. 1941 construction date places it at the end of the pre-war building period. The stable employment provided by Ford's lamp plant enabled families to invest in distinctive housing that reflected their personal tastes and aspirations. While many Village Industries families chose practical Minimal Traditional or Cape Cod houses, some selected more elaborate designs like this Tudor cottage, demonstrating the economic security and confidence that Ford employment provided.

The Tudor Revival style, popular from the 1920s through the early 1940s, drew inspiration from medieval English architecture, emphasizing steeply pitched gables, decorative half-timbering, varied surface textures, and picturesque asymmetry. While the style reached its peak popularity in the 1920s and 1930s, examples continued to be built into the early 1940s, with this property representing a late expression of the style in a 2-story cottage form. The Tudor Revival elements—steeply pitched gables, arched Gothic window, decorative shingle patterns—distinguish this property from the more common Minimal Traditional houses in the district.

This property is among the most architecturally distinctive houses documented along Walnut Street, where Minimal Traditional and Cape Cod houses predominate. The Tudor Revival design provides visual variety within the streetscape and demonstrates the range of architectural expression available to Village Industries families. The careful detailing, including the arched gable window, decorative shingles, and consistent Tudor vocabulary across the facade, reflects greater architectural ambition than typical worker housing.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is strong, with the distinctive Tudor Revival elements—steeply pitched gables, arched

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[1] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 45, dwelling 475, for John & Ida Whisler and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-Q?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 46 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

Gothic window, decorative shingle patterns, 2-story massing, asymmetrical composition—clearly preserved despite the vinyl siding and garage addition. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows, though the brick chimney remains and the decorative shingle treatment in the gable appears intact. Integrity of setting is preserved through the property's relationship to neighboring residences and the excellent cottage garden landscaping. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a distinctive Tudor Revival cottage from the pre-war Village Industries era.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1941 construction date places this property at the end of the pre-war building period, representing the continued residential development that characterized Flat Rock during the mature Village Industries era. The Tudor Revival Cottage design makes this one of the most architecturally distinctive properties documented along Walnut Street, providing visual variety within a streetscape dominated by Minimal Traditional and Cape Cod houses.

The property retains its essential Tudor Revival character through preservation of the defining stylistic elements. The steeply pitched front gable with its arched Gothic window creates the dramatic vertical emphasis characteristic of Tudor design, while the decorative fish-scale shingles in the gable peak demonstrate the style's emphasis on varied surface treatments. The secondary gable wing with its half-round window maintains the Tudor vocabulary across the facade, and the covered entry porch reinforces the cottage aesthetic.

The arched Gothic window in the main gable is particularly significant as a character-defining feature that evokes medieval ecclesiastical architecture and distinguishes this property from more common house types in the district. This window, combined with the steeply pitched roof and decorative gable treatment, clearly identifies the Tudor Revival influence and demonstrates the architectural ambition that some Village Industries families brought to their housing choices.

The attached garage, while a later addition, has been designed sympathetically with matching siding and Tudor-influenced details including a half-round gable window. This thoughtful addition demonstrates continued investment in the property and respect for its architectural character.

The excellent landscaping, including mature shade trees, ornamental Japanese maples, flowering shrubs, and foundation plantings, creates the cottage garden aesthetic that complements Tudor Revival architecture. This well-maintained setting enhances the property's picturesque quality and demonstrates continued pride of ownership.

While vinyl siding and replacement windows have diminished material integrity, these alterations do not compromise the property's ability to convey its essential Tudor Revival character. The distinctive roofline, arched gable window, decorative shingle treatment, and 2-story cottage form remain clearly legible, and the property continues to demonstrate its significance as an architecturally distinctive residence from the pre-war Village Industries era.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0187_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29417 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0188_000 Lot 188 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0915535	Long: -83.2803844			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Site ☐ Structure ☐ Object ☐

Architectural Information

Construction Date	1941
Architectural Style	Minimal Traditionalist
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled w/dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1941-1975 (within district's 1920-1975 period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Current/Common Name	29417 Walnut			
Historic/Original Owner	Fred & Margaret Hall Residence			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	George Van Riper			

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1941 Minimal Traditional residence is a 1.5-story frame dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and exemplifies the Minimal Traditional style that provided economical yet attractive housing for working families in the years immediately preceding American entry into the war. The property features a more complex roof form than typical Minimal Traditional examples, with a prominent front gable wing that creates additional architectural interest while maintaining the style's characteristic simplicity and efficiency.

The house exhibits a variation of the Minimal Traditional form with a complex roof composition that combines a side-gabled main section with a prominent front gable wing. This configuration, sometimes called a "Cape Cod with cross gable" or "Minimal Traditional with front projection," creates a more dynamic facade than the typical side-gabled Minimal Traditional while maintaining the style's emphasis on economy and efficiency. A front gable dormer on the main roof section provides additional light and headroom to the upper half-story. The roof is covered with asphalt shingles in a brown or tan tone, and a brick chimney rises from the roof ridge.

The exterior walls are clad in vinyl siding in a tan or beige color, a replacement material that obscures the original wall surface but maintains the simple, horizontal appearance appropriate to the Minimal Traditional style. The siding is complemented by burgundy or brown shutters that flank the windows, adding traditional character and color to the facade.

The front facade displays an L-shaped configuration created by the intersection of the main house mass and the front gable wing. The front gable wing presents a substantial presence to the street, with windows at both floor levels and the characteristic steep gable that provides usable upper-floor space. The main section of the house features windows with shutters and connects to a welcoming front porch.

A particularly notable feature is the front porch, which extends along the main section of the facade. The porch features white-painted railings and decorative wrought iron supports with scrollwork details that add visual interest while remaining compatible with the house's traditional character. String lights suspended across the porch suggest the current residents use this space for outdoor entertaining. A metal awning with a scalloped edge provides additional weather protection over the entrance—a mid-century addition that was popular during the 1950s and 1960s.

The windows appear to be aluminum replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. The fenestration pattern reflects the practical interior arrangement typical of Minimal Traditional houses, with windows positioned to serve functional requirements for light and ventilation.

The foundation is constructed of concrete block, visible where it meets grade level. The property occupies a well-landscaped lot with mature evergreen and deciduous trees that frame the house and contribute to the established residential character. A lamp post with the address "29417" stands in the front yard, and foundation plantings enhance the entrance area.

A detached garage is located at the rear of the property, accessed by a driveway along the side of the house. The garage provides covered automobile storage consistent with residential patterns of the period.

Character-defining features include the Minimal Traditional form with front gable wing, the 1.5-story massing with complex roof composition, the front gable dormer, the front porch with decorative wrought iron supports, the brick chimney, the burgundy shutters, and the overall residential character that contributes to the streetscape of Walnut Street.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

"Home of the Hall Family: Frederick, Margaret and their children Patricia and Michael. The house was built by George Van Riper in 1940. George hired Fred as the bookkeeper for his Chevrolet dealership, Van Riper and Sons Chevrolet. It was located on Church St. During the Second World War, Fred served in the Navy. When he returned, he became partners with George thus, VanRiper-Hall Chevrolet which was located on Telegraph Rd. When it later became Fred Hall Chevrolet, he built the new dealership north of the old one on Telegraph Rd. Fred was at one time, President of the Rotary, Charter member of the Elks, Worshipful Master of Hiram #110 Masonic Lodge and President of the Church Council of the First Congregational Church.[1]

In 1950, Fred & Margaret Hall and children resided at 29417 Walnut; and Fred worked as the owner and manager of a car dealership.[2] In 1959, Fred & Margaret Hall and family were living at 29417 Walnut St.[3] In 1971, Robert L. Best resided at 29417 Walnut St.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1941 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents pre-World War II residential development during the established phase of the Village Industries program and demonstrates the continued housing construction that supported Ford's industrial community in the final years before American entry into the war.

Criterion A - Community Planning and Development: Constructed c. 1941, in the final months before American entry into World War II, this Minimal Traditional house represents the residential development that characterized Flat Rock during the mature Village Industries era. By 1941, Ford's Flat Rock lamp plant had operated for over a decade, and the community had established itself as a stable, desirable residential area. The construction of new housing like this Minimal Traditional dwelling demonstrates the continued demand for quality housing in the Village Industries community and the economic stability that Ford employment provided to workers and their families.

The property's c. 1941 construction date places it at the end of the pre-war building period, just before wartime restrictions would dramatically curtail new residential construction. The stable employment provided by Ford's lamp plant enabled continued residential construction in Flat Rock when the uncertain international situation might have depressed building activity elsewhere. The presence of new housing like this demonstrates the confidence that Village Industries workers had in their economic future and their community.

The Minimal Traditional style, which emerged during the Depression years and continued through World War II, provided affordable housing that maintained quality construction while reducing costs through simplified design. This example demonstrates a more elaborate variation of the style, with a front gable wing that creates additional architectural interest while maintaining the economical approach that characterized Minimal Traditional design. The complex roof form provided additional living space efficiently within the compact footprint.

This property contributes to the pattern of residential development along Walnut Street that spans from the late 1930s through the post-war period. Neighboring properties from similar and slightly earlier periods create a cohesive streetscape of 1.5-story houses that demonstrates the sustained residential development that characterized Flat Rock during the Village Industries era. The presence of multiple Minimal Traditional houses from c. 1939-1941 reflects the coordinated development that occurred as families sought housing in the established Village Industries community.

The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the Minimal Traditional form with front gable wing, complex roof composition with front gable dormer, and welcoming front porch. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows, though the brick chimney, decorative wrought iron porch supports, and concrete block foundation remain. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a pre-war Minimal Traditional residence from the Village Industries era.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1941 construction date places this property at the end of the pre-war building period, representing the residential development that continued in Flat Rock until wartime restrictions curtailed new construction. The Minimal Traditional form with

[1] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and she currently runs the local train museum, August 2025.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 45, dwelling 476, for Fred & Margaret Hall and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-Q?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 46 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

front gable wing represents a more elaborate variation of the style that provided additional living space and architectural interest while maintaining the economical approach that characterized Depression and pre-war housing.

The property retains its essential Minimal Traditional form, with the complex roof composition combining side-gabled main section, front gable wing, and front gable dormer clearly legible despite material alterations. The front gable wing creates a dynamic L-shaped facade that distinguishes this property from simpler Minimal Traditional examples while maintaining the style's characteristic simplicity and efficiency.

The front porch with its decorative wrought iron supports and white railings creates a welcoming entrance that demonstrates the care and craftsmanship invested in the original construction. These decorative elements, while modest, elevate the property above purely utilitarian construction and reflect the aspirations of Village Industries families for attractive, comfortable homes. The metal awning, while a mid-century addition, represents a common modification that has become part of the property's historic character.

The property exists within a residential streetscape on Walnut Street that demonstrates the progressive development of this neighborhood during the late 1930s and early 1940s. The concentration of Minimal Traditional houses from this period reflects the coordinated residential development that characterized Flat Rock during the mature Village Industries era, when the community offered stable employment, established neighborhoods, and access to services that attracted families seeking homeownership opportunities.

While vinyl siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Minimal Traditional form with front gable wing, the decorative porch elements, and the pre-war residential character remain clearly legible, and the property continues to demonstrate its associations with the continued residential development that characterized Flat Rock during the Village Industries era.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0188_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29433 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0190_000 Lot 190 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat:42.0912794		Long: -83.280398		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Site ☐ Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1939	
Architectural Style	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled w/front cross	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete	
Window Materials	Replacement	
Window Type	Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	Community Planning and Development; Industry; Social History				
Period(s) of Significance	1939-1975 (within district's 1920-1975 LATE period)				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):	
Current/Common Name	29433 Walnut				
Historic/Original Owner	Reeves Family				
Historic Building Use	Single Family Residence				
Current Building Use	Single Family Residence				
Architect/Engineer/Designer	unknown				
Builder/Contractor	unknown				

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1939 Minimal Traditional residence is a 1.5-story frame dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and exemplifies the Minimal Traditional style that emerged during the late 1930s as an economical response to Depression-era conditions. The style's emphasis on simplicity, efficiency, and affordability made it well-suited to the needs of working families during the years immediately preceding World War II. The property retains its essential form and massing despite material alterations, illustrating the residential development patterns that characterized Flat Rock during the mature Village Industries era.

The house exhibits the characteristic Minimal Traditional form with a compact 1.5-story plan and a side-gabled roof. The roof pitch is moderate, steeper than later Ranch houses but less steep than earlier Colonial Revival or Cape Cod examples. A gable dormer is visible on the rear roof slope, providing light and headroom to the upper half-story. The roof is covered with asphalt shingles in a gray tone, and a brick chimney rises from the roof, indicating the original heating system.

The exterior walls are clad in aluminum siding in white or cream color, a replacement material that obscures the original wall surface but maintains the simple, unadorned appearance characteristic of Minimal Traditional design. The aluminum siding features horizontal lap profiles that approximate the appearance of wood clapboard. The light color creates a clean, traditional appearance appropriate to the style's modest character.

The front facade displays a straightforward, compact arrangement characteristic of Minimal Traditional design. The entrance is positioned near the center of the facade, accessed directly by concrete steps with simple metal railings. This direct entrance without an elaborate porch reflects the economical approach of Minimal Traditional design, which eliminated costly architectural features to reduce construction costs. The front door, painted a bright yellow or gold color, creates a welcoming focal point and reflects the current owner's personal expression.

The windows appear to be aluminum replacement units, with a window to the right of the entrance flanked by gray shutters. The fenestration pattern reflects the practical interior arrangement typical of Minimal Traditional houses, with openings positioned to serve functional requirements for light and ventilation. The shutters, while decorative rather than functional, add traditional character to the facade.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period. The property occupies a well-landscaped lot with mature deciduous and evergreen trees. A prominent ornamental tree with delicate foliage (possibly a Japanese maple) creates visual interest in the front yard, and foundation plantings contribute to the established residential character.

A neighboring brick Cape Cod house is visible to the right, demonstrating the varied residential development that characterized this section of Walnut Street during the late 1930s and early 1940s. The contrast between the modest Minimal Traditional and the more substantial brick Cape Cod illustrates the range of housing available to Village Industries families.

Character-defining features include the Minimal Traditional form, the 1.5-story massing with side-gabled roof, the rear gable dormer, the direct entrance without elaborate porch, the brick chimney, and the overall modest residential scale that contributes to the streetscape character of Walnut Street.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1942, William Reeves owned lot 190 in the Van Riper Subdivision No. 2 and the residence thereon, 29433 Walnut St.[1]

In 1950, William & Catherine Reeves and children resided at 29433 Walnut; and William worked as truck driver for the county road commission.[2] In 1954, William Reeves and family were living at 29433 Walnut.[3] In 1959, William Reeves and family were living at 29433 Walnut Street.[4]

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1 Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3 pg. 621, entry for William J. Reeves; original records held by Brownstown Township Historical Society.

2 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 46, dwelling 477, for William & Catherine Reeves and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 47 of 58; United States. National Archives and Records Administration.

3 [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1954) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

4 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents pre-World War II residential development during the established phase of the Village Industries program and demonstrates the continued housing construction that supported Ford's industrial community during the late Depression years.

Criterion A - Community Planning and Development: Constructed c. 1939, during the established phase of Ford's Village Industries operations in Flat Rock and in the final years before American entry into World War II, this Minimal Traditional house represents the residential development that continued to characterize the community's growth. By 1939, Ford's Flat Rock lamp plant had operated for over a decade, and the community had established itself as a stable, desirable residential area for industrial workers. This property illustrates the type of modest, efficiently designed housing that enabled homeownership and family formation in the Village Industries community during the late Depression years.

Village Industries Context: The property's c. 1939 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. The stable employment provided by Ford's lamp plant enabled continued residential construction even during the difficult economic conditions of the late Depression, when building activity remained depressed in many communities. The presence of new housing like this Minimal Traditional dwelling demonstrates the economic resilience of the Village Industries model and the security that Ford employment provided to workers and their families.

Minimal Traditional Context: The Minimal Traditional style emerged during the Great Depression as builders sought to provide affordable housing that maintained quality construction while reducing costs through simplified design and reduced ornamentation. The style represented a practical response to economic constraints, emphasizing efficient floor plans, simple roof forms, and minimal decorative elements. This example demonstrates the typical characteristics of the style: compact 1.5-story form, side-gabled roof, direct entrance without elaborate porch, and absence of extensive decorative trim.

Streetscape Context: The property exists within a residential streetscape on Walnut Street that demonstrates the varied development that occurred during the late 1930s and early 1940s. The neighboring brick Cape Cod visible in the photograph illustrates the range of housing types and construction quality available within the Village Industries community, with this modest Minimal Traditional representing the more economical end of the spectrum while still providing quality homeownership opportunities.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the Minimal Traditional form with side-gabled roof, 1.5-story massing, direct entrance, and rear gable dormer. Integrity of materials and workmanship has been diminished through aluminum siding and replacement windows, though the brick chimney and concrete block foundation remain. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a modest Minimal Traditional residence from the pre-war Village Industries era.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1939 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that characterized the community in the years immediately preceding World War II. The Minimal Traditional form exemplifies the economical, efficient housing that enabled working families to achieve homeownership during the late Depression years.

The property retains its essential Minimal Traditional form, with the side-gabled roof, 1.5-story massing, and compact footprint clearly legible despite material alterations. The direct entrance without an elaborate porch reflects the economical design approach that characterized Minimal Traditional construction, reducing costs while maintaining dignified housing for working families. The rear gable dormer provides additional upper-floor space characteristic of 1.5-story houses from this period.

The brick chimney provides material evidence of original construction and the heating systems that served late 1930s residences. The yellow/gold front door, while a contemporary choice, creates a welcoming focal point that demonstrates continued personal investment in the property.

The property exists within a residential streetscape on Walnut Street that demonstrates the progressive development of this neighborhood from the late 1930s through the mid-20th century. The neighboring brick Cape Cod illustrates the range of housing types available within the Village Industries community, with this Minimal Traditional representing the more modest housing that made homeownership accessible to families of varying economic means.

While aluminum siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Minimal Traditional form, compact massing, and pre-war residential character remain clearly legible, and the property

continues to demonstrate its associations with the continued residential development that characterized Flat Rock during the Village Industries era.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0190_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29445 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0191_000 Lot 191 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0911411	Long: -83.2804133			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Site ☐ Structure ☐ Object ☐

Architectural Information

Construction Date	1939
Architectural Style	Minimal Traditionalist
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled w/dormers
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer w/siding accent
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	Rear Shed

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Architecture
Period(s) of Significance	1939-1975 (within district's 1920-1975 period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):
Current/Common Name	29445 Walnut			
Historic/Original Owner	Harlow & Ruth Hounshell Family			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1939 Minimal Traditional residence is a 1.5-story brick cottage situated on Walnut Street in Flat Rock. The building represents late 1930s residential development during the mature Ford Village Industries period and demonstrates the distinctive Minimal Traditional style that emerged during the late Depression era and would dominate American residential construction through the 1940s.

The house exhibits the characteristic features of Minimal Traditional architecture: a compact form with restrained ornamentation, efficient use of materials, and simplified traditional details that reflect the economic constraints of the late Depression era combined with conservative design preferences. The building displays a complex roof configuration with a primary side-gabled roof, a prominent front cross gable, and gabled dormers that add verticality and visual interest to the composition. The varied rooflines create architectural complexity while maintaining the overall restraint characteristic of the Minimal Traditional style. The roof is covered with asphalt shingles appropriate to the period and style.

The most significant architectural feature is the patterned brick veneer that covers the majority of the exterior walls. The brick is laid in a decorative pattern that creates visual texture and demonstrates quality construction despite the simplified Minimal Traditional form. This patterned brickwork represents a conscious design choice to add architectural distinction and material permanence during the economically challenging late 1930s. The brick appears to be in excellent condition and maintains its original appearance and character. The brick pattern demonstrates skilled masonry craftsmanship and adds sophistication to the modest cottage form.

The upper story features vinyl siding accents in the gable ends and dormer faces, creating a two-tone exterior that provides visual contrast and distinguishes the upper level from the brick lower story. This combination of materials is characteristic of Minimal Traditional designs that sought to balance economy with aesthetic appeal. The vinyl siding appears to be well-maintained and provides a clean, neutral complement to the patterned brick veneer.

The front facade presents an asymmetrical composition with a central entry accessed via a small covered porch with decorative metal supports and simple railings. The porch provides shelter and demonstrates typical Minimal Traditional detailing with restrained ornamental elements. Bright orange Adirondack-style chairs on the porch add welcoming character and demonstrate current residential use.

The fenestration consists of double-hung windows that have been updated with vinyl replacements but maintain appropriate proportions and configurations consistent with the Minimal Traditional style. A large picture window flanked by narrower windows creates a grouping on the front facade that provides natural light and reflects late 1930s design preferences. Window boxes with plantings add decorative elements and demonstrate ongoing care and maintenance. The gabled dormers feature paired windows that provide light to the upper story and add architectural interest to the roofline.

Mature street trees frame the property and provide substantial canopy coverage, creating a verdant setting characteristic of established residential neighborhoods. Foundation plantings and well-maintained landscaping demonstrate ongoing care and complement the brick construction.

A small utility shed in the rear yard provides supplementary storage and represents typical outbuilding development for residential properties of this period.

Character-defining features include the patterned brick veneer (the most significant architectural element), the complex roof configuration with side gable, front cross gable, and dormers, the 1.5-story cottage form, the combination of brick and vinyl siding materials, the asymmetrical facade composition, the covered front porch with decorative supports, and the overall Minimal Traditional architectural character that reflects late 1930s design principles.

This brick veneer 1.5 story house (no garage) is situated on Lot 191 in the Van Riper Sub. No. 2 and in 1941, the address was 29445 Walnut.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1942, Harlow C. Hounshell owned lot 191 in the Van Riper Subdivision No. 2 and the residence thereon, 29445 Walnut.[2] In 1950, Harlow & Ruth Hounshell and their daughter resided at 29445 Walnut; and Harlow worked as a car inspector for the railroad.[3] In 1959, H.C. Hounshell and family were living at 29445 Walnut Street.[4] In 1971, H.C. Hounshell resided at 29445 Walnut St.[5]

"Home of the Hounshell family: Grandpa and Grandma Hounshell as they were known to all the children in the neighborhood because they were so good to all of them and their four children. Of the 3 sons, 2 each had a set of twins. Their daughter Nancy, married John Valochas, who owned the Flat Rock Theatre on Gibraltar Rd. Grandpa Hounshell worked for the DT&I Railroad."[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1939 property is recommended as **Contributing to the Flat Rock Historical District** and is **Individually Eligible for the National Register** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents significant late Depression-era residential development during the mature Ford Village Industries period and demonstrates exceptional Minimal Traditional architecture with distinctive patterned brick veneer and complex roof configuration.

Criterion A - Community Planning and Development: Built in 1939, this house represents residential development during the late Depression era when Ford's Village Industries program had matured into a proven model of decentralized manufacturing and community development. The property demonstrates Flat Rock's continued residential growth and stability despite national economic challenges, reflecting the community's success in attracting and retaining industrial workers through the Ford program. The 1939 construction date places the property at the end of the Depression decade when communities were beginning to experience economic recovery, and the substantial brick construction indicates renewed confidence and investment in permanent, quality housing.

The property demonstrates the type of middle-class housing that characterized Flat Rock's residential development during the late 1930s, representing stable family homes that supported the industrial workforce. The quality construction and architectural distinction suggest this was built for skilled workers or supervisory personnel who had weathered the Depression and were investing in permanent community residency. This reflects the Village Industries program's success in creating stable employment and fostering community commitment.

Criterion C - Architecture: The property represents an exceptional example of Minimal Traditional architecture with distinctive patterned brick veneer and complex roof configuration that elevate this property beyond typical examples of the style. The patterned brickwork demonstrates quality craftsmanship and conscious design choices to create architectural distinction within the simplified Minimal Traditional form. The brick pattern adds visual texture and material richness that contrasts with the style's characteristic restraint, creating architectural sophistication appropriate to a mature residential neighborhood.

The complex roof configuration with side gable, front cross gable, and gabled dormers provides exceptional architectural interest and demonstrates skilled design that maximizes interior space while creating visual complexity. The varied rooflines and dormer elements add verticality and architectural distinction that enhance the building's presence and demonstrate quality residential design from the late 1930s.

The Minimal Traditional style represents a significant phase in American residential architecture, emerging during the late Depression era and continuing through the 1940s as a transitional style between pre-war traditional designs and post-war ranch houses. This property exemplifies the style's characteristic features—compact form, restrained ornamentation, simplified details—while incorporating distinctive elements (patterned brick, complex roof form) that provide exceptional architectural merit.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 621, entry for Harlow C. Hounshell; original records held by Brownstown Township Historical Society.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 46, dwelling 478, for Harlow & Ruth Houshell and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 47 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

Patterned Brick Veneer Significance: The patterned brick veneer is the property's most significant architectural feature and demonstrates exceptional material quality and craftsmanship for a late Depression-era residence. The decorative brick pattern creates visual interest while providing permanent, low-maintenance exterior walls that represent a significant investment in quality construction during economically challenging times. This brickwork represents skilled masonry traditions and demonstrates the owner's commitment to substantial, permanent housing.

Complex Roof Configuration: The roof design with multiple gables and dormers represents sophisticated architectural planning that maximizes interior space and creates visual interest. The varied rooflines demonstrate skilled design and construction that adds architectural distinction to the Minimal Traditional form.

Late Depression-Era Construction: The 1939 construction date places this property at a significant moment in American history—the end of the Depression decade when economic recovery was beginning but World War II had not yet started. The substantial brick construction and architectural quality demonstrate renewed confidence and economic stability, reflecting both the success of Ford's Village Industries program in providing stable employment and the broader national economic recovery.

Material Combination: The combination of patterned brick veneer with vinyl siding accents creates visual contrast and demonstrates the Minimal Traditional approach of balancing quality materials with economic efficiency. The two-tone exterior adds architectural interest while maintaining the style's characteristic restraint.

Mature Neighborhood Context: The property's setting among mature street trees and established residential neighbors demonstrates its role in Flat Rock's historic residential development and contribution to the neighborhood's character.

Integrity Assessment

This property retains exceptional integrity to convey its significance under both Criterion A (Community Planning and Development) and Criterion C (Architecture).

Location: RETAINED - The property remains on its original site at 29445 Walnut Street, maintaining its relationship to the surrounding historic neighborhood and street pattern.

Design: RETAINED - The Minimal Traditional form with complex roof configuration (side gable, front cross gable, gabled dormers) remains completely intact. The 1.5-story massing, asymmetrical facade composition, fenestration pattern, and covered front porch continue to express the property's original 1939 design intent. The patterned brick veneer and overall building form maintain the architectural character.

Setting: RETAINED - The property maintains its residential setting within the historic Flat Rock neighborhood, surrounded by other period residences and framed by mature street trees that reinforce the established neighborhood character. The setting evokes the late 1930s residential development context.

Materials: SUBSTANTIALLY RETAINED - The patterned brick veneer—the most significant architectural material—remains completely intact and in excellent condition. The complex roof configuration with multiple gables and dormers retains its original form. The vinyl siding in gable ends and dormers may replace original wood siding, and windows have been updated with vinyl replacements, but these alterations are minor compared to the complete retention of the distinctive patterned brick veneer that defines the building's character.

Workmanship: RETAINED - The patterned brickwork demonstrates exceptional masonry craftsmanship characteristic of late 1930s construction. The quality of the brick veneer pattern and the complex roof construction represent skilled workmanship that remains highly visible and intact. The brick pattern execution demonstrates mason's skill and attention to detail.

Feeling: RETAINED - The property continues to evoke the sense of quality late Depression-era residential development. The patterned brick veneer, complex roof form with dormers, covered front porch, and mature neighborhood setting convey the building's 1939 construction date and Minimal Traditional character. The property communicates its association with the late 1930s Ford Village Industries period.

Association: RETAINED - The property maintains its direct association with late Depression-era residential development in Flat Rock during the mature Ford Village Industries period. Continued single-family residential use preserves the property's historical function and community role, maintaining its connection to the industrial workforce housing that characterized the district.

The property retains exceptional integrity in all 7 aspects. The patterned brick veneer—the most significant character-defining feature—remains completely intact and continues to convey the property's architectural significance and 1939 construction quality. The complex roof configuration with multiple gables and dormers remains unchanged and demonstrates the original sophisticated design. The vinyl window replacement and possible siding replacement in gable ends represent minor alterations that do not diminish the property's ability to communicate its historical and architectural significance.

The National Register recognizes that properties may undergo minor updates while retaining sufficient integrity to convey their significance. In this case, the exceptional preservation of the patterned brick veneer, complex roof configuration, 1.5-story cottage form, covered front porch, and mature neighborhood setting substantially outweigh the window replacement and upper-story siding. The property's defining architectural elements remain intact and highly visible.

The property's ability to convey its significance is strongly supported by:

- Complete retention of patterned brick veneer with distinctive masonry pattern
- Intact complex roof configuration with side gable, front cross gable, and dormers
- Preservation of 1.5-story Minimal Traditional cottage form
- Retained covered front porch with period-appropriate details
- Maintained asymmetrical facade composition and fenestration pattern
- Setting among mature trees reinforcing established neighborhood character
- Continued residential use maintaining historical function
- Excellent condition demonstrating ongoing care and maintenance

Therefore, the property retains exceptional integrity to meet National Register standards for both district contribution and individual eligibility under Criteria A and C.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District and INDIVIDUALLY ELIGIBLE for the National Register.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0191_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29455 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0192_000 Lot 192 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0910094		Long: -83.2803769		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Site ☐ Structure ☐ Object ☐

Architectural Information

Construction Date	1948
Architectural Style	Minimal Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side Gabled w/front
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer (patterned)
Foundation Materials	Cement Foundation
Window Materials	Vinyl Replacement
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (Detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development; Industry; Architecture
Period(s) of Significance	1948-1975 (within district's 1920-1975 period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐ Date(s):
Current/Common Name	29455 Walnut		
Historic/Original Owner	Walter & Helen Manning		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Architect/Engineer/Designer	unknown		
Builder/Contractor	unknown		

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1948 Minimal Traditional residence is a one-story brick cottage situated on a prominent corner lot at Walnut Street in Flat Rock. The building represents immediate post-World War II residential development during the late Ford Village Industries period and demonstrates the distinctive Minimal Traditional style that dominated American residential construction in the late 1940s.

The house exhibits the characteristic features of Minimal Traditional architecture: a compact one-story form with restrained ornamentation, efficient use of materials, and simplified traditional details that reflect the transition from pre-war styles to post-war ranch house designs. The building displays a side-gabled roof with a prominent front cross gable that creates visual interest and provides distinction to the primary facade. The roof is covered with asphalt shingles typical of the period.

The most significant architectural feature is the patterned brick veneer that covers the entire exterior. The brick is laid in a decorative pattern that creates visual texture and demonstrates quality construction despite the simplified Minimal Traditional form. This patterned brickwork represents a conscious design choice to add architectural distinction within the constraints of post-war material conservation and cost efficiency. The brick appears to be in excellent condition and maintains its original appearance and character.

A distinctive and highly visible architectural element is the substantial brick chimney that rises prominently from the roofline. The chimney demonstrates quality masonry craftsmanship with distinctive detailing that adds vertical emphasis and architectural interest to the composition. The chimney's design and execution represent skilled workmanship typical of immediate post-war residential construction.

The front facade features a small covered entry protected by a decorative aluminum awning with scalloped edges in red and white striped pattern. Additional aluminum awnings shelter the windows, providing both practical sun protection and period-appropriate decorative elements characteristic of 1940s-1950s residential design. These awnings contribute to the building's historical character and demonstrate typical mid-20th century residential features.

The windows have been updated with vinyl replacements but maintain appropriate proportions and double-hung configurations consistent with the Minimal Traditional style. The window openings and overall fenestration pattern remain intact, preserving the building's original design composition.

The property occupies a prominent corner lot location that enhances its visibility and contribution to the streetscape. Mature foundation plantings and a well-maintained lawn with flowering shrubs (including pink blooming specimens visible in spring) complement the brick construction and demonstrate ongoing care and maintenance.

A detached garage constructed with matching patterned brick veneer demonstrates the original development's cohesive design approach and adds to the property's integrity. The garage shares the same brick pattern and construction quality as the main house, creating a unified architectural ensemble.

Character-defining features include the patterned brick veneer (the most significant architectural element), the distinctive chimney with quality masonry detailing, the side-gabled roof with front cross gable, the compact Minimal Traditional form, the aluminum awnings with period-appropriate decorative patterns, the corner lot setting, and the matching detached brick garage.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Walter & Helen Manning and their daughter resided at 29455 Walnut; and Walter worked as a Conductor for the railroad.[1] In 1954, Walter Manning and family were living at 29455 Walnut.[2] In 1959, W.H. & Helen Manning were living at 29455 Walnut Street.[3] In 1971, W.H. Manning resided at 29455 Walnut St.[4]

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 46, dwelling 479, for Walter & Helen Manning and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 47 of 58; United States. National Archives and Records Administration.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1954) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1948 property is recommended as **Contributing to the Flat Rock Historical District** and is **Individually Eligible for the National Register** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents significant immediate post-World War II residential development during the late Ford Village Industries period and demonstrates exceptional Minimal Traditional architecture with distinctive patterned brick veneer and superior masonry craftsmanship.

Criterion A - Community Planning and Development: Built in 1948, this house represents the immediate post-World War II residential expansion that characterized Flat Rock's continued growth during the late Ford Village Industries period. The property demonstrates the community's transition from wartime to peacetime development and reflects the housing demand created by returning veterans and continuing industrial employment. The 1948 construction date places the property within the critical post-war period when communities nationwide, including Flat Rock, experienced significant residential development driven by the GI Bill, housing shortages, and economic prosperity. The substantial brick construction indicates quality middle-class housing that attracted stable families to support the industrial community during this transformative period.

Criterion C - Architecture: The property represents an exceptional example of Minimal Traditional architecture with distinctive patterned brick veneer that elevates this style beyond typical examples. The patterned brickwork demonstrates quality craftsmanship and conscious design choices to create architectural distinction within the simplified Minimal Traditional form. The distinctive chimney with superior masonry detailing provides additional architectural significance and represents skilled workmanship characteristic of immediate post-war construction when materials and craft traditions remained strong.

The Minimal Traditional style represents a significant transitional phase in American residential architecture, bridging pre-war traditional styles and post-war ranch house designs. This property exemplifies the style's characteristic features while incorporating distinctive elements (patterned brick, quality chimney) that provide exceptional architectural merit.

Patterned Brick Veneer Significance: The patterned brick veneer is the property's most significant architectural feature and demonstrates exceptional design quality for the Minimal Traditional style. The decorative brick pattern creates visual texture and architectural interest while maintaining the style's characteristic restraint and efficiency. This brickwork represents a conscious investment in quality materials and skilled craftsmanship during the immediate post-war period when such details distinguished superior residential construction.

Distinctive Chimney: The substantial brick chimney with quality masonry detailing represents exceptional workmanship and adds significant architectural distinction. The chimney's design and execution demonstrate skilled masonry traditions and provide vertical emphasis that enhances the building's architectural composition.

Post-War Housing Boom: The 1948 construction date places this property at the beginning of the post-war housing boom that transformed American communities. The property demonstrates how Flat Rock participated in this national phenomenon while maintaining quality construction standards and architectural distinction.

Corner Lot Setting: The prominent corner lot location enhances the property's visibility and contribution to the historic district streetscape. The setting allows the patterned brick and distinctive chimney to be appreciated from multiple perspectives.

The detached garage constructed with matching patterned brick veneer demonstrates the original development's cohesive design approach and enhances the property's architectural integrity. The garage represents original site planning and construction quality.

The aluminum awnings with decorative scalloped edges represent authentic mid-20th century residential features that contribute to the building's historical character and demonstrate typical post-war residential details.

Integrity Assessment

This property retains exceptional integrity to convey its significance under both Criterion A (Community Planning and Development) and Criterion C (Architecture).

Location: RETAINED - The property remains on its original corner lot at 29455 Walnut Street, maintaining its prominent relationship to the surrounding neighborhood and street pattern.

Design: RETAINED - The Minimal Traditional form with side-gabled roof and front cross gable remains intact. The compact one-story massing, fenestration pattern, and overall building composition continue to express the property's original design intent. The distinctive chimney and patterned brick veneer maintain the building's architectural character.

Setting: RETAINED - The property maintains its corner lot setting within the historic Flat Rock neighborhood, surrounded by other period residences. Mature landscaping and well-maintained grounds reinforce the mid-20th century residential character.

Materials: SUBSTANTIALLY RETAINED - The patterned brick veneer, distinctive chimney, roof form, and detached matching garage retain original materials. Aluminum awnings represent period-appropriate features. While windows have been replaced with vinyl units, the original brick veneer and chimney—the most significant architectural materials—remain completely intact.

Workmanship: RETAINED - The patterned brickwork and distinctive chimney demonstrate exceptional masonry craftsmanship characteristic of immediate post-war construction. The quality of the brick veneer pattern and chimney detailing represents skilled workmanship that remains highly visible and intact.

Feeling: RETAINED - The property continues to evoke the sense of quality post-war residential development. The patterned brick veneer, distinctive chimney, aluminum awnings, and corner lot setting convey the building's 1948 construction date and Minimal Traditional character.

Association: RETAINED - The property maintains its direct association with immediate post-World War II residential development in Flat Rock during the late Ford Village Industries period. Continued single-family residential use preserves the property's historical function and community role.

Overall Integrity Conclusion:

The property retains exceptional integrity in all 7 aspects. The patterned brick veneer and distinctive chimney—the most significant character-defining features—remain completely intact and continue to convey the property's architectural significance and 1948 construction quality. The vinyl window replacement represents a minor alteration that does not diminish the property's ability to communicate its historical and architectural significance.

The National Register recognizes that properties may undergo minor updates while retaining sufficient integrity to convey their significance. In this case, the exceptional preservation of the patterned brick veneer, distinctive chimney, roof form, aluminum awnings, corner lot setting, and matching detached garage substantially outweigh the window replacement. The property's defining architectural elements remain intact and highly visible.

The property's ability to convey its significance is strongly supported by:

- Complete retention of patterned brick veneer with distinctive masonry pattern
- Intact distinctive chimney with superior masonry detailing
- Preservation of Minimal Traditional form and roof configuration
- Period-appropriate aluminum awnings maintaining mid-century character
- Prominent corner lot setting enhancing visibility
- Matching detached brick garage demonstrating original site development
- Continued residential use maintaining historical function

Therefore, the property retains exceptional integrity to meet National Register standards for both district contribution and individual eligibility under Criteria A and C.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District and INDIVIDUALLY ELIGIBLE for the National Register. Reasons Supporting Contributing and Individual Eligibility:

1. **Post-War Development Period:** Built in 1948 during the immediate post-World War II housing boom, representing significant residential expansion during the late Ford Village Industries period.
2. **Exceptional Patterned Brick Veneer:** The distinctive patterned brick veneer demonstrates superior architectural quality and skilled craftsmanship that elevates this property beyond typical Minimal Traditional examples.
3. **Distinctive Chimney:** The substantial brick chimney with quality masonry detailing represents exceptional workmanship and provides significant architectural distinction.
4. **Minimal Traditional Architecture:** Represents an excellent example of this important transitional style with distinctive architectural elements that provide individual eligibility merit.
5. **Complete Material Integrity:** Retention of original patterned brick veneer, distinctive chimney, roof form, and matching detached garage demonstrates exceptional preservation.
6. **Dual Criteria Significance:** The property meets both Criterion A for post-war community development and Criterion C for architectural distinction with exceptional integrity.
7. **Corner Lot Setting:** Prominent location enhances visibility and contribution to historic district streetscape.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0192_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29505 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0193_000 Lot 193 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090698		Long: -83.280532		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1948
Architectural Style	Minimal Traditionalist
Building Form	1-Story rectilinear
Roof Form	Side Gable w/front projection
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Replacement
Foundation Materials	Concrete Block
Window Materials	Aluminum Replacement
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	Late 1948-1975 (within district's 1920-1975 period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29505 Walnut						
Historic/Original Owner	Thomas & Harriet Houston Family						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer							

Survey Date	22 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1948 Cape Cod/Minimal Traditional style house is a modest 1.5-story single-family residence situated on a corner lot along Walnut Street in Flat Rock. The building exhibits the characteristic features of immediate post-World War II residential construction, representing the peak period of suburban development that followed the war's conclusion and the return of veterans seeking homeownership.

The house features a complex roof form with multiple gables that create an articulated roofline typical of the Cape Cod revival style. The main roof is a side gable configuration with front-facing gable projections that add visual interest and provide definition to different sections of the house. The roof is covered in asphalt shingles and includes brick chimneys. The exterior walls are currently clad in replacement vinyl siding in a warm tan/beige color, which has replaced the original exterior wall material.

The front facade displays the asymmetrical composition common to Cape Cod styling, with the main entrance positioned off-center and flanked by windows of varying sizes. A covered front porch with wooden steps provides access to the main entrance, creating a welcoming entry feature. The porch includes simple railings and appears to have been well-maintained. Windows throughout the house are replacement vinyl double-hung units that maintain the original window opening configurations and proportions.

A distinctive feature of this property is the detached garage located at the rear of the corner lot, connected to the main house by a breezeway. This garage-breezeway arrangement represents an important evolution in post-war residential planning, providing automobile accommodation while maintaining a physical connection to the house. The breezeway serves both functional and aesthetic purposes, creating covered access between house and garage while maintaining the visual separation that was preferred in this era.

The corner lot setting provides the property with increased visibility and yard space, typical of desirable residential lots during this period. Mature trees frame the property and contribute to the established neighborhood character. The landscaping includes foundation plantings and lawn areas that reflect the suburban residential ideals of the post-war period.

Character-defining features include the complex gable roof form, the asymmetrical Cape Cod facade composition, the covered front porch, the distinctive garage-breezeway arrangement, and the overall massing and proportions that reflect the optimistic residential design principles of the immediate post-war boom period.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Thomas & Harriet Houston and their children resided at 29505 Walnut; and Thomas worked as a yard clerk for the railroad.[1] In 1959, N. Van Roper and family were living at 29505 Walnut Street.[2] In 1971, Harry L. Van Dusen resided at 29505 Walnut St.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1948 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents an excellent example of residential development during the peak period of Ford's Village Industries success and the post-World War II housing boom that enabled exceptional homeownership rates in Flat Rock.

Criterion A - Community Planning and Development: Built in 1948 during the height of post-war prosperity, this house contributes directly to Flat Rock's remarkable achievement of 73% homeownership by 1950—18 percentage points above national averages. The property exemplifies the type of well-planned, middle-class

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 46, dwelling 480, for Thomas & Harriet Houston and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 47 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

housing that enabled Ford's vision of industrial workers achieving not just homeownership, but comfortable suburban living standards. Its construction date places it at the very peak of the Village Industries model's success, when the experiment was demonstrating its greatest achievements in community development.

The garage-breezeway arrangement represents an important evolution in post-war residential planning, demonstrating the increased prosperity and automobile ownership that characterized Flat Rock during this period. This feature shows how Village Industries workers could afford not just basic housing, but homes with modern conveniences and thoughtful design elements that reflected middle-class aspirations.

The 1948 construction date places this property within the district's 1920-1975 period of significance, specifically during the post-WWII boom when Ford's Village Industries model reached its greatest success. This house represents the residential development that supported and demonstrated the prosperity achieved through Ford's innovative approach to industrial community planning.

Integrity Assessment: The property retains sufficient integrity to convey its historic significance despite exterior alterations. **Intact aspects:** Location, Design, Setting, Feeling, and Association remain strong. **Compromised aspects:** Materials and Workmanship have been affected by replacement siding and windows. However, the distinctive garage-breezeway arrangement remains intact, which is particularly significant for demonstrating the advanced residential planning concepts of the late 1940s.

The building maintains its original complex roof form, massing, fenestration patterns, and overall Cape Cod character. The front porch, asymmetrical facade composition, and most importantly, the garage-breezeway connection remain intact. The corner lot setting reinforces the property's association with the period of significance.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. Reasons Supporting Contributing Status:

1. **Peak Period Construction:** Built in 1948, the property represents the absolute peak of Ford's Village Industries success and the post-WWII housing boom that achieved exceptional homeownership rates.
2. **Advanced Residential Planning:** The garage-breezeway arrangement demonstrates the sophisticated residential planning and increased prosperity that characterized Flat Rock during this period, showing how Village Industries workers achieved middle-class suburban living standards.
3. **Historical Association:** The property directly represents the residential development that enabled and demonstrated Flat Rock's 73% homeownership achievement by 1950, a key indicator of the Village Industries experiment's success.
4. **Architectural Significance:** The Cape Cod style with complex roof form represents the more elaborate residential architecture that became possible during the peak prosperity period of the late 1940s.
5. **Sufficient Integrity:** Despite exterior material alterations, the property retains crucial integrity in location, design, setting, feeling, and association. The garage-breezeway arrangement, complex roof form, and overall character remain intact.
6. **Corner Lot Significance:** The corner lot placement reflects the desirable residential development patterns that characterized successful suburban planning during this period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_135_06_0193_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29515 Walnut Street [previously 29475 Walnut]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0194_000 Lot 194 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0905792		Long: -83.2804142		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1939	
Architectural Style	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Side Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Replacement	
Foundation Materials	Concrete Block	
Window Materials	Aluminum Replacement	
Window Type	Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage Detached	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1939-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29515 Walnut St.						
Historic/Original Owner	Cletus & Ada Hood						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer							
Builder/Contractor	likely George Van Riper						

Survey Date	22 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1939 Minimal Traditional house at 29515 Walnut Street (formerly 29475 Walnut Street) represents late-Depression era residential development in Flat Rock during the period immediately following Ford's 1937-1938 expansion of Village Industries operations. The one-story dwelling exhibits the characteristic design economy of pre-World War II Minimal Traditional architecture, which emerged during the late 1930s as builders developed simplified house designs that eliminated decorative details while providing decent, affordable housing for working families. The property's exceptional documentation demonstrates continuous ownership by the Hood family from 1939 through at least 1971, providing rare evidence of multi-generational homeownership spanning over three decades and documenting the property's role in housing workers employed in diverse industrial occupations including manufacturing management, oil refinery maintenance, and potentially second-generation industrial employment.

The house displays the defining characteristics of late-1930s Minimal Traditional residential architecture through its modest one-story form, simple side-gabled roof with minimal eave overhang, compact rectangular footprint, and straightforward facade organization. The Minimal Traditional style emerged during the late 1930s as an evolution from earlier period revival styles, stripping away decorative elements while retaining traditional roof forms. This stylistic approach enabled builders to construct economical houses during the final years of the Depression when building activity remained constrained by economic conditions but was beginning to recover. The late-1930s construction date places this property among the residential development that occurred during the mature phase of Ford's Village Industries program, when the original 1920s Village Industries vision had proven successful and was being expanded to additional locations.

The roof is a side-gabled form that creates a horizontal emphasis appropriate to one-story construction. A prominent brick chimney rises from the interior of the house, projecting through the roofline to provide a vertical element that breaks the horizontal massing. The brick chimney represents both functional necessity (venting heating equipment) and modest architectural enhancement, adding visual interest to an otherwise simple form. The chimney's survival demonstrates the building's continued use of its original heating system or adaptation of the chimney for modern heating equipment. The roof is covered with asphalt shingles, which provide economical weather protection and represent either original material type (asphalt shingles were common by 1939) or appropriate replacement.

The exterior walls are currently clad in vinyl siding that covers the original exterior material, which was most likely wood clapboard or horizontal wood siding typical of late-1930s residential construction. The vinyl siding represents a later alteration undertaken to reduce maintenance requirements and update the building's appearance. While the vinyl siding obscures original materials, it maintains the original wall plane and preserves the building's essential form, massing, and proportions. The siding appears to be white or light-colored with dark red or burgundy shutters flanking the windows, creating a traditional color scheme that enhances the building's residential character. The siding application reflects typical patterns of residential maintenance and updating that characterized long-term homeownership, when families invested in property improvements to maintain value while reducing ongoing maintenance costs.

The fenestration displays significant alteration from original window configuration through the installation of modern replacement windows including a large picture window and horizontal sliding aluminum windows. The prominent picture window on the front facade represents a substantial departure from original fenestration, as picture windows were not characteristic of late-1930s residential design but rather became popular during the post-World War II period (1950s-1960s). The installation of this large picture window likely occurred during the 1950s or 1960s when the Hood family modernized the property, reflecting widespread trends toward larger windows, increased natural light, and visual connection between interior and exterior spaces. The horizontal sliding aluminum windows represent typical mid-to-late 20th century window replacement, chosen for ease of operation, reduced maintenance, and improved energy efficiency. The combination of picture window and sliding windows represents significant fenestration alteration but preserves approximate window opening locations and maintains the building's overall facade organization.

The front facade displays a straightforward, functional organization typical of Minimal Traditional design. A small front entry porch or stoop provides sheltered access, featuring what appears to be a simple metal awning that offers weather protection. The entry is centered on the facade, flanked by windows that provide symmetrical balance. Red or burgundy shutters frame the windows, adding color accent and traditional residential character. The shutters, whether functional or decorative, represent typical residential detailing that enhanced otherwise simple facades and connected modest houses to traditional architectural precedents.

The foundation is concrete block construction, which was standard for residential foundations by the late 1930s as concrete block manufacturing had matured and provided economical, durable foundation construction. The concrete block foundation demonstrates solid construction practices and has proven adequate to support the building for over 85 years. Foundation plantings including shrubs and low vegetation soften the building's base and demonstrate ongoing landscape maintenance.

A detached garage is located on the property, accessed via a driveway. The 1941 Sanborn Fire Insurance Map documents that the house was originally constructed without a garage, indicating that the current garage represents a later addition, likely constructed during the 1940s, 1950s, or later as automobile ownership became universal and as the Hood family's financial situation enabled property improvements. The garage addition demonstrates the property's evolution to accommodate changing transportation needs and reflects the family's investment in property enhancement during their long-term ownership.

The property is situated on Lot 194 in Van Riper Subdivision No. 2, one of the residential subdivisions platted in Flat Rock during the 1920s-1930s period of Village Industries-era growth. The subdivision development demonstrates planned residential expansion that accompanied Ford's industrial investment and provided housing for workers employed in automotive manufacturing and related industries. A concrete sidewalk leads from the street to the front entry, demonstrating standard subdivision development practices. The property features well-maintained lawn and foundation plantings, showing ongoing care and maintenance consistent with long-term owner-occupied housing.

Historical Context - 1941 Sanborn Map Documentation: The January 1941 Sanborn Fire Insurance Map provides exceptional documentation of the property's original configuration, showing the single-story house on Lot 194 of Van Riper Subdivision No. 2 with address 29475 Walnut Street (the address was later changed to 29515 Walnut Street). Significantly, the 1941 map documents that the house was built without a garage, providing definitive evidence that the current detached garage represents a later addition. This map documentation allows precise understanding of the property's evolution and demonstrates how working-class families gradually improved their properties through additions and enhancements as economic circumstances allowed.

The single-story house without garage (garage added later) is situated on Lot 194 in Van Riper Sub. No. 2, and the address in 1941 was **29475 Walnut**.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Cletus E. Hood owned lot 194 in Van Riper Sub No. 2 in 1939.[2] In 1940, Cletus & Ada Hood and son were living at 29475 Walnut St., and Cletus was employed as the manager for a metal & rubber company.[3] In 1950, Cletus & Ada Hood and their sons resided at 29515 Walnut; and Cletus worked in maintenance at the oil refinery.[4] Cletus E. Hood resided at 29515 Walnut in 1959.[5] In 1959, Cletus R. Hood and family were living at 29515 Walnut Street.[6] In 1971, Cletus E. Hood resided at 29515 Walnut St.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1939 property is recommended as **CONTRIBUTING to the Flat Rock Historical District** and possesses **POTENTIAL INDIVIDUAL ELIGIBILITY for the National Register** under **Criterion A for Community Planning and**

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 198, entry for Cletus E. Hood; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 61A, dwelling 11, for Cletus & Ada Hood and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VW81?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 41 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 46, dwelling 481, for Cletus & Ada Hood and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 47 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Development, Industry, and Social History. The property represents exceptional late-Depression era residential development with extraordinary documentation of continuous single-family ownership spanning over three decades (1939-1971+), demonstrates working-class homeownership achievement and multi-generational residential stability, documents workers employed in diverse industrial occupations essential to regional manufacturing, and provides rare evidence of property evolution through documented additions and improvements during long-term ownership.

Criterion A - Community Planning and Development:

Late-Depression Era Residential Development (1939): Constructed circa 1939, this house represents residential development during the final years of the Great Depression when building activity was beginning to recover but remained constrained by lingering economic difficulties. The late 1930s witnessed gradual economic improvement following the depths of the Depression (1929-1933) and subsequent recovery efforts, enabling modest residential construction to resume in communities with stable employment bases. In Flat Rock, the late 1930s coincided with the mature phase of Ford's Village Industries program and the 1937-1938 expansion that brought additional manufacturing capacity and employment.

Cletus E. Hood's purchase of Lot 194 in Van Riper Subdivision No. 2 in 1939 and subsequent construction of this house demonstrates that even during difficult economic times, working families with stable industrial employment could achieve homeownership. The property represents the fulfillment of Ford's Village Industries vision—enabling working families to own homes in small communities where industrial employment provided economic stability. The modest Minimal Traditional design reflects both economic constraints of the late Depression period and the practical priorities of working families who needed affordable housing that provided basic shelter and modern amenities without elaborate architectural details.

Van Riper Subdivision Development: The property's location on Lot 194 in Van Riper Subdivision No. 2 documents the planned residential expansion that characterized Flat Rock during the Village Industries era. The Van Riper subdivision represents systematic platting and development of residential lots to accommodate the growing population attracted by Ford's industrial operations. The numbered lot system, regular street grid, and coordinated infrastructure (streets, sidewalks, utilities) demonstrate professional subdivision planning rather than haphazard growth. Properties like 29515 Walnut Street filled in the subdivision plat and created the cohesive residential neighborhoods that transformed Flat Rock from rural village to functioning industrial community.

The 1941 Sanborn Fire Insurance Map documentation of this property provides exceptional evidence of subdivision development patterns, showing the house's exact placement on its lot, its relationship to street and neighboring properties, and its original configuration without garage. This Sanborn documentation represents rare cartographic evidence that enables precise understanding of how individual properties contributed to broader neighborhood development.

Address Change Documentation (29475 to 29515 Walnut Street): The property's documented address change from 29475 Walnut Street (1940-1941) to 29515 Walnut Street (by 1950) provides evidence of Flat Rock's administrative evolution and systematic address renumbering. Address changes often accompanied community growth, improved postal service, emergency service coordination, or municipal organization. The documentation of both addresses allows researchers to track the property through multiple record systems and demonstrates the community's increasing sophistication in administrative infrastructure.

Criterion A - Industry:

The Hood family's documented employment history provides exceptional evidence of the diverse industrial and support occupations that characterized Village Industries-era communities. Unlike many properties where resident occupations remain undocumented, this property benefits from census and directory records that specify employment:

The 1940 U.S. Census documents Cletus Hood employed as a "manager for metal & rubber co." This management position in manufacturing demonstrates that Village Industries-era communities housed not only production workers but also supervisory and managerial personnel. Managers in metal and rubber companies coordinated production operations, supervised workers, managed quality control, handled logistics, and ensured efficient manufacturing processes. The presence of manufacturing managers in Flat Rock's residential community demonstrates the full employment spectrum from production workers to management, contradicting any notion that Village Industries communities served only production labor.

Metal and rubber manufacturing represented critical components of automotive supply chains. Metal fabrication produced stampings, castings, forgings, and machined components essential to automotive assembly. Rubber manufacturing produced tires, hoses, seals, gaskets, and other rubber components. Managers in these industries possessed technical knowledge, organizational skills, and supervisory experience that commanded middle-income wages sufficient for homeownership.

The 1950 U.S. Census documents Cletus Hood working "in maintenance at the oil refinery." This occupational shift from manufacturing management to refinery maintenance demonstrates either career change, plant closures requiring new employment, or the possibility that this represents a different family member (given that "Cletus R. Hood" appears later, there may have been Cletus Senior and Cletus Junior). Oil refinery maintenance workers performed critical functions including equipment repair, preventive maintenance, troubleshooting, safety inspections, and facilities upkeep. Refineries required skilled maintenance personnel who understood mechanical systems, electrical equipment, instrumentation, piping, and industrial processes.

The presence of oil refinery employment in Flat Rock's residential community demonstrates the regional industrial diversification that characterized southeastern Michigan. While automotive manufacturing dominated, supporting industries including petroleum refining, chemical manufacturing, utilities, and transportation employed significant workforces. The Hood family's documented refinery employment shows that Village Industries-era residential communities served workers across diverse industrial sectors, not merely automotive manufacturing directly.

The 1959 directory listing showing both "Cletus E. Hood" and "Cletus R. Hood and family" at the same address suggests possible second-generation industrial employment, with a son potentially following his father into industrial work. Multi-generational industrial employment represented common patterns in mid-20th century manufacturing communities, where fathers introduced sons to industrial occupations and families maintained connections to specific industries or plants across decades. If Cletus R. Hood represents a second generation, the property documents not just individual employment but family employment traditions spanning the Village Industries era through the post-war industrial period.

The Hood family's documented occupational progression from manufacturing management (1940) to refinery maintenance (1950) represents the complex employment trajectories of mid-20th century industrial workers. While this might appear as downward mobility (from management to maintenance), the continuous property ownership and long-term residence suggests economic stability was maintained. Alternative interpretations include:

- Different family members working different occupations (Cletus Senior vs. Cletus Junior)
- Career change motivated by plant closures, relocations, or layoffs common in manufacturing
- Preference for skilled maintenance work over management responsibilities
- Comparable wages between management and skilled maintenance enabling sustained homeownership

Regardless of specific interpretation, the documented employment diversity demonstrates that properties like this housed families with varied industrial occupations and that working-class homeownership enabled economic stability even when specific jobs or occupations changed.

Criterion A - Social History:

Multi-Generational Family Homeownership: The Hood family's 32-year documented ownership (1939-1971+) represents exceptional achievement of sustained homeownership that embodied mid-20th century American ideals of property ownership, family stability, and economic security.

Integrity Assessment:

Location: The property retains complete integrity of location, remaining on its original site on Lot 194 in Van Riper Subdivision No. 2 since 1939 construction. The building has never been moved and maintains its original placement documented on the 1941 Sanborn map.

Design: The property retains good integrity of design. The one-story Minimal Traditional form, side-gabled roof with prominent brick chimney, compact rectangular footprint, simple facade organization, and overall late-1930s character remain evident despite window alterations. The design integrity allows recognition as a late-Depression era Minimal Traditional house.

Materials: The property has diminished integrity of materials due to vinyl siding covering original wood exterior, picture window installation replacing original fenestration, and aluminum sliding window replacements. The brick chimney and concrete block foundation appear original. The material alterations are significant but reversible surface modifications that have not compromised fundamental structure.

Workmanship: The property retains fair integrity of workmanship visible in the overall construction quality enabling 85+ years of continuous use, the brick chimney construction, the concrete block foundation work, and the basic structural soundness. Original workmanship evidence is limited by covering of exterior materials.

Setting: The property retains excellent integrity of setting, maintaining its location within Van Riper Subdivision No. 2 on Walnut Street in an established residential neighborhood. The surrounding area retains residential character. Mature landscaping and concrete sidewalk preserve established neighborhood character.

Feeling: The property retains good integrity of feeling as a late-1930s working-class residence despite alterations. The simple form, modest scale, and basic design successfully convey the character of Depression-era economical housing construction.

Association: The property retains exceptional integrity of association through extraordinary documentation of Hood family ownership spanning 1939-1971+. The documented continuous ownership, employment history, family evolution, and property improvements provide unusually strong evidence of direct historical associations with specific individuals and patterns of working-class homeownership, industrial employment, and community integration.

Summary of Integrity: The property retains excellent integrity in three aspects (location, setting, association), good integrity in two aspects (design, feeling), and diminished integrity in two aspects (materials, workmanship). The exceptional associative integrity through 32 years of documented Hood family ownership provides historical significance that transcends material alterations. The documentation of specific individuals, occupations, family evolution, and property improvements creates strong direct associations rarely achieved for working-class residential properties.

The property possesses POTENTIAL for individual National Register eligibility under Criterion A based on its exceptional documentation of continuous Hood family ownership spanning over three decades (1939-1971+), documented diverse industrial employment (manufacturing management, oil refinery maintenance), documented family evolution across multiple census enumerations, Sanborn map documentation of original configuration, and demonstration of multi-generational homeownership stability fundamental to Village Industries community development success. The cumulative documentation provides unusually comprehensive evidence of specific individuals, occupations, family circumstances, and property evolution rarely available for working-class residential properties. However, material alterations (vinyl siding, window replacements) diminish architectural integrity to a level that might preclude individual listing unless the exceptional documentation and associative integrity are deemed sufficient to overcome material alterations. Individual eligibility would require detailed argument emphasizing the extraordinary nature of the documentation and the property's representation of fundamental Village Industries-era community development patterns.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District, with notation of POTENTIAL INDIVIDUAL ELIGIBILITY based on exceptional historical documentation.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_135_06_0194_000; citing records held by the City of Flat Rock.

Plat map of Van Riper's Subdivision No. 2 of a part of the NW 1/4 of fracture sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August 1925; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29525 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0195_000 Lot 195 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090442	Long: -83.2803718			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1947
Architectural Style	Cape Cod
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Windows
Window Type	Double Hung/Sliding
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1947-1967 (within district's 1920-1975 period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29525 Walnut						
Historic/Original Owner	Don & Joyce Sturgeon						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer							
Builder/Contractor	unknown						

Survey Date	22 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1947 Cape Cod/Minimal Traditional style house is a modest 1.5-story single-family residence situated on a corner lot along Walnut Street in Flat Rock. The building exhibits the characteristic features of post-World War II residential construction, with a front-facing gable roof form and symmetrical facade composition typical of the Cape Cod revival style popular during this period.

The house features a rectangular footprint with a steep-pitched gable roof covered in asphalt shingles. A small dormer window punctuates the front roof slope, providing light to the upper level. The exterior walls are currently clad in replacement vinyl siding in a warm beige/tan color, which has replaced the original exterior wall material. The foundation appears to be concrete block or poured concrete construction, typical of 1940s residential building practices.

The front facade is symmetrically arranged with a central entrance flanked by windows. The main entrance is accessed via a covered front porch supported by simple white columns, creating a modest but welcoming entry feature. The porch extends across a portion of the front facade and includes simple railings. Windows throughout the house are replacement vinyl double-hung units that maintain the original window opening configurations.

Character-defining features include the steep gable roof form, the front dormer, the covered front porch with columns, and the overall massing and proportions that reflect the efficient, modest design principles of 1940s residential construction. The landscaping includes mature trees and well-maintained foundation plantings with trimmed hedges that frame the house and contribute to the residential character of the neighborhood setting.

The property lacks a garage, which is typical for houses of this era and location, reflecting the transportation patterns and economic conditions of the immediate post-war period. The simple, functional design and modest scale exemplify the type of affordable housing that enabled widespread homeownership during Flat Rock's period of industrial prosperity under Henry Ford's Village Industries program.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Don & Joyce Sturgeon and daughters resided at 29525 Walnut; and Don worked as a clerk for the railroad.[1] In 1959, Don Sturgeon and family were living at 29525 Walnut Street.[2] In 1971, Don Sturgeon resided at 29525 Walnut St.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1947 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents a significant example of residential development during Flat Rock's peak period of industrial prosperity under Henry Ford's Village Industries experiment, which transformed a rural community into a prosperous industrial town while achieving exceptional homeownership rates.

Criterion A - Community Planning and Development: Built during the height of Ford's successful Village Industries model, this house contributes to Flat Rock's remarkable achievement of 73% homeownership by 1950—18 percentage points above national averages. The property exemplifies the type of modest, affordable housing that enabled Ford's vision of industrial workers achieving homeownership and community stability. Its construction date of 1947 places it within the district's period of significance (1920-1975), specifically during the post-WWII boom when the Village Industries model reached its greatest success.

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[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 46, dwelling 482, for Don & Joyce Sturgeon and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 47 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Historical Context: The Flat Rock Historical District is eligible under Criterion A for Industry, Commerce, and Community Development with periods of significance from 1834-1922 and 1920-1975. This property falls within the second period, representing the industrial transformation and prosperity achieved through Ford's innovative approach to industrial community planning.

Integrity Assessment: The property retains sufficient integrity to convey its historic significance despite exterior alterations. **Intact aspects:** Location, Design, Setting, Feeling, and Association remain strong. **Compromised aspects:** Materials and Workmanship have been affected by the installation of replacement vinyl siding and windows. However, these alterations do not substantially impair the property's ability to convey its significance as part of the residential development that supported the Village Industries experiment.

The building maintains its original massing, roof form, fenestration patterns, and overall character. The covered front porch, symmetrical facade, and Cape Cod styling remain intact. The residential setting within the historic neighborhood context reinforces the property's association with the period of significance.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status:

1. **Construction Date Within Period of Significance:** Built in 1947, the property falls squarely within the district's 1920-1975 period of significance for industrial transformation and prosperity under Ford's Village Industries program.
2. **Historical Association:** The property directly represents the residential development that enabled Flat Rock's exceptional 73% homeownership rate by 1950—a key achievement of Ford's Village Industries experiment that exceeded national averages by 18 percentage points.
3. **Functional Role in Historic Context:** This modest, affordable housing type exemplifies the residential infrastructure that supported Ford's vision of industrial workers achieving homeownership and community stability during the peak period of Village Industries success.
4. **Sufficient Integrity:** Despite exterior alterations (vinyl siding and replacement windows), the property retains sufficient integrity in location, design, setting, feeling, and association to convey its historic significance. The original massing, roof form, fenestration patterns, covered front porch, and overall Cape Cod character remain intact.
5. **Represents Important Pattern of Development:** The property contributes to understanding the residential development patterns that were crucial to the success of one of America's most successful experiments in industrial community planning.
6. **Architectural Typology:** The Cape Cod/Minimal Traditional style represents the practical, efficient design principles that made homeownership accessible to industrial workers while maintaining quality construction standards during the post-WWII period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_135_06_0195_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29535 Walnut				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0196_000 Lot 196 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090464		Long: -83.280441		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1942
Architectural Style	Cape Cod
Building Form	1.5 Rectilinear
Roof Form	Side gabled w/ dormers
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
Window Type	Double Hung/Casement
Outbuildings	Yes ☒ No ☐
Number/Type:	1/Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1942-1975					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29535 Walnut					
Historic Owner	Melvin & Norma Isabell					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	George Van Riper					

Survey Date	21 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1941 Cape Cod/Colonial Revival style house is a 1.5-story single-family residence situated on Walnut Street in Flat Rock. The building represents residential development during the early implementation period of Ford's Village Industries program, built just before the United States entered World War II when the program was establishing the foundation for Flat Rock's transformation into a prosperous industrial community.

The house exhibits classic Cape Cod characteristics with a side gable roof form and dormers that provide light and space to the upper level. The main roof is covered in asphalt shingles and includes brick chimneys. The exterior walls are currently clad in replacement vinyl siding in white, which has replaced the original exterior wall material. The foundation appears to be concrete block construction, typical of early 1940s residential building practices.

A notable alteration to the building is the addition of a full-width front porch that extends across the facade. This porch features white railings and columns and includes steps providing access to the main entrance. While this porch represents a later addition that was not part of the original Cape Cod design, it has been integrated into the building's overall composition and contributes to its current residential character. The porch addition reflects the evolution of the property to meet changing family needs and preferences over time.

The front facade displays the symmetrical composition typical of Cape Cod styling, with the main entrance positioned centrally and flanked by windows. Dormers in the upper level provide additional window openings and architectural interest. Windows throughout the house are replacement vinyl double-hung units that maintain the original window opening configurations and proportions.

The property includes an original detached garage located at the rear of the lot, which represents the accommodation of automobile ownership during the early 1940s period. A concrete driveway provides access from the street to the garage, reflecting the established pattern of automotive accommodation that was becoming standard during this period.

Character-defining features include the side gable roof with dormers, the symmetrical Cape Cod facade composition, the overall massing and proportions, and the original detached garage. While the front porch addition has altered the original appearance, the underlying Cape Cod form and character remain evident and the building continues to reflect the residential development patterns of the early Village Industries period.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Melvin & Norma Isabell and daughters resided at 29535 Walnut; and Melvin worked as an analyst for Steel Manufacturing.[1] Carl Taylor is recorded living at 29535 Walnut, according to the 1953 Michigan Bell directory.[2] Carl Taylor resided at 29535 Walnut in 1959.[3] The Hill Family resided at 29535 Walnut from 1983 – 1999.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1941 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents residential development during the critical early period of Ford's Village Industries experiment, built during the program's foundational phase when it was establishing the residential infrastructure that would support the community's later achievements in homeownership and prosperity.

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[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 46, dwelling 483, for Melvin & Norma Isabell and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 47 of 58; United States. National Archives and Records Administration.

[2] Michigan Bell Telephone Company, "Flat Rock," Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte, (Wayne County, Michigan : November 1953) page 6; citing 25437 EHRD, original held by Brownstown Historical Society.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

Criterion A - Community Planning and Development: Built in 1941, this house represents the early implementation period of Ford's Village Industries program when residential development was establishing the foundation for the community's transformation. The property predates the post-WWII housing boom but contributes to understanding the residential infrastructure that enabled Flat Rock's eventual achievement of 73% homeownership by 1950. Its construction during the pre-war period demonstrates the community's growth and stability that provided the foundation for the program's later success.

The 1941 construction date places this property at a significant moment in Flat Rock's development - after the establishment of Ford's Village Industries but before the dramatic expansion that would follow World War II. This house represents the steady residential growth that characterized the program's early success and provided the community foundation for the exceptional achievements of the post-war period.

The property falls within the district's 1920-1975 period of significance, specifically during the early industrial transformation period when Ford's Village Industries was establishing Flat Rock as a model community. This house demonstrates the quality residential development that the program enabled during its foundational years.

Integrity Assessment: The property retains sufficient integrity to convey its historic significance despite exterior alterations and the front porch addition. **Intact aspects:** Location, Design, Setting, Feeling, and Association remain strong. **Compromised aspects:** Materials and Workmanship have been affected by replacement siding, windows, and the porch addition. However, the underlying Cape Cod form, roof configuration, dormers, and the original detached garage remain intact.

The building maintains its original massing, roof form with dormers, and overall Cape Cod character. While the front porch addition has altered the original facade, the symmetrical composition and basic architectural form remain recognizable. The original garage and the property's residential development pattern reinforce its association with the early Village Industries period.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_135_06_0196_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29545 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0197_000 Lot 197 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0901667	Long: -83.2804171			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1946
Architectural Style	Cape Cod/Minimal Traditionalist
Building Form	1.5-Story rectilinear
Roof Form	Cross gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacement
Window Type	Sliding
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Industry; Community Planning and Development; Transportation						
Period(s) of Significance	1946-1972 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29545 Walnut						
Historic/Original Owner	Warner & Lorraine Niemann						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer							
Builder/Contractor							

Survey Date	21 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential building at 29545 Walnut Street East represents an immediate post-World War II dwelling constructed during the crucial period of residential development that preceded and established patterns for the significant housing expansion that would follow Henry Ford's Village Industries initiative in Flat Rock. Originally built in 1946, this dwelling was constructed during the transitional period when Flat Rock was evolving from Michael Vreeland's original 1834 agricultural settlement into the comprehensive industrial village that would continue expanding through the 1972 establishment of the Michigan Casting Center.

The building exhibits a one-and-one-half-story cross-gabled configuration characteristic of Cape Cod Revival styling that became popular in immediate post-war residential development throughout southeastern Michigan. The prominent front-facing gable combined with side-gabled sections creates an attractive and efficient form that effectively utilized Cape Cod Revival principles for practical post-war housing needs. This architectural approach represented the continuation of traditional American design preferences as residential construction resumed following wartime restrictions.

The structure displays a cross-gabled form that creates visual interest while maintaining the compact efficiency appropriate for post-war residential construction. The building's essential architectural characteristics remain largely intact, preserving the character-defining features of 1946 Cape Cod Revival construction despite exterior material alterations. The cross-gabled roofline retains its original configuration covered with asphalt shingles, creating the distinctive profile that characterizes Cape Cod Revival architecture with its combination of vertical and horizontal emphasis.

The fenestration pattern has been altered through window replacement, with some original openings now featuring larger picture windows alongside traditional double-hung units. While these represent changes from the original window configuration, the overall fenestration arrangement maintains reasonable proportions and does not fundamentally compromise the building's architectural character. The front entrance appears to maintain appropriate placement and configuration for the Cape Cod Revival style.

The building features a small dormer or gable projection that provides light to the upper level while maintaining the traditional Cape Cod Revival aesthetic. This feature contributes to the building's architectural character and demonstrates the adaptation of Cape Cod Revival principles for efficient residential planning.

The structure currently features horizontal vinyl siding that covers what were likely the original wood clapboard or shingle exterior walls appropriate to the Cape Cod Revival style and the 1946 construction date. While this represents a change from the authentic exterior material, the installation has preserved the building's fundamental architectural characteristics including its form, massing, and essential design elements. The building rests on what appears to be a concrete block foundation typical of 1940s construction methods.

The property includes a small detached accessory building that appears to serve as garage or storage space, representing the type of outbuilding that was common to residential properties of this period and contributing to the overall domestic character of the property. This structure maintains compatible materials and scale with the main house.

The property occupies a well-maintained residential lot with mature landscaping and appropriate foundation plantings that contribute positively to the domestic character. The landscaping and site treatment preserve the residential setting typical of immediate post-war neighborhood development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Werner Nieman resided at 29545 Walnut in 1947.[1] In 1950, Warner & Lorraine Niemann and their children resided at 29545 Walnut; and Warner worked as an operator for Monsanto chemical plant.[2] In 1954, Werner Niemann and family were living at 29545 Walnut.[3] In 1959, Donald W. Baden and family were living at 29545 Walnut Street.[4] In 1971, Donald Williams resided at 29545 Walnut St.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as a **Contributing Resource** to the Flat Rock Historical District based on its construction during the Late Period of Significance (1920-1975) and its retention of sufficient integrity to convey its historical significance in the early residential development that established patterns for Ford's Village Industries program. The dwelling represents an early example of the systematic housing development that would expand significantly to accommodate Ford's village industry workers and embodies the residential development that helped establish Flat Rock's transformation into a comprehensive industrial community.

Criterion A Significance: The property contributes to the district's significance in the areas of Industry, Community Planning and Development, and Transportation by representing the early residential development that established patterns later expanded to serve Ford's Village Industries program. The 1942 construction date places it within the early phase of the Late Period of Significance, when residential development was beginning to respond systematically to the industrial growth that followed Ford's 1922 establishment of the Village Industries Headlamp Plant.

Integrity Assessment - Seven Aspects Analysis: The property retains excellent integrity across multiple aspects to convey its historic character and associations with the early residential development serving the emerging industrial community:

Location: INTACT - The building remains on its original site with no evidence of relocation, maintaining its historic relationship to Walnut Street and the surrounding residential neighborhood developed during the Late Period of Significance.

Design: LARGELY INTACT - The dwelling retains its original side-gabled Cape Cod Revival configuration with characteristic symmetrical facade arrangement, center entrance, and traditional proportions typical of 1942 construction. The building's form, massing, scale, fenestration pattern, and essential architectural elements remain unchanged, preserving the character-defining features that define Cape Cod Revival residential architecture. The retention of period-appropriate shutters further enhances the building's architectural character.

Setting: INTACT - The property maintains its historic residential setting within the Walnut Street neighborhood, with appropriate lot size, mature landscaping, and relationship to adjacent properties that preserve the character of wartime residential development.

Materials: COMPROMISED - The installation of vinyl siding has covered original exterior materials, and windows have been replaced. However, following National Register guidance that properties can retain eligibility when "significant form, features, and detailing are not obscured," this compromise does not eliminate the building's ability to convey its historical significance, particularly given the retention of other character-defining elements.

Workmanship: PARTIALLY INTACT - While surface materials have been altered, the underlying structural system, roof construction, and overall building craftsmanship demonstrate 1942 residential construction practices and

[1] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 46, dwelling 484, for Warner & Lorraine Niemann and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 47 of 58; United States. National Archives and Records Administration.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1954) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

maintain the building's architectural integrity. The quality of the original construction remains evident in the building's proportions and enduring structural soundness.

Feeling: LARGELY INTACT - The property successfully conveys the character of a 1942 Cape Cod Revival residential neighborhood that established patterns for housing Ford's village industry workers. The retention of appropriate shutters, traditional door configuration, and symmetrical facade arrangement contribute significantly to the historic domestic character.

Association: INTACT - The dwelling maintains clear associations with Flat Rock's Late Period of Significance and specifically represents the early residential development that preceded and established patterns for the housing boom that would serve Ford's Village Industries program.

This property represents an excellent example of Cape Cod Revival residential architecture adapted for wartime construction, demonstrating the continued popularity of traditional American architectural forms during the 1940s. The symmetrical facade, side-gabled form, center entrance, and appropriate window proportions all contribute to its architectural significance. The retention of period-appropriate shutters demonstrates ongoing attention to style-appropriate maintenance and enhances the building's ability to convey its Cape Cod Revival character.

The property retains the essential physical features necessary to convey its significance as 1942 Cape Cod Revival housing, including the original side-gabled form, symmetrical facade arrangement, center entrance configuration, and window proportions that characterized wartime residential construction. The retention of style-appropriate shutters and traditional door configuration further strengthens the building's architectural integrity and its ability to communicate its historical associations.

This property represents the crucial early phase of residential development that established the foundation for the significant housing expansion that would follow Ford's Village Industries program. The 1942 construction date positions it as an early example of the systematic residential development that would characterize Flat Rock's transformation from agricultural community to industrial village, demonstrating the continuity in development patterns that served the growing workforce.

This assessment follows National Register Best Practices guidance recognizing that material alterations alone do not disqualify contributing status when significant form and features are preserved. The property retains exceptional integrity across multiple aspects and demonstrates superior preservation of Cape Cod Revival character through retention of appropriate architectural details.

This property qualifies as a **Contributing Resource** to the Flat Rock Historical District. Despite material alterations, the building retains excellent integrity to effectively convey its historical significance as an early and well-preserved example of Cape Cod Revival residential development that established patterns for housing Ford's village industry workers during the continuing industrial expansion that characterized Flat Rock's evolution into Ford's comprehensive industrial community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29605 Walnut Street [29553 Walnut]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0198_000 Lot 198 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0900304		Long: -83.2803672		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1940	
Architectural Style	Minimal Traditionalist	
Building Form	1-Story rectilinear	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Industry; Community Planning and Development; Transportation					
Period(s) of Significance	1949-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29605 Walnut					
Historic/Original Owner	Leonard & Pearl Case					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer						
Builder/Contractor						

Survey Date	21 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential building at 29605 Walnut Street East represents a post-World War II dwelling constructed during the significant period of residential expansion that followed Henry Ford's transformative Village Industries initiative in Flat Rock. Originally built in 1949, this dwelling was designed to house workers and their families during the mature period of Flat Rock's evolution from Michael Vreeland's original 1834 agricultural settlement into a thriving industrial village that would continue expanding through the 1972 establishment of the Michigan Casting Center.

The building exhibits a one-story hip-roofed configuration characteristic of the minimal traditional and early ranch styling that became prevalent in post-war residential development throughout southeastern Michigan. This architectural approach represented the practical, efficient housing solutions that successfully balanced economy with attractive design, creating modest yet dignified homes appropriate for Ford's village industry workers during the Late Period of Significance. The hip roof form creates a compact, economical profile while providing adequate interior space and architectural interest.

The structure displays a hip-roofed form with a rectangular footprint that reflects the refined housing solutions developed by 1949 for post-war residential construction. The building's essential architectural characteristics remain intact, preserving the character-defining features of minimal traditional construction despite exterior material alterations. The hip roofline retains its original configuration covered with asphalt shingles, creating the horizontal emphasis and clean lines that characterize this architectural approach.

The fenestration pattern maintains the symmetrical arrangement typical of minimal traditional design, with windows scaled and distributed to create the balanced, orderly composition characteristic of the style. The windows are appropriately sized and positioned to provide natural light while maintaining the building's proportional relationships. While the original window units have been replaced with modern vinyl-framed double-hung sash windows, the fenestration pattern, proportions, and spacing remain consistent with 1949 residential construction standards.

The front entrance maintains its central placement and features what appears to be a traditional panel door configuration, preserving an important character-defining element. The entrance is approached by concrete steps and features a modest porch treatment with simple columns that, while potentially altered, maintains appropriate scale and does not compromise the building's essential character.

The building displays attractive window shutters painted in a contrasting color that enhances the overall architectural character and demonstrates appropriate attention to styling details. These shutters contribute to the building's ability to convey its historical associations with post-war residential construction and represent thoughtful maintenance of appropriate architectural features.

A decorative metal awning over a front window provides weather protection while adding visual interest to the facade. This feature, while potentially a later addition, maintains appropriate scale and materials that are compatible with the building's character and do not detract from its historical associations.

The structure currently features horizontal vinyl siding that covers what were likely the original wood clapboard exterior walls appropriate to the 1949 construction date and minimal traditional styling. While this represents a change from the authentic exterior material, the installation has preserved the building's fundamental architectural characteristics including its form, massing, proportions, and essential design elements. The building rests on what appears to be a concrete block foundation typical of late 1940s construction methods.

The property occupies a well-maintained residential lot with mature landscaping that includes foundation plantings and established trees contributing positively to the domestic character. The landscaping and site treatment preserve the residential setting typical of post-war neighborhood development.

The single-story house is situated on Lot 198 of the Van Riper Sub. No. 2 and the address in 1941 was **29553** Walnut.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Leonard Case owned lot 198, in the Van Riper Subdivision No. 2, in the Village of Flat Rock in 1942.[2] In 1950, Leonard & Pearl Case resided at 29605 Walnut; and Leonard worked as a tool maker for an auto manufacturer plant.[3] In 1959, Leonard Case and family were living at 29605 Walnut Street.[4] In 1971, Leonard Case resided at 29605 Walnut St.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as a **Contributing Resource** to the Flat Rock Historical District based on its construction during the Late Period of Significance (1920-1972) and its retention of sufficient integrity to convey its historical significance in the post-war residential development that served Ford's Village Industries program. The dwelling embodies the residential development patterns that accompanied Henry Ford's Village Industries program and represents the housing solutions that enabled Ford's vision of decentralized industrial communities serving workers and their families during the mature phase of Flat Rock's industrial development.

Criterion A Significance: The property contributes to the district's significance in the areas of Industry, Community Planning and Development, and Transportation by representing the housing solutions that enabled Ford's vision of decentralized industrial communities. The 1949 construction date places it at the height of post-war residential expansion serving Ford's village industry workforce, when Flat Rock had matured as an industrial village supported by comprehensive residential development to accommodate workers associated with Ford's operations, the Detroit, Toledo and Ironton Railroad, and the broader industrial infrastructure.

Integrity Assessment - Seven Aspects Analysis: The property retains excellent integrity across multiple aspects to convey its historic character and associations with the post-war residential development serving Ford's Village Industries program:

Location: INTACT - The building remains on its original site with no evidence of relocation, maintaining its historic relationship to Walnut Street and the surrounding residential neighborhood developed during the Late Period of Significance.

Design: LARGELY INTACT - The dwelling retains its original hip-roofed minimal traditional configuration with characteristic horizontal emphasis, compact form, and architectural proportions typical of 1949 construction. The building's form, massing, scale, fenestration pattern, and essential architectural elements remain unchanged, preserving the character-defining features that define minimal traditional residential architecture. The retention of period-appropriate shutters and traditional entrance configuration further enhances the building's architectural character.

Setting: INTACT - The property maintains its historic residential setting within the Walnut Street neighborhood, with appropriate lot size, mature landscaping, and relationship to adjacent properties that preserve the character of post-war residential development.

Materials: COMPROMISED - The installation of aluminum siding has covered original exterior materials, and windows have been replaced. However, following National Register guidance that properties can retain eligibility when "significant form, features, and detailing are not obscured," this compromise does not eliminate the building's ability to convey its historical significance, particularly given the retention of other character-defining elements.

Workmanship: PARTIALLY INTACT - While surface materials have been altered, the underlying structural system, roof construction, and overall building craftsmanship demonstrate 1949 residential construction

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, 3 vols." arranged by subdivision; vol. 3, pg. 622, entry for Leonard Case; original records held by Brownstown Township Historical Society.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 74, dwelling 485, for Leonard & Peral Case ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-Z?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 52 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

practices and maintain the building's architectural integrity. The quality of the original construction remains evident in the building's proportions and enduring structural soundness.

Feeling: LARGELY INTACT - The property successfully conveys the character of a 1949 working-class residential neighborhood developed to house Ford's village industry workers. The retention of appropriate shutters, traditional entrance configuration, and hip-roofed form contribute significantly to the historic domestic character.

Association: INTACT - The dwelling maintains clear associations with Flat Rock's Late Period of Significance and specifically represents the housing development that accompanied the mature phase of Ford's Village Industries program.

Essential Physical Features Analysis: The property retains the essential physical features necessary to convey its significance as 1949 minimal traditional housing, including the original hip-roofed form, building massing, fenestration pattern, and spatial relationships that characterized post-war residential construction serving Ford's village industry workers. The retention of appropriate shutters and traditional entrance configuration further strengthens the building's architectural integrity and its ability to communicate its historical associations.

Historical Development Pattern Significance: This property represents the height of post-war residential development that followed Ford's Village Industries program, embodying the housing solutions developed when Flat Rock had fully evolved into a comprehensive industrial community. The 1949 construction date positions it within the systematic residential expansion that characterized Flat Rock's maturation as an industrial village, demonstrating the successful implementation of Ford's vision for decentralized industrial communities.

Best Practices Compliance: This assessment follows National Register Best Practices guidance recognizing that material alterations alone do not disqualify contributing status when significant form and features are preserved. The property retains excellent integrity across multiple aspects and demonstrates superior preservation of minimal traditional character through retention of appropriate architectural details and essential design elements.

Recommendation: This property qualifies as a **Contributing Resource** to the Flat Rock Historical District. Despite material alterations, the building retains excellent integrity to effectively convey its historical significance as a well-preserved example of minimal traditional residential development that served Ford's village industry workers and their families during the continuing industrial expansion that characterized Flat Rock's evolution into Ford's comprehensive industrial community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0198_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29615 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0199_000 Lot 199 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0898932		Long: -83.2803657		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1949	
Architectural Style	Cape Cod	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gable roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Double Hung/Picture	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1949-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☐ Workmanship ☒ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☐ Altered ☒ Siding/Windows Moved ☐ Date(s):
Current/Common Name	29615 Walnut
Historic/Original Owner	Jesse & Mary Jones
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	unknown

Survey Date	21 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 29615 Walnut Street is a one-and-one-half-story Cape Cod/Minimal Traditional style residence constructed in 1949. This property represents the immediate post-World War II residential development that characterized the Late Period of Significance (1920-1975) in the proposed Flat Rock Historical District and exemplifies the return to traditional American architectural forms that became popular during the early post-war suburban expansion.

The house exhibits a Cape Cod configuration with one-and-one-half-story massing and side-gable roof orientation. The building demonstrates the traditional proportions and domestic scale characteristic of Cape Cod residential design, adapted to post-war construction methods and lifestyle preferences. The straightforward rectangular form reflects the practical, economical construction approaches that made Cape Cod style popular for post-war suburban development.

The building rests on a concrete foundation typical of post-war residential construction, providing stable support for the frame construction above. The foundation is largely concealed by grade and landscaping, maintaining the traditional Cape Cod appearance.

The exterior walls are currently clad in white aluminum siding that has replaced the original exterior materials. While this alteration affects the building's material authenticity, the replacement siding maintains the horizontal emphasis and overall proportional relationships characteristic of Cape Cod residential design. The aluminum siding preserves the building's essential visual character and traditional domestic scale.

The roof features a side-gable configuration with dormer windows covered in asphalt composition shingles, representing standard residential roofing materials. The dormers provide light and space to the upper level while maintaining the traditional Cape Cod roofline that defines the architectural style.

The fenestration includes replacement windows with decorative shutters that maintain traditional Cape Cod proportions and residential character. The windows preserve original opening sizes and configurations while the shutters reflect the Cape Cod emphasis on traditional American residential design principles. A front-facing dormer window provides light to the upper level while maintaining the traditional Cape Cod character.

The property occupies a residential lot on Walnut Street with maintained lawn areas and mature landscaping. The location on Walnut Street demonstrates the geographic expansion of residential development beyond the original Ford Avenue corridor, showing how the community grew to accommodate the expanding post-war population while maintaining residential neighborhood character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Jesse & Mary Jones and their sons resided at 29615 Walnut; and Jesse worked as a mechanic for the oil refinery.[1] In 1955, George J. Balowski and family were living at 29615 Walnut.[2] Joseph C. Artley and family were living at 29615 Walnut Street from 1957 through 1967.[3] Irma Welch resided at 29615 Walnut St. from 1968-1971.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29615 Walnut Street contributes to the significance of the proposed Flat Rock Historical District as a representative example of immediate post-World War II residential development that demonstrates the community's successful accommodation of returning veterans and expanding workforce during the Late Period of Significance (1920-1975). Constructed in 1949, this Cape Cod style residence represents the architectural preferences and

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 47, dwelling 486, for Jesse & Mary Jones and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 48 of 58; United States. National Archives and Records Administration.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] Michigan Bell Telephone Company, Wyandotte Telephone Directory Followed by Flat Rock, New Boston, Rockwood and Romulus (Trenton, Mich: Michigan Bell Telephone Company, **October 1957**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; **ALSO**, "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume) for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

suburban development patterns that characterized the early post-war period when traditional American residential forms experienced renewed popularity.

Criterion A (Events):

This property is significant under Criterion A as part of the immediate post-World War II residential development that supported Flat Rock's continued transformation into a suburban industrial community. The construction date of 1949 places it within the period when returning veterans and expanding economic opportunities created demand for new residential construction that would accommodate families seeking traditional American housing forms.

The Cape Cod architectural style represents the return to traditional American residential design during the post-war period, reflecting both cultural preferences and the desire to create residential neighborhoods that embodied stability and continuity after the war years. This property demonstrates how the community's industrial success enabled residents to invest in quality residential construction that reflected traditional American residential ideals.

The location on Walnut Street represents the geographic expansion of residential development beyond the original Ford Avenue corridor, demonstrating the community's growth and accommodation of the expanding post-war population.

Location: EXCELLENT - Remains in original location on Walnut Street
Design: GOOD - Essential Cape Cod form, dormers, and proportions intact
Setting: GOOD - Suburban residential character preserved
Materials: FAIR - Original materials replaced with aluminum siding and replacement windows, but alterations maintain historic proportions and fenestration patterns
Workmanship: GOOD - Original construction quality evident in form and composition
Feeling: GOOD - Conveys 1949 post-war suburban residential character
Association: GOOD - Clear connection to post-war residential development

Despite material alterations, the property retains sufficient integrity in design, location, setting, feeling, and association to contribute to the district's significance as a representative example of immediate post-war Cape Cod residential architecture and suburban development patterns.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0199_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29625 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0200_000 Lot 200 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0897559		Long: -83.2803641		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1942
Architectural Style	Minimal Traditional /Cape Cod Revival
Building Form	1.5 Story Rectangular
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl frame
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	2 Garage and shed

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Industry; Community Planning and Development; Transportation						
Period(s) of Significance	1942-1972 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29625 Walnut St.						
Historic/Original Owner	Joseph Karoly						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	unknown						

Survey Date	12 Aug 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential building at 29625 Walnut Street East represents an early example of post-World War II residential development that preceded and helped establish the patterns for the significant housing expansion that would follow Henry Ford's Village Industries initiative in Flat Rock. Originally built in 1942, this dwelling was constructed during the crucial transition period when Flat Rock was evolving from Michael Vreeland's original 1834 agricultural settlement into the comprehensive industrial village that would continue expanding .

The building exhibits a one-and-one-half-story side-gabled configuration characteristic of Cape Cod Revival and minimal traditional styling that became prevalent in wartime and post-war residential development throughout southeastern Michigan. This architectural approach represented the practical yet stylistically conscious housing solutions that bridged traditional New England colonial influences with modern efficiency, establishing patterns that would later be refined to serve Ford's village industry workers during the Late Period of Significance.

The structure displays a side-gabled form with a rectangular footprint that reflects the economical yet dignified housing solutions being developed during the early 1940s. The building's essential architectural characteristics remain intact, preserving the character-defining features of 1942 Cape Cod Revival construction despite exterior material alterations. The side-gabled roofline retains its original configuration covered with asphalt shingles, creating the clean, horizontal emphasis that characterizes the style.

The fenestration pattern maintains the symmetrical arrangement typical of Cape Cod Revival design, with windows scaled and distributed to create the balanced, traditional composition characteristic of the style. The building features the classic center-entrance configuration with flanking windows that creates the formal symmetry essential to Cape Cod Revival architecture. While the original window units have been replaced with modern vinyl-framed double-hung sash windows, the fenestration pattern, proportions, and spacing remain consistent with 1942 residential construction standards.

The front entrance retains its central placement and appears to maintain period-appropriate door configuration, though surrounding trim details have been simplified through the siding installation. The entrance features what appears to be a traditional panel door with glazing appropriate to the Cape Cod Revival style, preserving an important character-defining element.

The building displays attractive window shutters painted in a contrasting color that enhances the Cape Cod Revival character and demonstrates appropriate attention to period styling details. These shutters contribute significantly to the building's ability to convey its historical architectural character and represent thoughtful maintenance of style-appropriate features.

The structure currently features horizontal vinyl siding that covers what were likely the original wood clapboard or shingle exterior walls appropriate to the Cape Cod Revival style and the 1942 construction date. While this represents a change from the authentic exterior material, the installation has preserved the building's fundamental architectural characteristics including its form, massing, proportions, and essential design elements. The building rests on what appears to be a concrete block foundation typical of 1940s construction methods.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Joseph A. Karoly resided at 29625 Walnut St. in 1947.[1] In 1950, Joseph & Betty Karoly and their children resided at 29625 Walnut; and Joseph worked in machine repair for a Steel Manufacturer.[2] In 1953-1964, John R. Elias and family were living at 29625 Walnut Street.[3] Kenneth Hoeft resided at 29625 Walnut St. from 1966 through1971.[4]

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[1] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 47, dwelling 487, for Joseph & Betty Karoly and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 48 of 58; United States. National Archives and Records Administration.

[3] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society; **ALSO**,

"Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as a **Contributing Resource** to the Flat Rock Historical District based on its construction during the Late Period of Significance (1922-1972) and its retention of sufficient integrity to convey its historical significance in the early residential development that established patterns for Ford's Village Industries program. The dwelling represents an early example of the systematic housing development that would expand significantly to accommodate Ford's village industry workers and embodies the residential development that helped establish Flat Rock's transformation into a comprehensive industrial community.

Criterion A Significance: The property contributes to the district's significance in the areas of Industry, Community Planning and Development, and Transportation by representing the early residential development that established patterns later expanded to serve Ford's Village Industries program. The 1942 construction date places it within the early phase of the Late Period of Significance, when residential development was beginning to respond systematically to the industrial growth that followed Ford's 1922 establishment of the Village Industries Headlamp Plant.

Integrity Assessment: The property retains excellent integrity across multiple aspects to convey its historic character and associations with the early residential development serving the emerging industrial community:

Location: INTACT - The building remains on its original site with no evidence of relocation, maintaining its historic relationship to Walnut Street and the surrounding residential neighborhood developed during the Late Period of Significance.

Design: LARGELY INTACT - The dwelling retains its original side-gabled Cape Cod Revival configuration with characteristic symmetrical facade arrangement, center entrance, and traditional proportions typical of 1942 construction. The building's form, massing, scale, fenestration pattern, and essential architectural elements remain unchanged, preserving the character-defining features that define Cape Cod Revival residential architecture. The retention of period-appropriate shutters further enhances the building's architectural character.

Setting: INTACT - The property maintains its historic residential setting within the Walnut Street neighborhood, with appropriate lot size, mature landscaping, and relationship to adjacent properties that preserve the character of wartime residential development.

Materials: COMPROMISED - The installation of vinyl siding has covered original exterior materials, and windows have been replaced. However, following National Register guidance that properties can retain eligibility when "significant form, features, and detailing are not obscured," this compromise does not eliminate the building's ability to convey its historical significance, particularly given the retention of other character-defining elements.

Workmanship: PARTIALLY INTACT - While surface materials have been altered, the underlying structural system, roof construction, and overall building craftsmanship demonstrate 1942 residential construction practices and maintain the building's architectural integrity. The quality of the original construction remains evident in the building's proportions and enduring structural soundness.

Feeling: LARGELY INTACT - The property successfully conveys the character of a 1942 Cape Cod Revival residential neighborhood that established patterns for housing Ford's village industry workers. The retention of appropriate shutters, traditional door configuration, and symmetrical facade arrangement contribute significantly to the historic domestic character.

Association: INTACT - The dwelling maintains clear associations with Flat Rock's Late Period of Significance and specifically represents the early residential development that preceded and established patterns for the housing boom that would serve Ford's Village Industries program.

This property represents an excellent example of Cape Cod Revival residential architecture adapted for wartime construction, demonstrating the continued popularity of traditional American architectural forms during the 1940s. The symmetrical facade, side-gabled form, center entrance, and appropriate window proportions all contribute to its architectural significance. The retention of period-appropriate shutters demonstrates ongoing attention to style-appropriate maintenance and enhances the building's ability to convey its Cape Cod Revival character.

The property retains the essential physical features necessary to convey its significance as 1942 Cape Cod Revival housing, including the original side-gabled form, symmetrical facade arrangement, center entrance configuration, and window proportions that characterized wartime residential construction. The retention of style-appropriate shutters and traditional door configuration further strengthens the building's architectural integrity and its ability to communicate its historical associations.

This property represents the crucial early phase of residential development that established the foundation for the significant housing expansion that would follow Ford's Village Industries program. The 1942 construction date positions it as an early example of the systematic residential development that would characterize Flat Rock's transformation from agricultural community to industrial village, demonstrating the continuity in development patterns that served the growing workforce.

This property qualifies as a **Contributing Resource** to the Flat Rock Historical District. Despite material alterations, the building retains excellent integrity to effectively convey its historical significance as an early and well-preserved example of Cape Cod Revival residential development that established patterns for housing Ford's village industry workers during the continuing industrial expansion that characterized Flat Rock's evolution into Ford's comprehensive industrial community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_135_06_0200_000 Lot 200; generically citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29635 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0201 000 Lot 201 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093135		Long: -83.274457		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1942
Architectural Style	Minimal Traditional
Building Form	One-story rectangular
Roof Form	Side-gabled house
Roof Materials	Horizontal vinyl siding
Exterior Wall Materials	Horizontal Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Frame
Window Type	Double Hung Sash
Outbuildings	Yes ☒ No ☐
Number/Type:	Once Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Industry; Community Planning and Development; Transportation					
Period(s) of Significance	1942-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29635 Walnut					
Historic/Original Owner	Aaron & Bessie Gillespie					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	12 Aug 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential building at 29635 Walnut Street East represents an early example of post-World War II residential development that preceded and helped establish the patterns for the significant housing expansion that would follow Henry Ford's Village Industries initiative in Flat Rock. Originally built in 1942, this dwelling was constructed during the crucial transition period when Flat Rock was evolving from Michael Vreeland's original 1834 agricultural settlement into the comprehensive industrial village that would continue expanding through the 1975 establishment of the Michigan Casting Center.

The building exhibits a one-story side-gabled configuration characteristic of the minimal traditional and early ranch styling that became prevalent in wartime and post-war residential development throughout southeastern Michigan. This architectural approach represented the practical, efficient housing solutions that would later be refined and expanded to serve Ford's village industry workers during the Late Period of Significance. The building's essential form and massing demonstrate the evolution of residential design that bridged traditional house forms with the horizontal emphasis that would define the ranch style.

The structure displays a side-gabled form with a rectangular footprint that reflects the economical housing solutions being developed during the early 1940s. The building's essential architectural characteristics remain intact, preserving the character-defining features of 1942 minimal traditional construction despite exterior material alterations. The side-gabled roofline retains its original configuration covered with asphalt shingles, and the brick chimney appears to maintain its original placement, providing continuity with the building's 1942 construction date.

The fenestration pattern maintains the arrangement typical of minimal traditional design, with windows scaled and distributed to create the balanced composition characteristic of the style. While the original window units have been replaced with modern vinyl-framed double-hung sash windows, the fenestration pattern and proportions remain consistent with 1942 residential construction standards. The front entrance retains its central placement with what appears to be a period-appropriate door configuration, though the surrounding trim details have been simplified.

A modest rear addition extends the building's footprint while maintaining compatible scale and roofline treatment. This addition, covered with the same vinyl siding as the main structure, represents a sympathetic expansion that does not compromise the building's essential character or its ability to convey its historical significance. The addition maintains the horizontal emphasis of the original structure and does not obscure character-defining features.

The structure currently features horizontal vinyl siding that covers what were likely the original wood clapboard exterior walls. While this represents a change from the authentic exterior material, the installation has preserved the building's fundamental architectural characteristics including its form, massing, and essential design elements. The building rests on what appears to be a concrete block foundation typical of 1940s construction methods.

The property includes what appears to be a small detached accessory structure, representing the type of outbuilding that was common to residential properties of this period and contributing to the overall domestic character of the property.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1947, Aaron Gillespie resided at 29635 Walnut St.[1] In 1950, Aaron & Bessie Gillespie resided at 29635 Walnut; and Aaron worked as a blacksmith for the oil refinery.[2] Otis Norrix resided at 29635 Walnut in 1955, and Mr. Norrix was employed by the SOCONY Vacuum Company.[3] In 1959, Otis Norrix and family were living at 29635 Walnut Street.[4] In 1971, Otis Norrix resided at 29635 Walnut St.[5] Otis Edgar Norrix was living at 29635 Walnut St. until his death on 20 May 1993.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as a **Contributing Resource** to the Flat Rock Historical District based on its construction during the Late Period of Significance (1920-1972) and its retention of sufficient integrity to convey its historical significance in the residential development that served Ford's Village Industries program. The dwelling represents an early example of the housing patterns that would expand significantly to accommodate Ford's village industry workers and embodies the residential development that enabled Ford's vision of decentralized industrial communities.

Criterion A Significance: The property contributes to the district's significance in the areas of Industry, Community Planning and Development, and Transportation by representing the early residential development that established patterns later expanded to serve Ford's Village Industries program. The 1942 construction date places it within the early phase of the Late Period of Significance, when residential development was beginning to respond to the industrial growth that followed Ford's 1922 establishment of the Village Industries Headlamp Plant.

Integrity Assessment - Seven Aspects Analysis: The property retains sufficient integrity across multiple aspects to convey its historic character and associations with the residential development serving the emerging industrial community:

Location: INTACT - The building remains on its original site with no evidence of relocation, maintaining its historic relationship to Walnut Street and the surrounding residential neighborhood developed during the Late Period of Significance.

Design: LARGELY INTACT - The dwelling retains its original side-gabled minimal traditional configuration with characteristic horizontal emphasis and architectural form typical of 1942 construction. The building's form, massing, scale, and fenestration pattern remain largely unchanged, preserving the essential design elements that defined early 1940s residential architecture. The rear addition maintains compatible scale and does not compromise the building's essential character.

Setting: INTACT - The property maintains its historic residential setting within the Walnut Street neighborhood, with appropriate lot size, mature landscaping, and relationship to adjacent properties that preserve the character of wartime and early post-war residential development.

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[1] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 47, dwelling 488, for Aaron & Bessie Gillespie ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 48 of 58; United States. National Archives and Records Administration.

[3] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; **ALSO**, National Archives at St. Louis; St. Louis, Missouri; *WW2i Draft Registration Cards For Michigan, 10/16/1940-03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: *875.*

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] Ancestry.com. *U.S., Phone and Address Directories, 1993-2002* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2005; **ALSO**, "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZBR-S7P : Mon Feb 24 23:27:17 UTC 2025), Entry for Otis Edgar Norrix, 20 May 1993.

Materials: COMPROMISED - The installation of vinyl siding has covered original exterior materials, and windows have been replaced. However, following National Register guidance that properties can retain eligibility when "significant form, features, and detailing are not obscured," this compromise does not eliminate the building's ability to convey its historical significance.

Workmanship: PARTIALLY INTACT - While surface materials have been altered, the underlying structural system, roof construction, and overall building craftsmanship demonstrate 1942 residential construction practices and maintain the building's architectural integrity.

Feeling: LARGELY INTACT - The property successfully conveys the character of a 1942 working-class residential neighborhood that established patterns for housing Ford's village industry workers, with appropriate scale and practical design contributing to the historic domestic character.

Association: INTACT - The dwelling maintains clear associations with Flat Rock's Late Period of Significance and specifically represents the early residential development that preceded and established patterns for the housing boom that would serve Ford's Village Industries program.

Essential Physical Features Analysis: The property retains the essential physical features necessary to convey its significance as 1942 minimal traditional housing, including the original side-gabled form, building massing, fenestration pattern, and spatial relationships that characterized wartime residential construction. The rear addition maintains compatible scale and materials, demonstrating appropriate expansion methods. While exterior materials have been altered, the building's fundamental architectural characteristics remain intact and continue to communicate its historical associations.

Historical Development Pattern Significance: This property represents the crucial early phase of residential development that established the foundation for the significant housing expansion that would follow Ford's Village Industries program. The 1942 construction date positions it as an early example of the systematic residential development that would characterize Flat Rock's transformation from agricultural community to industrial village, demonstrating continuity in development patterns that served the growing workforce.

Best Practices Compliance: This assessment follows National Register Best Practices guidance recognizing that material alterations alone do not disqualify contributing status when significant form and features are preserved. The property retains sufficient integrity across multiple aspects to convey its historical significance as an early representative of the residential development patterns that would expand to serve Ford's village industry workers.

Recommendation: This property qualifies as a **Contributing Resource** to the Flat Rock Historical District. Despite material alterations, the building retains sufficient integrity to effectively convey its historical significance as an early example of the residential development that established patterns for housing Ford's village industry workers during the continuing industrial expansion that characterized Flat Rock's evolution into Ford's comprehensive industrial community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel 58_135_06_0201 000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29645 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0202_000 Lot 202 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0894387		Long: -83.2803768		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1948
Architectural Style	Minimal Traditional
Building Form	1-Story rectilinear
Roof Form	Cross-gabled with front-facing gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl frame
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (Detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Industry; Community Planning and Development; Transportation
Period(s) of Significance	1948-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	29645 Walnut			
Historic/Original Owner	Charles & Marjorie Beaudry House			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Builder/Contractor				

Survey Date	26 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1948 Ranch residence is a single-story frame dwelling situated on Walnut Street in Flat Rock. The building represents early post-World War II residential development during the late phase of the Village Industries era and exemplifies the transitional period in American residential design when the Ranch style was emerging to supplant the Cape Cod and Minimal Traditional forms that had dominated the previous decade. The 1948 construction date places this house at the leading edge of Ranch popularity in the region, representing the shift toward single-story, horizontally-oriented design that would characterize American suburban development through the 1950s and 1960s.

The house exhibits an early Ranch form with a single-story plan and horizontal orientation. The roof is a side-gabled configuration with a prominent front gable accent that adds visual interest and creates additional interior volume. This roof configuration represents the transitional nature of late 1940s residential design, combining elements of earlier Minimal Traditional design (the front gable accent) with the emerging Ranch emphasis on single-story living. The roof is covered with asphalt shingles in a reddish-brown tone, and the front gable features an octagonal louvered vent providing attic ventilation while adding a decorative element.

A chimney rises from the roof, indicating the original heating system and possibly a fireplace—a feature that would become standard in Ranch homes of the following decade. The chimney's position and construction are consistent with late 1940s residential heating practices.

The exterior walls are clad in vinyl siding in a tan or beige color, a replacement material that obscures the original wall surface. The vinyl siding is complemented by brown or burgundy trim, including shutters flanking the windows, which creates a coordinated color scheme with the roof. While vinyl siding represents a change from original materials (likely wood clapboard), it maintains the horizontal emphasis appropriate to the Ranch form.

A welcoming front porch extends across a portion of the facade, providing sheltered outdoor living space. The porch features white-painted columns supporting a shed roof that integrates with the main roofline. The porch demonstrates the Ranch style's emphasis on indoor-outdoor connection and casual living, creating a transitional space between public and private realms. An American flag displayed on the porch reflects the current owner's patriotic sentiment.

The windows include what appears to be a picture window—a hallmark of Ranch design that was emerging during this period—along with double-hung windows serving other rooms. The windows appear to be aluminum replacement units, maintaining appropriate proportions within the original openings. The picture window, which provides generous natural light and frames views of the landscape, represents the Ranch style's break from the smaller, more numerous windows of earlier house types.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period. The property occupies a well-maintained lot with mature deciduous trees that frame the house and contribute to the established residential character.

An attached carport extends from the left side of the house, providing covered parking. This carport may represent an original feature or a later addition within the period of significance, reflecting the automobile-oriented lifestyle that characterized post-war residential development. A detached garage is located at the rear of the property, providing additional automobile and storage space. The combination of carport and detached garage demonstrates the importance of automobile accommodation in mid-century residential design.

Character-defining features include the early Ranch form with single-story massing, the side-gabled roof with front gable accent, the octagonal gable vent, the front porch with columns, the chimney, the picture window, the carport, the detached garage, and the overall horizontal residential character that contributes to the streetscape of Walnut Street.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Charles Henry & Marjorie Beaudry and their daughter resided at 29645 Walnut in April 1950; and Charles was employed as a machine operator for a paper & tube manufacturer.[1] Charles Beaudry resided at 29645 Walnut in 1959.[2] Charles H. Beaudry and family were still living at 29645 Walnut in 1971.[3] Charles H. Beaudry, retired from the Railroad, died on 6 Oct 1971, and is buried with a veterans headstone marker in Michigan Memorial Cemetery; Mr. Beaudry had served with the 13th Arm'd Division for the US Army during WW2.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1948 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents early post-war residential development during the late phase of the Village Industries era and exemplifies the transitional moment in American residential design when the Ranch style was emerging to replace earlier house types.

Criterion A - Community Planning and Development: Constructed c. 1948, during the early post-war period and the late phase of Village Industries influence on Flat Rock's development, this early Ranch house represents the residential construction that continued to characterize the community's growth following World War II. The post-war years brought renewed building activity as returning veterans and growing families sought housing, and properties like this single-story dwelling provided the modern, efficient housing that enabled continued homeownership and family formation in the established community.

Village Industries Context: The property's c. 1948 construction date places it within the late phase of Village Industries influence on Flat Rock's development. While Ford's formal Village Industries program had concluded by this time, the community patterns of homeownership and stability it had established continued to shape residential development. The construction of new housing in the post-war years extended the residential fabric that had developed since the late 1920s, maintaining the homeownership-oriented community character that distinguished Flat Rock.

Transitional Ranch Design: The 1948 construction date places this house at a significant moment in American residential architecture when the Ranch style was emerging to supplant earlier house types. The design exhibits transitional characteristics: the single-story form and horizontal orientation that would define the Ranch style, combined with the front gable accent more typical of Minimal Traditional design. This transitional quality makes the property representative of the architectural evolution occurring in American housing during the late 1940s.

Early Ranch Context: The Ranch style, which would dominate American suburban development from the late 1940s through the 1960s, represented a new approach to residential design emphasizing single-story living, indoor-outdoor connection, and informal lifestyle. This early example demonstrates the style's emergence in Flat Rock, predating the fully developed Ranch houses of the 1950s while showing the shift away from the Cape Cod and Minimal Traditional forms that characterized earlier Village Industries-era construction.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the early Ranch form with single-story massing, side-gabled roof with front gable accent, front porch, and horizontal orientation. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows, though the concrete block foundation and chimney remain. Integrity of setting is preserved through the property's relationship to

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 47, dwelling 489, for Charles & Marjorie and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, Image 48 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] The National Archives at Atlanta; Morrow, Georgia; *Records of the Railroad Retirement Board, 1934 - 1987*; Record Group Number: *184;* **ALSO**, National Archives at St. Louis; St. Louis, MO, USA; *Applications for Headstones and Markers, 7/1/1970-9/30/1985*; NAID: *6016127*; Record Group Number: *15*; Record Group Title: *Records of the Department of Veterans Affairs, 1773-2007.*

neighboring residences and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as an early Ranch residence from the post-war Village Industries era.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1948 construction date places this property within the early post-war period when the Ranch style was emerging to replace the Cape Cod and Minimal Traditional forms that had characterized earlier Village Industries-era construction. This early Ranch represents the architectural evolution occurring in Flat Rock as the community continued to develop in the years following World War II.

The property retains its essential early Ranch form, with the single-story massing, horizontal orientation, and side-gabled roof clearly legible despite material alterations. The front gable accent with octagonal louvered vent represents the transitional design characteristics typical of late 1940s housing, combining emerging Ranch elements with features from earlier house types. The front porch with white columns provides the welcoming entrance and indoor-outdoor connection that would become hallmarks of Ranch design.

The picture window, a defining element of Ranch architecture, represents the shift toward larger glazing that characterized post-war residential design. This feature, along with the single-story form and horizontal emphasis, distinguishes this house from the Cape Cod houses that dominate the earlier sections of Walnut Street and demonstrates the architectural progression visible along the street as development moved from the early 1940s into the late 1940s.

The combination of attached carport and detached garage reflects the fully automobile-oriented lifestyle that characterized post-war residential development. These features, whether original or added within the period of significance, demonstrate the importance of automobile accommodation in mid-century residential planning.

While vinyl siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential early Ranch form, transitional design characteristics, and post-war residential character remain clearly legible, and the property continues to demonstrate its associations with the continued residential development that characterized Flat Rock during the late Village Industries era and into the post-war period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), Parcel #58_135_06_0202_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29705 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0203_300 Lot 203 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092895		Long: -83.274681		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1949
Architectural Style	Cape Cod Revival
Building Form	1.5 Story Rectangular
Roof Form	Front-facing gable with cross gables
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Horizontal vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl frame
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	One Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Education; Social History						
Period(s) of Significance	1949-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☐	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29705 Walnut St.						
Historic/Original Owner	Matthew & Muriel Mittlestat						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	12 Aug 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1949 Minimal Traditional house at 29705 Walnut Street represents immediate post-World War II residential development in Flat Rock and demonstrates the transition from wartime housing shortages to peacetime residential expansion. The 1.5-story dwelling exhibits characteristics of Cape Cod-influenced Minimal Traditional architecture popular during the late 1940s and early 1950s, when builders adapted traditional New England cottage forms to meet urgent post-war housing demand. The property's exceptional documentation demonstrates continuous ownership by the Mittlestat family from 1949 through at least 1971, providing rare evidence of professional-class homeownership spanning over two decades and documenting the property's role as the residence of a high school mathematics teacher who contributed to educating Flat Rock's youth during the community's post-war growth and transformation.

The house displays defining characteristics of Cape Cod-influenced Minimal Traditional residential architecture through its 1.5-story form, side-gabled roof with prominent gable dormers, symmetrical facade organization, and compact but efficient plan. The Cape Cod style, originally developed in colonial New England, experienced widespread revival during the 1930s-1950s as builders recognized its economical construction, efficient use of space, and aesthetic appeal. The style's steep roof pitch created usable second-floor space within the roof volume, providing additional bedrooms without requiring full two-story construction. This economical approach to creating family-sized housing proved ideal for post-war building when materials remained somewhat scarce and when speed of construction was essential to addressing urgent housing demand.

The roof is a side-gabled form covered with asphalt shingles that creates the characteristic Cape Cod silhouette. Two prominent gable dormers project from the front roof slope, providing light, headroom, and ventilation to the upper floor while creating architectural interest on the facade. These gable dormers represent essential functional elements that transform the upper floor from unusable attic space to habitable bedrooms, enabling the modest 1.5-story form to accommodate family housing needs. The dormers feature their own gable roofs that echo the main roof form, creating visual harmony while adding vertical elements that break up the horizontal emphasis of the main roof. A brick chimney rises from the interior, providing necessary venting for heating equipment and adding traditional detail appropriate to Cape Cod styling.

The exterior walls are currently clad in vinyl siding that covers the original exterior material, which was most likely wood clapboard, horizontal wood siding, or possibly wood shingles typical of late-1940s Cape Cod-style construction. The vinyl siding represents a later alteration undertaken to reduce maintenance requirements and update the building's appearance. While the vinyl siding obscures original materials, it maintains the original wall plane and preserves the building's essential form, massing, and proportions. The light tan or beige color scheme creates a neutral, traditional appearance appropriate to residential character. The siding application reflects typical patterns of residential maintenance and updating that characterized long-term homeownership during the later 20th century.

The fenestration consists of aluminum-frame double-hung replacement windows throughout the building. Window replacement represents one of the most common alterations to mid-20th century residential properties, undertaken to improve energy efficiency, reduce maintenance, and address deterioration of original wood windows. While the aluminum replacement windows lack the authentic character of original wood windows, they maintain the double-hung operation and preserve the original window opening locations and approximate sizes. The windows display relatively traditional proportions appropriate to Cape Cod styling, with vertical emphasis characteristic of colonial revival influences.

The front facade displays symmetrical organization typical of Cape Cod design, with the entry positioned at or near center and windows balanced on either side. A covered front porch with wood railings and posts provides sheltered entry access while creating outdoor living space appropriate to post-war residential planning. The porch appears to feature simple wood construction with straightforward details that maintain the economical character of Minimal Traditional design while providing functional amenity. The porch's wrap-around configuration visible in the photograph suggests either original design intent or early addition that enhanced the building's livability and residential appeal.

The foundation is concrete block construction, standard for residential building by 1949 as concrete block manufacturing had fully matured and provided economical, durable foundation construction. The concrete block foundation demonstrates solid building practices and has proven adequate to support the structure for

over 75 years. Foundation plantings including shrubs and perennials soften the building's base and demonstrate ongoing landscape maintenance.

A detached garage is located on the property, representing standard residential accommodation for automobile storage during the post-war period when car ownership became nearly universal among American families. By 1949, when this house was built, detached garages were standard features of new residential construction as the automobile had become absolutely central to American suburban life. The garage demonstrates integration of vehicle accommodation into residential site planning.

The property features well-maintained lawn, mature trees including substantial conifers that frame the house, and foundation plantings that demonstrate long-term residential care.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Matthew & Muriel Mittlestat and their children resided at 29705 Walnut; and Matthew worked as a math teacher for the High School.[1] In 1954, Matthew Mittlestat and family were living at 29705 Walnut.[2] In 1959, Matthew Mittlestat and family were living at 29705 Walnut Street.[3] In 1971, Matthew Mittlestat resided at 29705 Walnut St.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1949 property is recommended as **CONTRIBUTING to the Flat Rock Historical District** and possesses **POTENTIAL INDIVIDUAL ELIGIBILITY for the National Register** under **Criterion A for Community Planning and Development, Education, and Social History**. The property represents immediate post-war residential expansion that characterized American communities during housing boom years, demonstrates professional-class homeownership with exceptional documentation of continuous ownership spanning over two decades (1949-1971+), and documents the residence of a high school mathematics teacher whose profession contributed fundamentally to educating Flat Rock's youth during the community's post-war growth, industrial maturity, and transformation toward modern suburb.

Criterion A - Community Planning and Development:

Post-War Housing Boom (1949): Constructed in 1949, this house represents residential development during the peak years of post-World War II housing expansion when unprecedented construction transformed American communities. The years 1946-1955 witnessed the greatest residential building boom in American history as the construction industry responded to massive housing demand created by returning veterans, rapidly growing families during the baby boom, suburban migration, and pent-up housing needs from the Depression and wartime construction slowdowns. Federal programs including VA loans for veterans and FHA mortgage insurance for civilian families made homeownership accessible to millions of American families, fundamentally transforming residential patterns and enabling widespread property ownership across economic classes.

In Flat Rock, post-war housing construction like this property represented the community's continued growth and evolution during the mature phase of Village Industries operations. While Ford's original Village Industries program had peaked during the 1930s and early 1940s, the post-war period brought continued industrial employment, population growth, and residential expansion that transformed Flat Rock from Village Industries-era community into modern suburb. New housing construction in 1949 demonstrates that Flat Rock remained

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 47, dwelling 490, for Matthew & Muriel Mittlestat and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 48 of 58; United States. National Archives and Records Administration.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1954) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

an attractive residential location for families seeking stable community environment with industrial employment opportunities, good schools, and small-town character within reach of Detroit metropolitan area.

The Cape Cod-influenced Minimal Traditional design of this property reflects the architectural preferences of post-war homebuyers who sought houses with traditional styling, efficient plans, and economical construction. The Cape Cod revival during the 1930s-1950s appealed to American families because the style offered recognizable historical associations (colonial New England heritage), practical advantages (economical construction, efficient use of space), and aesthetic appeal (picturesque form, traditional details). Properties like this house enabled families to achieve homeownership in houses with architectural character rather than utilitarian boxes, contributing to creating neighborhoods with visual interest and traditional residential appeal.

Professional-Class Homeownership: The documented occupation of Matthew Mittlestat as a high school mathematics teacher represents professional-class homeownership that demonstrates the economic and social diversity of Flat Rock's post-war residential community. While Village Industries-era communities are often associated primarily with industrial workers, successful communities required diverse residents including professionals who provided essential services—teachers, doctors, dentists, retail merchants, government employees, and other service providers. Teachers represented particularly important professional residents because they staffed the schools that educated workers' children and contributed to creating quality communities that attracted and retained families.

The ability of a high school teacher to purchase a newly-constructed house in 1949 demonstrates several important factors:

- Teacher salaries in industrial communities were sufficient to enable homeownership
- Federal mortgage programs (VA loans if Mittlestat was a veteran, FHA insurance otherwise) made professional homeownership accessible
- Communities like Flat Rock attracted professional residents seeking stable employment, good quality of life, and affordable housing
- Professional families contributed to economic and social diversity that strengthened community fabric

Exceptional Ownership Documentation - Mittlestat Family (1949-1971+): The property possesses extraordinary documentation of continuous ownership by the Mittlestat family spanning over two decades, providing rare evidence of professional-class residential stability during Flat Rock's post-war evolution. The documented ownership history includes:

1949-1950: Matthew & Muriel Mittlestat built or purchased this newly-constructed house, as evidenced by the 1950 U.S. Census documenting them and their children residing at 29705 Walnut Street just one year after construction. The immediate occupancy of a new house suggests the Mittlestats were either original owners who commissioned construction or first purchasers who bought the completed house, representing their achievement of homeownership as a young professional family.

1950: The 1950 U.S. Census provides exceptional documentation including specific address (29705 Walnut), family composition (Matthew, Muriel, and children), and Matthew's occupation (mathematics teacher for the high school). This census enumeration, occurring during the first full year of occupancy, establishes the property's immediate use as family housing for a teacher's household and documents the family circumstances at the beginning of their long residence.

1954: The Flat Rock Residential Directory documents "Matthew Mittlestat and family" at 29705 Walnut, demonstrating continued residence and confirming the family's presence mid-decade. This directory evidence shows the Mittlestats maintained their residence through the early-to-mid 1950s, the peak period of post-war suburban expansion.

1959: Bresser's Cross-Index Directory documents "Matthew Mittlestat and family" at 29705 Walnut Street, demonstrating continuous ownership spanning the entire 1950s decade. The family's continued residence through this period shows successful homeownership through a decade of dramatic social and economic change including continued industrial growth, baby boom child-rearing, and community evolution.

1971: Bresser's Cross-Index Directory documents Matthew Mittlestat continuing to reside at 29705 Walnut Street, extending the documented ownership to at least 22 years (1949-1971). The listing showing only

Matthew (without "and family") might suggest that children had grown and moved away by 1971, reflecting typical family life cycle patterns, though this remains speculative without additional evidence.

This 22-year documented ownership span (1949-1971+) represents exceptional residential stability for a professional-class family and demonstrates the successful integration of teachers into Flat Rock's residential community. The Mittlestat family's long-term residence shows:

- Successful achievement of homeownership by professional family in immediate post-war period
- Economic stability enabling property retention through two decades of social change
- Professional family's long-term commitment to Flat Rock community
- Continuity of teacher employment in local school system across decades
- Property investment and maintenance spanning over two decades
- Family life cycle from young parents with children to potential empty nesters

Criterion A - Education:

High School Mathematics Teacher Residence: Matthew Mittlestat's documented employment as a mathematics teacher for the high school represents a profession of fundamental importance to community development and youth education. Teachers constituted essential professionals in Village Industries-era and post-war communities, providing the education that enabled workers' children to succeed academically, pursue higher education, enter skilled trades, or advance beyond their parents' occupational levels. Mathematics teachers held particularly important positions because mathematics education provided essential foundations for industrial trades, engineering, scientific professions, business occupations, and further education.

Educational Context - Post-War Flat Rock: During Matthew Mittlestat's documented tenure (at least 1950-1971), Flat Rock's schools served the children of families employed in automotive manufacturing, supporting industries, transportation, retail, and services. The documented census data shows Flat Rock experienced dramatic population growth from 118 families (1920) to 307 families (1940) to continued expansion through the post-war period, creating substantial school enrollment and requiring qualified teachers to staff expanding educational programs. High school teachers like Mittlestat played critical roles in:

- Providing mathematics education essential for industrial employment, trades, and professional careers
- Preparing students for post-secondary education at colleges, universities, and technical schools
- Teaching practical mathematics applicable to everyday life, financial management, and citizenship
- Serving as role models demonstrating value of education and professional achievement
- Contributing to community cultural and intellectual life beyond classroom duties

Mathematics Education Significance: Mathematics education during the 1950s-1970s period held particular importance due to several factors:

- Industrial employment increasingly required mathematical literacy for quality control, measurement, blueprint reading, and technical processes
- The Space Race and Cold War competition emphasized mathematics and science education
- Post-war economic expansion created opportunities for workers with technical and mathematical skills
- Community colleges and universities expanded access to higher education, requiring solid mathematics preparation
- Consumer society required practical mathematics for financial management, home ownership, and economic participation

High school mathematics teachers like Matthew Mittlestat provided education that enabled students to pursue these opportunities and contributed to upward mobility for working-class families' children. His 21+ year tenure (documented 1950-1971) suggests career-long commitment to Flat Rock schools and demonstrates the stability of professional employment that characterized successful industrial communities.

Teacher as Community Professional: Teachers occupied important positions in mid-20th century American communities, serving as respected professionals who contributed to community life beyond classroom duties. Teachers:

- Demonstrated educational achievement and professional training that commanded community respect
- Earned stable middle-class incomes that enabled homeownership and family support
- Participated in community organizations, civic activities, and cultural events
- Served as examples of educational and professional achievement for students and families
- Contributed to community stability through long-term residence and employment

Matthew Mittlestat's 22+ year documented residence in the house he and his wife purchased or built in 1949 exemplifies this pattern of professional stability and community integration. His continuous employment teaching mathematics in Flat Rock schools across more than two decades demonstrates career commitment that benefited countless students and contributed to community educational quality.

Criterion A - Social History:

Professional Family Life: The Mittlestat family's documented residence from 1949-1971+ represents typical patterns of professional middle-class family life during the post-war decades. The 1950 census documentation of Matthew, Muriel, and children establishes the family circumstances—a young professional couple with children purchasing a newly-constructed house and establishing their household. This represents the achievement of core American aspirations:

- Professional employment providing stable middle-class income
- Homeownership in a new, modern house
- Family formation and child-rearing in stable community
- Long-term residential stability enabling deep community roots
- Property ownership enabling wealth accumulation and economic security

The Mittlestat family's achievement of these aspirations validates the post-war housing programs and community development patterns that made professional homeownership accessible. Their 22+ year continuous residence demonstrates successful long-term homeownership rather than transient occupancy, showing genuine integration into community fabric.

Education and Upward Mobility: The Mittlestat family's residence in Flat Rock represents broader patterns of how education enabled social mobility and community diversity. Matthew Mittlestat's profession as mathematics teacher required college education and professional training that positioned him economically and socially as middle-class professional. His employment teaching in Flat Rock brought professional expertise to a community that had grown around industrial employment, demonstrating that successful communities required economic and occupational diversity. Teachers' presence in working-class communities contributed to upward mobility aspirations by:

- Providing direct educational services enabling children to advance beyond parents' occupations
- Serving as examples that education led to professional employment and middle-class status
- Contributing to community cultural and intellectual life
- Demonstrating that communities could attract and retain professionals
- Participating in civic life and community institutions

Post-War Suburban Family Patterns: The property's continuous residential use from 1949 to present documents typical post-war suburban family patterns. The house served the Mittlestat family through decades that included:

- Initial family formation and homeownership (1949-1950s)
- Child-rearing during baby boom years (1950s-1960s)
- Children's school years and family maturity (1960s-1970s)

- Potential transition to empty nest (by 1971, possibly suggested by directory listing showing only Matthew)

This multi-decade residential continuity enabled the Mittlestat family to establish deep community roots, participate in local institutions, send children through local schools (where Matthew taught), and contribute to neighborhood stability. Their long-term presence exemplifies the residential permanence that characterized successful suburban communities.

Integrity Assessment:

Location: The property retains complete integrity of location, remaining on its original site on Walnut Street since 1949 construction. The building has never been moved and maintains its original placement within the neighborhood.

Design: The property retains good integrity of design. The 1.5-story Cape Cod form, side-gabled roof with prominent gable dormers, symmetrical facade organization, compact footprint, and overall post-war character remain evident. The design integrity allows recognition as a 1949 Cape Cod-influenced Minimal Traditional house despite surface material alterations.

Materials: The property has diminished integrity of materials due to vinyl siding covering original exterior and aluminum window replacements throughout. The roof form, brick chimney, and concrete block foundation appear to maintain original configuration. The material alterations are reversible surface modifications that have not compromised fundamental structure.

Workmanship: The property retains fair integrity of workmanship visible in the overall construction quality enabling 75+ years of continuous use, the roof framing with dormers, the brick chimney construction, the concrete block foundation, and basic structural soundness. The covering of original exterior materials limits direct evidence of original workmanship.

Setting: The property retains excellent integrity of setting, maintaining its location within an established residential neighborhood on Walnut Street. The surrounding area retains residential character with mixture of post-war housing. Mature landscaping, concrete sidewalk, and relationship to street preserve established neighborhood character.

Feeling: The property retains good integrity of feeling as a post-war professional-class residence. The Cape Cod form, dormered roof, symmetrical organization, and modest but dignified scale successfully convey the character of late-1940s middle-class housing despite alterations. The property evokes the sense of stable professional family homeownership from the post-war period.

Association: The property retains exceptional integrity of association through extraordinary documentation of Mittlestat family ownership spanning 1949-1971+ (22 years). The documented continuous ownership, Matthew Mittlestat's profession as high school mathematics teacher, family presence across multiple directory listings, and long-term residence provide unusually strong evidence of direct historical associations with education, professional-class homeownership, and community integration during Flat Rock's post-war evolution.

Summary of Integrity: The property retains excellent integrity in three aspects (location, setting, association), good integrity in two aspects (design, feeling), and diminished integrity in two aspects (materials, workmanship). The exceptional associative integrity through 22 years of documented Mittlestat family ownership and Matthew's role as high school mathematics teacher provides historical significance that transcends material alterations. The documentation of specific individuals, professional occupation, family circumstances, and multi-decade residence creates strong direct associations with education and professional-class community development rarely documented for residential properties.

Individual Eligibility: The property possesses POTENTIAL for individual National Register eligibility under Criterion A based on its exceptional documentation of continuous Mittlestat family ownership spanning over two decades (1949-1971+), Matthew Mittlestat's documented profession as high school mathematics teacher representing educational significance, documented family composition and circumstances, and demonstration of professional-class homeownership and residential stability fundamental to post-war community development success. The property's association with education through Matthew's teaching profession adds dimension beyond typical residential significance and documents the presence of professionals who contributed to community quality and youth development. However, material alterations (vinyl siding, window

replacements) diminish architectural integrity to a level that might preclude individual listing unless the exceptional documentation, educational associations, and professional-class significance are deemed sufficient to overcome material alterations.

Recommendation: CONTRIBUTING (WITH POTENTIAL INDIVIDUAL ELIGIBILITY)

This property is recommended as CONTRIBUTING to the Flat Rock Historical District, with notation of POTENTIAL INDIVIDUAL ELIGIBILITY based on exceptional historical documentation and educational associations.

Reasons Supporting Contributing and Potential Individual Status:

1. **Exceptional Ownership Documentation:** Extraordinary 22-year documented Mittlestat family ownership (1949-1971+) spanning immediate post-war through early-1970s provides rare evidence of professional-class residential stability and long-term community commitment.
2. **Educational Significance:** Matthew Mittlestat's documented profession as high school mathematics teacher represents essential educational profession contributing to youth development and demonstrates presence of professionals in Flat Rock's residential community.
3. **Post-War Housing Boom:** Built 1949 during peak years of post-war residential expansion, representing housing boom that transformed American communities and enabled widespread homeownership through federal programs.
4. **Professional-Class Homeownership:** Demonstrates that teachers and other professionals could achieve homeownership in newly-constructed houses, showing economic diversity beyond industrial workers in Village Industries-era communities.
5. **Multiple Documentation Sources:** Property documented in 1950 U.S. Census (with occupation and family details), 1954 Flat Rock Residential Directory, 1959 Bresser's Directory, and 1971 Bresser's Directory, providing comprehensive evidence of continuous ownership rarely available for residential properties.
6. **Cape Cod Architecture:** Characteristic example of Cape Cod-influenced Minimal Traditional style popular during late-1940s, reflecting post-war architectural preferences combining traditional styling with economical construction.
7. **Long-Term Teacher Residence:** Matthew Mittlestat's 21+ year documented teaching tenure (1950-1971) demonstrates career-long commitment to Flat Rock schools and contribution to educating multiple generations of community youth.
8. **Family Life Documentation:** 1950 census documents family composition (Matthew, Muriel, and children), providing snapshot of professional family at beginning of their long residence and homeownership achievement.
9. **Post-War Federal Programs:** Property represents successful homeownership enabled by VA or FHA mortgage programs that made professional middle-class homeownership accessible to teachers and other service professionals.
10. **Community Integration:** Multi-decade residence demonstrates professional family's deep integration into community fabric and contribution to neighborhood stability during Flat Rock's post-war growth and transformation.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_135_06_0203_300; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing &

Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29715 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0204_000 Lot 204 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0890346		Long: -83.2803769		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1949
Architectural Style	Minimal Traditional
Building Form	One Story Rectangular
Roof Form	Hip Roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl frame
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	One Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Industry; Community Planning and Development; Transportation					
Period(s) of Significance	1949-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29715 Walnut Street East					
Historic/Original Owner	Drew Berglund					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	12 Aug 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential building at 29715 Walnut Street East represents a post-World War II dwelling constructed during the mature phase of residential development that followed Henry Ford's transformative Village Industries initiative in Flat Rock. Originally built in 1949, this dwelling was designed to house workers and their families during the period when Flat Rock had fully evolved from Michael Vreeland's original 1834 "Plan of the Village of Vreelandt" into a comprehensive industrial community that would continue expanding through the establishment of the Michigan Casting Center in 1972.

The building exhibits a simple one-story hip-roofed configuration characteristic of the minimal traditional and early ranch styling that became prevalent in post-war residential development throughout southeastern Michigan. This architectural approach was particularly suited to industrial communities like Flat Rock, where Ford's employment philosophy encouraged workers to maintain agricultural pursuits alongside industrial work, creating modest but modern housing that balanced traditional rural values with contemporary conveniences. However, the building's historical integrity has been fundamentally compromised through extensive modern alterations that have eliminated its authentic character and its ability to convey the architectural qualities that defined housing constructed for Ford's village industry workers.

The structure originally would have featured wood clapboard siding appropriate to the 1949 construction date and the minimal traditional styling that characterized post-war worker housing, but this authentic exterior material has been completely replaced with horizontal vinyl siding that eliminates the original craftsmanship and materiality. This synthetic covering fails to convey the quality construction methods and authentic building practices that characterized the residential development serving Ford's workforce during the district's Late Period of Significance. The vinyl installation represents a fundamental alteration that compromises the building's ability to serve as authentic evidence of post-war housing standards in Flat Rock's industrial community.

The fenestration pattern appears to maintain the original arrangement with appropriately scaled openings distributed across the facade in the symmetrical composition typical of minimal traditional design. However, all original window units have been replaced with modern vinyl-framed double-hung sash windows that lack the authentic proportions, profiles, and material characteristics that would have been present in 1949 construction. These replacement windows eliminate the architectural details and craftsmanship that would demonstrate the building's connections to the post-war housing boom that served workers associated with Ford's Village Industries program, the Detroit, Toledo and Ironton Railroad operations, and the broader industrial development that defined Flat Rock's Late Period of Significance.

The roofline retains its original hip configuration covered with asphalt shingles, and the brick chimney appears to maintain its original placement, providing some continuity with the building's 1949 construction date. The building rests on what appears to be a concrete block foundation typical of post-war construction methods, though this is largely obscured by the altered siding installation. The front entrance features a simple concrete stoop arrangement that may represent original site work, but the overall building presentation has been fundamentally altered by the material replacements.

The property occupies a well-maintained residential lot with mature deciduous trees that provide appropriate scale and character consistent with the neighborhood's development during the Late Period of Significance. However, the cumulative impact of the vinyl siding installation and comprehensive window replacement has eliminated the authentic architectural character that would connect this building to its historical role in housing Ford's village industry workers and their families during the crucial post-war expansion period.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In November 1950, Drew G. Berglund resided at 29715 Walnut St.[1] In 1959, Drew G. Berglund and family were living at 29715 Walnut Street.[2] Ellen E. Ballinger resided at 29715 Walnut in 1960 until 1964.[3] Donald Romine resided at 29715 Walnut in 1965 until 1968.[4] In 1971, Warren H. Brown resided at 29715 Walnut St.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, a discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residential property at 29715 Walnut Street East is recommended as a Contributing Resource to the Flat Rock Historical District based on its construction during the Late Period of Significance (1920–1972) and retention of sufficient integrity to convey its significance in post-war residential development serving Ford's Village Industries program. While the property has undergone material alterations including vinyl siding and window replacement, it retains the essential physical features necessary to communicate its role in Flat Rock's transformation from Vreeland's agricultural settlement to a comprehensive industrial village.

Constructed in 1949, this dwelling represents the residential expansion following Ford's Village Industries initiative, embodying housing solutions developed when Flat Rock had evolved from Vreeland's original 1834 "Plan of the Village of Vreelandt" into a thriving industrial community. The minimal traditional styling reflects post-war design preferences emphasizing practical, efficient housing appropriate for Village Industries workers and their families. The construction date places it within the systematic development accommodating the growing workforce associated with Ford's operations, the D.T.&I. Railroad, and the broader industrial infrastructure continuing through the 1972 establishment of the Michigan Casting Center. Ford's employment philosophy encouraged workers to maintain agricultural pursuits alongside industrial work, creating a village atmosphere balancing rural values with industrial capabilities.

The property retains integrity sufficient to convey its significance as 1949 post-war housing. The building remains on its original site, maintaining its historic relationship to Walnut Street and the surrounding residential neighborhood. The dwelling retains its original architectural configuration with characteristic hip roof, horizontal emphasis, and symmetrical facade arrangement typical of minimal traditional construction, with form, massing, scale, and fenestration pattern unchanged. The historic residential setting with mature trees, modest lot size, and relationship to adjacent properties preserves the character of post-war suburban development. Vinyl siding has covered the original wood clapboard exterior and windows have been replaced with modern vinyl units; however, following National Register Best Practices guidance that material changes alone do not disqualify contributing status when significant form and features are preserved, this compromise does not eliminate the building's ability to convey its significance. The underlying structural system, roof construction, and architectural proportions demonstrate 1949 construction practices. The property successfully conveys the character of a working-class residential neighborhood, and the building's construction date and location directly connect it to the post-war housing boom serving Ford's workforce.

The property at 29715 Walnut Street East qualifies as CONTRIBUTING to the Flat Rock Historical District. Despite material alterations, the building retains the original hip-roofed form, massing, fenestration pattern, and spatial relationships characteristic of minimal traditional residential construction, consistent with Best Practices guidance that properties with non-historic siding can remain eligible when significant form, features, and detailing are not obscured.

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[1] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton and New Boston*, (Wayne County, Michigan: **November 1950**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_135_06_0204_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29725 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0205_000 Lot 205 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0888677	Long: -83.2803893			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type (Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1954	
Architectural Style	Minimal Traditional	
Building Form	One-story Rectangular	
Roof Form	Side-gabled w/ hip roof over main section	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block (assumed)	
Window Materials	Replacement windows	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage (detached)	

Eligibility

Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Area(s) of Significance	Community Planning and Development, Social History			
Period(s) of Significance	1954-1975 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Historic/Original Owner	William L. Henry			
Current/Common Name	29725 Walnut			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			

Survey Date	12 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 29725 Walnut Street is a single-story Ranch style residence constructed in 1954, representing the mature suburban residential development that characterized the Late Period of Significance (1954–1975) in the proposed Flat Rock Historical District.

The house exhibits the classic Ranch configuration with single-story massing emphasizing horizontal lines and a linear plan with hip roof that creates a clean, unified appearance. The building rests on a concrete foundation largely concealed by grade and landscaping, consistent with Ranch design philosophy emphasizing landscape integration. Exterior walls are currently clad in light-colored vinyl siding replacing original materials; while this affects material authenticity, the replacement maintains horizontal emphasis and overall proportional relationships characteristic of Ranch design. The hip roof is covered in asphalt composition shingles with moderate eaves providing weather protection and shadow lines that enhance the horizontal profile.

Replacement windows maintain appropriate sizes, proportions, and original opening configurations, preserving the generous natural light and visual connection to landscape characteristic of Ranch planning. The property occupies a suburban lot on Walnut Street with maintained lawn areas and mature trees reflecting mid-1950s suburban residential character. A detached garage, apparently contemporary with the main house, provides automobile accommodation and contributes to the property's integrity as a complete example of mid-1950s suburban development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

William L. Henry resided at 29725 Walnut in 1955 through 1971.[1] Mr. William L. Henry died on 18 Jan 2002.[2] Erwin Korndorfer lived at 29725 Walnut from 1998 to 2002.[3] Brenda Lee Koppinger purchased 29725 Walnut in 2010 and resided there from 2004 to 2019.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 29725 Walnut Street contributes to the proposed Flat Rock Historical District as a representative example of suburban residential development during the height of the Late Period of Significance (1920–1975). Constructed in 1954, this Ranch style residence demonstrates the architectural preferences and development patterns that characterized the peak years of Ford Motor Company's industrial success and the community's full transformation into a prosperous suburban-industrial center.

This property is significant under Criterion A as part of the mature suburban development representing Flat Rock's successful transformation into a prosperous industrial community. The 1954 construction date places it within the period when the community had fully realized the benefits of Ford's industrial development and residents could invest in contemporary residential construction reflecting middle-class prosperity. The Ranch style represents the height of American suburban residential design during the mid-1950s, and the location on Walnut Street demonstrates geographic expansion beyond the original Ford Avenue corridor, showing continued growth and accommodation of the expanding population.

The property retains sufficient integrity in most aspects to convey its significance, though material alterations have occurred. The building remains in its original location on Walnut Street within the historic residential

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-71), for 29725 Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library; **ALSO**, Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] "United States, Social Security Numerical Identification Files (NUMIDENT), 1936-2007", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:6KQ2-VRJ9 : Sat Apr 26 05:43:07 UTC 2025), Entry for William L Henry, died 18 Jan 2002.

[3] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

[4] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

neighborhood context. The essential Ranch form, hip roof configuration, and overall design composition remain intact, preserving the architectural character that defines the style. The suburban residential setting continues to reflect Ranch-style connection to outdoor living and mid-1950s development character. Original exterior materials have been replaced with vinyl siding and windows have been updated; however, these alterations maintain historic proportions, fenestration patterns, and overall Ranch character, with replacement materials compatible in scale and appearance. Original construction quality remains evident in the building's overall form and composition. The property continues to convey mid-1950s suburban prosperity, and the connection to the community's industrial-driven residential development remains clear.

This property is recommended as CONTRIBUTING to the proposed Flat Rock Historical District. Constructed in 1954 during the mature phase of the Late Period, it represents the peak of community prosperity and suburban development standards through its Ranch architecture and location demonstrating geographic expansion along Walnut Street. While exterior materials have been altered, the building retains sufficient integrity in design, location, setting, feeling, and association to convey its significance, with essential Ranch form, hip roof configuration, and overall composition intact. Future alterations should recognize that the building retains essential design characteristics allowing it to contribute meaningfully to the district's representation of mid-1950s suburban residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel 58_135_06_0205_000; citing records held by the City of Flat Rock.

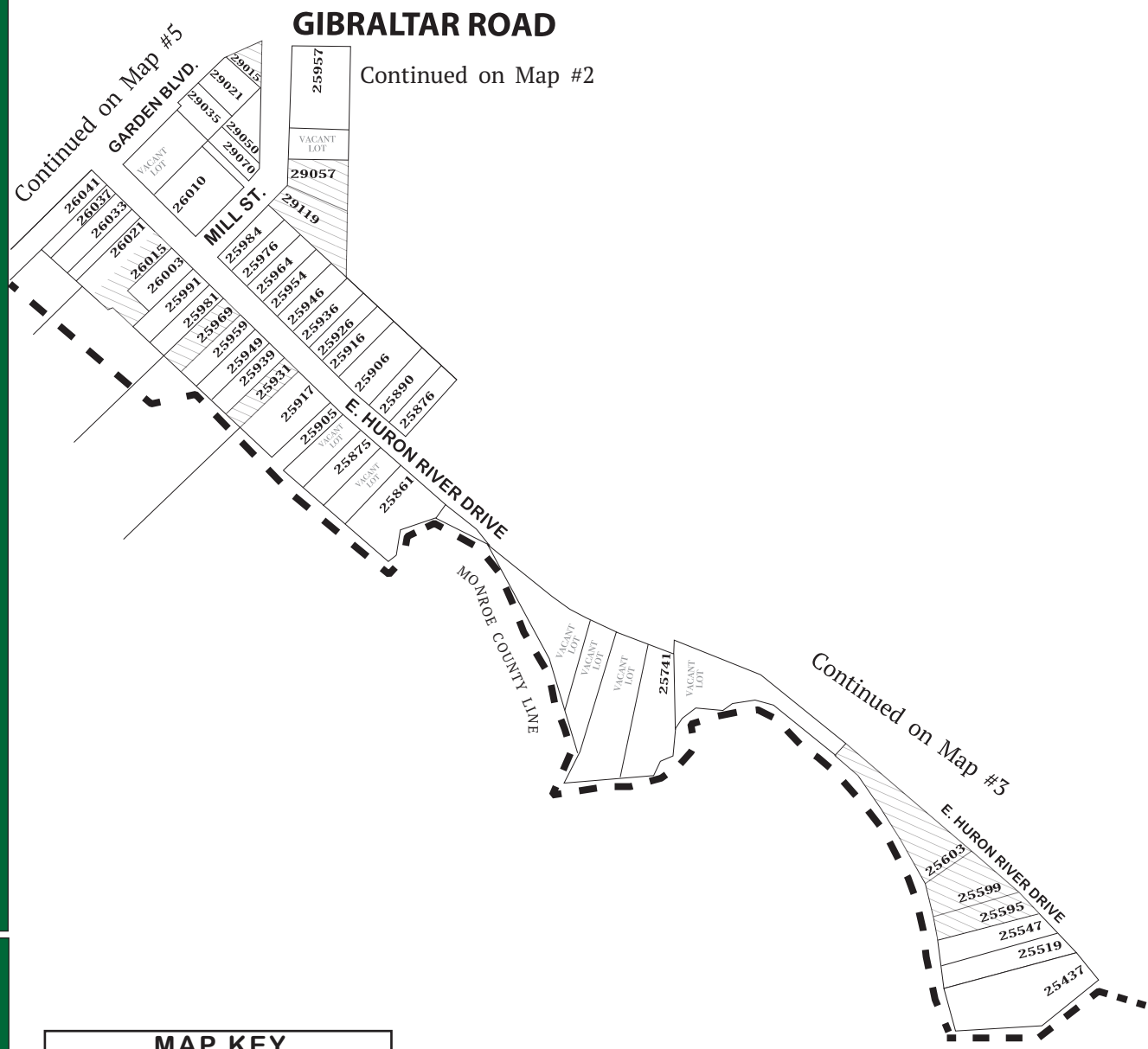
Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Flat Rock Historical District (Proposed July 2025)

City of Flat Rock
Wayne County, Michigan

Publication Date: 25 June 2025
Map prepared by the Flat Rock Historical Commission

0 200 600
feet



MAP KEY

Contributing

Non-Contributing

Area Map#4 Resource Count

	Contributing	Non-Contributing
Buildings	35	9
Sites	0	0
Structures	0	0
Objects	0	0
TOTALS	35	9

PARTIAL HISTORIC DISTRICT BOUNDARY - AREA MAP #4

Based on Historic Plats:
Flat Rock Land Co. Sub. (Oct 1920)
Assessor's Flat Rock Plat No. 6 (May 1940)
Supervisor's Brownstown Plat No. 3 (June 1955)

Geographical data provides a spatial representation only. The City of Flat Rock does not assume any damages or liabilities due to the accuracy, availability, use or misuse of the information provided.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25876 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0012_300 Lot 12 in Flat Rock Land Co. Sub. (Oct 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091994		Long: -83.2869458		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1928	
Architectural Style	Craftsman Bungalow	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gable with dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding with wood shingle accents	
Foundation Materials	Concrete block	
Window Materials	Wood and vinyl replacement	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/Detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Architecture						
Period(s) of Significance	1928-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding	Moved ☐	Date(s):			
Current/Common Name	25876 E. Huron River Drive						
Historic/Original Owner	Fred & Bessie Berkes						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	A.F. Mudge						

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 25876 E. Huron River Drive represents a well-preserved example of a Craftsman bungalow constructed in 1928 during the mature phase of Flat Rock's residential development following the establishment of Henry Ford's Village Industries. The one-and-one-half story frame dwelling exhibits the characteristic features of the Craftsman aesthetic while incorporating design elements that reflect the style's evolution during the late 1920s, demonstrating both the continuity of this architectural tradition and its adaptation to changing construction practices and homeowner preferences.

The building displays the quintessential Craftsman bungalow form with a front-facing gable roof that creates dramatic vertical emphasis while maintaining the horizontal proportions characteristic of the style. The roof is clad in asphalt shingles and features a prominent gabled dormer that extends from the main roof structure, providing additional upper-level space and light while creating visual interest through its integrated relationship with the primary roofline. The gable ends display decorative wood shingle work that adds textural contrast and demonstrates the attention to craft detail that defines the Craftsman aesthetic.

The exterior walls present a combination of materials that reflects both original design intentions and subsequent maintenance practices. The main wall surfaces are clad in vinyl siding that has replaced the original wood clapboard siding, while the gable ends retain their original wood shingle treatment, creating an attractive contrast of textures and materials. This mixed approach to exterior materials preserves the building's essential character while acknowledging the practical considerations of long-term maintenance and weather protection.

The primary facade faces north toward E. Huron River Drive and features an asymmetrical composition centered on a substantial enclosed front porch that exemplifies Craftsman design principles while reflecting the practical needs of Michigan's climate. The porch extends across a significant portion of the facade and is supported by brick piers that provide both structural support and visual weight appropriate to the Craftsman style. The porch enclosure features multiple windows that create a sun porch or three-season room, demonstrating the adaptation of Craftsman principles to local climate conditions and lifestyle preferences.

The front entrance is accessed through the enclosed porch and maintains appropriate proportional relationships with the overall building composition. The porch design creates a transitional space between exterior and interior environments that reflects the Craftsman philosophy of integrating indoor and outdoor living while providing practical weather protection during Michigan's challenging winter months.

Window openings throughout the dwelling consist of a combination of original wood-framed units and vinyl replacement windows that maintain appropriate proportions and spacing consistent with the Craftsman style. The windows exhibit varied configurations including multi-pane designs that create visual interest while maintaining the building's residential character. The preserved wood windows in some openings provide important evidence of the building's original character and construction quality.

Character-defining features include the front-facing gable with decorative wood shingles, the prominent gabled dormer, the substantial enclosed front porch with brick pier supports, the mixed siding materials that preserve textural interest, the asymmetrical facade composition, and the overall horizontal emphasis created by the building's proportions and roofline. Despite material alterations, the building maintains its essential Craftsman character and continues to contribute to the architectural diversity of the historic district.

A detached garage, appearing to date from the historic period, is located toward the rear of the property and contributes to the complete residential development pattern characteristic of late 1920s construction when automobile ownership was becoming standard for middle-class families.

The property occupies a corner lot at the intersection of E. Huron River Drive and another street, providing enhanced visibility and prominence within the neighborhood. The location near the Huron River reflects the desirability of riverside residential sites and connects the property to Flat Rock's fundamental geographic and historical relationship with the river that shaped the community's development.

Catalog/Kit Home Assessment: The dwelling exhibits characteristics strongly consistent with catalog or kit home construction that remained popular during the 1928 construction period, representing the mature phase of the catalog home industry. The Craftsman bungalow style was extensively offered by major catalog companies including Sears Roebuck & Company, Aladdin Company, and Pacific Ready Cut Homes during the late 1920s. The building's standardized proportions, typical Craftsman features including the front-facing gable with decorative shingles, enclosed front porch, and dormer configuration match popular catalog offerings designed for middle-class families seeking modern, attractive housing during the prosperous late 1920s. The substantial construction, quality materials, and sophisticated design elements suggest this may be from a premium catalog line such as Sears' "Honor Bilt" series or a comparable offering from Aladdin or other manufacturers. The enclosed front porch represents a common adaptation of Craftsman designs for northern climates, often offered as an option or standard feature in catalog homes marketed for Michigan and similar regions. The presence of multiple well-built bungalows throughout Flat Rock's 1920s residential areas suggests either concentrated catalog home purchasing during the community's prosperous period or the influence of widely-available plan books that promoted similar

designs. Further research comparing specific architectural details, room layouts, and construction specifications to known catalog offerings could potentially identify the exact model and manufacturer.

This 1.5-story, single-family frame residence with brick veneer pillar accents and single car garage is situated on Lot 12 in the Flat Rock Land Company Subdivision and in 1941, the address was 25876 Huron River Drive.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, A.F. Mudge [believed to be Aldin Ford Mudge] owned lot 12 in the Flat Rock Land Co. Subdivision and constructed the residence thereon, 25876 Huron River Drive.[2] In 1930, Fred & Bessie and son Earl Berkes were living at 25876 E. Huron River Drive and Fred was employed as a locomotive engineer for the railroad; Fred and his family relocated from Napoleon, Ohio, for the railroad.[3] In 1931, Fred Berkes owned lot 12 and the residence thereon, 25876 Huron River Drive.[4] Bessie Berkes died of breast cancer on 19 December 1937.[5] In 1939, Fred and his son Earl Berkes were living at 25876 EHRD.[6] In 1939, Emma Warner, Fred's elderly Mother-in-law, was living with them at 25876 HRD.[7] In 1940, Fred & Earl Berkes and Emma were living at 25876 E. Huron River Drive; and Fred was working as an Engineer for the railroad, while his son Earl was working at the lamp factory[8]. In 1950, Fred & new wife Alvina Berkes were living at 25876 E. Huron River Drive; and Fred was working still as an Engineer for the railroad.[9] Fred Berkes died on 24 July 1959.[10] In 1964, Merle A. Smith Jr. resided at 25876 E. Huron River Drive.[11] G.S. Pahl was living at 25876 from 1965 through 1971.[12]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25876 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historical District under National Register Criteria A and C. Despite material alterations including vinyl siding replacement, the dwelling retains sufficient integrity to convey its significance within the context of Flat Rock's residential development during the late 1920s prosperity period.

Criterion A Evaluation: This property contributes significantly to the broad patterns of American history represented within the Flat Rock Historical District by exemplifying the continued residential expansion that characterized Flat Rock during the late 1920s as Henry Ford's Village Industries program reached maturity and the community experienced sustained prosperity. Constructed in 1928, the dwelling represents the type of substantial, well-designed housing that attracted middle-class families to Flat Rock during the peak period of the community's early industrial development. The property demonstrates the success of Ford's village industries concept in creating a stable, prosperous workforce capable of investing in high-quality permanent housing, reflecting broader patterns of American suburban development and the democratization of homeownership during the 1920s boom period. The building's location on E. Huron River Drive connects

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 87, entry for A.F. Mudge; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 5A, dwelling 94, family 108, for Fred & Bessie Berkes and son; NARA microfilm publication T626, roll 1030; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-DR?view=explore&action=view&cc=1810731&lang=en&groupId=TH-1942-22755-5154-81 , Image 447 of 1,148; United States. National Archives and Records Administration.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 126, entry for Fred Berkes; original records held by Brownstown Township Historical Society.

[5] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-NF5 : Thu Mar 07 04:30:43 UTC 2024), entry for Bessie E Berkes, 19 Dec 1937.

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15B, dwelling 305 family, for Fred Berkes and family; NARA microfilm publication T627, roll 1825; **imaged**, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-VF?view=explore&action=view&cc=1810731&lang=en&groupId=TH-1942-22755-5154-81 accessed 27 July 2025), FHL# 005461710, image 34 of 1,034.

[9] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 26, dwelling 277 for Fred & Alvina Berkes; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-V?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3A6FSN-YT9V&action=view&cc=4464515&lang=en : accessed 27 July 2025), FHL#108990835, Image 27 of 58; United States. National Archives and Records Administration.

[10] "Michigan, Deaths and Burials, 1800-1995", database, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FH7N-LSB : 29 November 2023), Fred S. Berkes, 1959.

[11] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[12] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-71) for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

it to the geographic feature that originally attracted both Native American settlement and Michael Vreeland's mill operations, demonstrating the continuity of the river's role in shaping community development.

Criterion C Evaluation: Architecturally, the dwelling represents a competent example of Craftsman bungalow construction as applied to residential architecture during the late 1920s. While the building has undergone material alterations including vinyl siding installation on the main walls, it retains important character-defining features including the wood shingle gable treatment, the substantial enclosed front porch with brick supports, and the overall Craftsman form and massing that clearly convey its architectural heritage. The building demonstrates the continued popularity and evolution of Craftsman design principles during the late 1920s, when this style provided both aesthetic appeal and practical functionality adapted to local climate conditions through features like the enclosed front porch.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original site within the historic street grid.

Design: The property maintains good integrity of design through preservation of its Craftsman form, massing, proportions, and key architectural features including the enclosed porch and gable treatments.

Materials: The building has compromised integrity of materials due to vinyl siding installation on the main walls, though the preservation of wood shingles in the gable ends maintains important textural elements of the original design.

Workmanship: The building retains integrity of workmanship in its overall construction, proportional relationships, and preserved architectural details that reflect 1920s building standards.

Setting: The property maintains excellent integrity of setting within the established neighborhood and in relationship to the Huron River, preserving its original geographic and community context.

Feeling: The building continues to convey the feeling of a 1920s Craftsman residence through its preserved form, scale, and neighborhood context.

Association: The property retains strong associative links to Flat Rock's late 1920s residential development and the community's prosperity during the mature phase of Ford's village industries program.

Recommendation: This property is recommended as a **Contributing Resource** to the Flat Rock Historical District. While material alterations have affected the building's integrity of materials, the property retains sufficient integrity of design, workmanship, setting, feeling, and association to contribute to the district's significance. The preservation of character-defining features including the wood shingle gable treatment, enclosed front porch, and overall Craftsman form allows the building to continue conveying its historic and architectural significance within the district context.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_138_02_0012_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25890 E. Huron River Drive (901 Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0011_000 Lot 11 Flat Rock Land Co. Sub. (Oct 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0920969		Long: -83.287093		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1922
Architectural Style	Cape Cod
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding over original wood frame
Foundation Materials	Brick
Window Materials	Aluminum
Window Type	Sliding/Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Architecture						
Period(s) of Significance	1922-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	25890 E. Huron River Drive						
Historic/Original Owner	Archie & Lura Waggot						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	A.F Mudge						

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 25890 E. Huron River Drive represents a significant example of early residential development constructed in 1922, the same year Henry Ford completed his Village Industries Headlamp Plant in Flat Rock. This one-and-one-half story frame dwelling exhibits the characteristic features of the Cape Cod revival style while serving as tangible evidence of the immediate residential response to Ford's industrial development and the community's rapid transformation from rural village to industrial center.

The building displays the distinctive Cape Cod form with a side-gable roof configuration that creates the characteristic horizontal emphasis of this architectural style. The roof is clad in asphalt shingles and features a central brick chimney with a simple cap, positioned to serve interior heating needs while maintaining the building's clean, traditional profile. The roofline includes appropriate eave treatments and proportional relationships that preserve the fundamental Cape Cod aesthetic despite subsequent material modifications.

The exterior walls are currently clad in aluminum siding that has replaced the original wood clapboard or shingle siding typical of Cape Cod construction during the early 1920s. While this represents a significant alteration to the building's original materials, the aluminum siding maintains appropriate reveal patterns and installation methods that preserve the building's overall proportions and character. The siding installation respects the original architectural lines and does not obscure the fundamental form and massing that define the Cape Cod style.

The primary facade faces south toward E. Huron River Drive and displays a composition that has been modified from the typical Cape Cod entrance treatment through the addition of a front porch. This porch addition features white wooden posts and railings that support a simple roof structure, creating covered outdoor space while altering the building's original entrance configuration. The porch represents a functional enhancement that provides weather protection and enhanced outdoor living space, reflecting changing lifestyle preferences while maintaining the building's residential scale and character.

The front entrance is now accessed through the porch and maintains appropriate proportional relationships with the overall building composition. The porch design creates a transitional space between exterior and interior environments that, while not original to the Cape Cod style, provides practical benefits for Michigan's climate conditions and demonstrates the adaptation of historical architectural forms to local needs and preferences.

Window openings throughout the dwelling consist of vinyl replacement units that maintain appropriate proportions and spacing consistent with the Cape Cod style. These replacement windows preserve the rhythmic fenestration pattern and scaled relationships that contribute to the building's architectural character, though they represent a change from the original wood window materials. Dark shutters flank some windows, adding visual interest while referencing traditional Cape Cod aesthetic elements.

Character-defining features that remain intact include the overall Cape Cod massing and proportions, the side-gable roof form, the central chimney placement, the one-and-one-half story configuration, and the modest scale appropriate to an early 1920s working-class residence. Despite material alterations and the front porch addition, the building maintains its essential architectural form and continues to convey its Cape Cod design heritage and historical significance as an early example of Ford-era residential development.

A detached garage, appearing to date from the mid-20th century, is located toward the rear of the property and contributes to the complete residential development pattern while demonstrating the evolution of automobile accommodation during the property's period of significance.

The property occupies a prominent location on E. Huron River Drive, one of Flat Rock's most historically significant streets due to its relationship to the Huron River and its role in the community's early development. This location connects the property to the geographic feature that originally attracted both Native American settlement and Michael Vreeland's mill operations, demonstrating the continuity of the river's role in shaping community development from the pre-industrial period through Ford's industrial transformation.

Catalog/Kit Home Assessment: The 1922 construction date places this dwelling at the beginning of the peak period for catalog home sales, making it highly likely to be a catalog or kit home. The Cape Cod revival style was extensively marketed by major catalog companies including Sears Roebuck & Company, which had introduced their Modern Homes program in 1908, and Aladdin Company, which began operations in 1906. The building's standardized proportions, typical Cape Cod features, and modest scale match catalog offerings designed for working-class families seeking modern, attractive housing during the early 1920s building boom. The timing of construction in 1922, coinciding exactly with Ford's plant completion, suggests this dwelling may have been purchased specifically to house one of Ford's village industry workers or their families, reflecting the immediate residential demand created by the new industrial employment opportunities. Companies like Sears offered numerous Cape Cod variations during this period, emphasizing their American colonial heritage and suitability for modern family life. The straightforward construction methods and standard room arrangements implied by the fenestration pattern are hallmarks of catalog home design that emphasized both affordability and architectural respectability. Further research comparing the building's original specifications to known 1922 catalog offerings from Sears, Aladdin, or other

companies could potentially identify the specific model, manufacturer, and original purchaser, providing valuable insights into the immediate residential response to Ford's industrial development.

This 1.5-story, single-family frame residence with brick chimney and single car garage is situated on Lot 11 in the Flat Rock Land Company Subdivision and in 1941, the address was 25890 Huron River Drive.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In1925, A.F. Mudge [believed to be Aldin Ford Mudge] owned lot 11 in the Flat Rock Land Co. Subdivision and constructed the residence thereon, 25890 Huron River Drive.[2] In 1930, Archie & Lura Waggot were living at 901 Huron River Drive, and employed as a Mason for General Contractor.[3] In 1939, J. Frank and Edith Morford and family were living at 25890 HRD.[4] In 1940, J. Frank & Edith Morford were living at 25890 E. Huron River Drive, and employed as a cashier for bank.[5] In 1950, McClellan and June Morford were living at 25890 E. Huron River Drive, and McCllellan was employed as an auditor at the bank.[6] In 1971, the Morford Family was still living at 25890 E. Huron River Drive.[7] June Morford was the organist for the Methodist Church for many years.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25890 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historical District under National Register Criteria A and C. Despite material alterations including aluminum siding, replacement windows, and porch addition, the dwelling retains sufficient integrity to convey its exceptional significance as one of the earliest examples of residential development directly associated with Henry Ford's establishment of village industries in Flat Rock.

Criterion A Evaluation: This property possesses outstanding significance for its association with the broad patterns of American industrial and social history represented within the Flat Rock Historical District. Constructed in 1922, the same year Ford completed his Headlamp Plant, this dwelling represents the immediate residential response to Ford's industrial development and exemplifies the type of housing that accommodated the initial workforce of Ford's village industries program. The property demonstrates the rapid transformation of Flat Rock from a rural mill town to an industrial village and reflects Ford's vision of providing stable employment that would allow workers to invest in permanent, attractive housing within walking distance of their workplace. The building's location on E. Huron River Drive connects it to the geographic feature that shaped Flat Rock's entire development history, from Native American settlement through Vreeland's mills to Ford's industrial operations, representing the continuity of the river's role in community development across multiple historical periods.

Criterion C Evaluation: Architecturally, the dwelling represents an important example of Cape Cod revival styling as applied to working-class residential construction during the early 1920s. While the building has undergone material alterations, it retains its essential Cape Cod form, massing, and proportional relationships that clearly convey its architectural heritage and design significance. The building demonstrates the popularity of historically-inspired domestic architecture during the early 1920s, when styles like Cape Cod provided both aesthetic appeal and symbolic connection to American architectural traditions for families participating in the new industrial economy. The dwelling contributes to

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[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 87, entry for A.F. Mudge; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 5B, dwelling 109, family 127, for Archie & Lura Waggowt ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-KR?cat=1036363&i=447&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 448 of 1148; United States. National Archives and Records Administration.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15B, dwelling 306, for J. Frank & Edith Morford ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZM?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 34 of 1034; United States. National Archives and Records Administration.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 26, dwelling 278 for McClelland and June Morford; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-V?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3A6FSN-YT9V&action=view&cc=4464515&lang=en : accessed 27 July 2025), FHL#108990835, Image 27 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-71) for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

understanding the architectural choices available to and preferred by Ford's village industry workers during the initial phase of Flat Rock's industrial development.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original site along the historically significant E. Huron River Drive.

Design: The property maintains substantial integrity of design through preservation of its Cape Cod form, massing, and overall proportions, despite modifications to the entrance configuration through porch addition.

Materials: The building has compromised integrity of materials due to aluminum siding installation and replacement windows, representing significant changes from original construction materials.

Workmanship: The building retains integrity of workmanship in its overall construction and proportional relationships, though original material workmanship has been obscured by subsequent alterations.

Setting: The property maintains excellent integrity of setting along E. Huron River Drive and in relationship to the Huron River, preserving its original geographic and community context.

Feeling: The building continues to convey the feeling of an early 1920s residential property through its preserved form, scale, and prominent location within the historic community.

Association: The property retains exceptional associative links to the immediate residential development that accompanied Ford's 1922 industrial establishment and the beginning of Flat Rock's transformation into a village industries community.

Recommendation: This property is recommended as a **Contributing Resource** to the Flat Rock Historical District. While material alterations have affected the building's integrity of materials, the property retains sufficient integrity of design, setting, feeling, and association to contribute significantly to the district's representation of the immediate residential response to Ford's industrial development. The building's 1922 construction date and location make it historically significant despite material changes, as it represents a crucial period in Flat Rock's transformation and development. The property exemplifies National Register standards that recognize the potential for buildings with material alterations to remain contributing resources when their historical associations and fundamental architectural character are preserved.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_138_02_0011_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25906 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0009_000 Lot 9 & 10 Flat Rock Land Co. Sub. (Oct 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0922362		Long: -83.287294		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1938
Architectural Style	Cape Cod
Building Form	2 Story Rectliniear
Roof Form	Side Gable w/dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood frame
Foundation Materials	Concrete block
Window Materials	Vinyl replacement
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1/Detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Architecture						
Period(s) of Significance	1938-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	25906 E. Huron River Drive						
Historic/Original Owner	Raymond & Blanche (nee Olmstead) Case						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 25906 E. Huron River Drive represents a well-preserved example of Cape Cod revival architecture constructed in 1938 during the mature phase of Flat Rock's residential development following the establishment of Henry Ford's Village Industries. The one-and-one-half story frame dwelling exhibits the characteristic features of the Cape Cod style while demonstrating the continued popularity of historically-inspired domestic architecture during the late Depression era, when this traditional American style provided both aesthetic appeal and symbolic connection to colonial heritage during a period of economic recovery and social change.

The building displays the quintessential Cape Cod form with a side-gable roof configuration that creates the characteristic horizontal emphasis of this architectural style. The roof is clad in asphalt shingles and features a prominent front-facing gabled dormer that provides additional upper-level space and light while creating visual interest through its integrated relationship with the primary roofline. A brick chimney extends from the roof, positioned to serve interior heating needs while maintaining the building's traditional profile and proportional relationships.

The exterior walls are currently clad in vinyl siding that has replaced the original wood clapboard or shingle siding typical of Cape Cod construction during the 1930s. While this represents a significant alteration to the building's original materials, the vinyl siding maintains appropriate reveal patterns and installation methods that preserve the building's overall proportions and character. The siding installation respects the original architectural lines and does not obscure the fundamental form and massing that define the Cape Cod style.

The primary facade faces north toward E. Huron River Drive and displays the symmetrical composition characteristic of Cape Cod design principles. The central entrance is approached by a set of wooden steps with white railings that provide appropriate access while maintaining the building's residential scale and character. The entrance configuration preserves the traditional Cape Cod entrance treatment while incorporating practical elements necessary for the site's topography and accessibility requirements.

Window openings throughout the dwelling consist of vinyl replacement units that maintain appropriate proportions and spacing consistent with the Cape Cod style. These replacement windows preserve the rhythmic fenestration pattern and scaled relationships that contribute to the building's architectural character, though they represent a change from the original wood window materials. Red-painted shutters flank the windows, adding color and visual interest while referencing traditional Cape Cod aesthetic elements and demonstrating attention to period-appropriate decorative details.

The dormer window features multi-pane glazing that enhances the building's traditional character and provides visual interest to the upper level. This dormer treatment exemplifies the Cape Cod style's characteristic approach to maximizing interior space and natural light while maintaining the building's compact, efficient form and traditional proportional relationships.

Character-defining features that remain intact include the overall Cape Cod massing and proportions, the side-gable roof form with front-facing dormer, the symmetrical facade composition, the central entrance placement, the one-and-one-half story configuration, and the modest scale appropriate to a late 1930s working-class residence. Despite material alterations, the building maintains its essential architectural form and continues to convey its Cape Cod design heritage and historical significance.

A detached garage, appearing to date from the mid-20th century, is located toward the rear of the property and contributes to the complete residential development pattern while demonstrating the standard of automobile accommodation expected during the late 1930s when car ownership was becoming increasingly common among Flat Rock's industrial workforce.

The property occupies a prominent location on E. Huron River Drive, connecting it to the street that has served as one of Flat Rock's primary residential corridors since the community's early development. This location demonstrates the continued desirability of riverside residential sites and maintains the property's relationship to the geographic feature that shaped Flat Rock's entire development history from Native American settlement through industrial transformation.

Catalog/Kit Home Assessment: The dwelling exhibits characteristics strongly consistent with catalog or kit home construction that remained popular during the 1938 construction period, representing the continued success of the catalog home industry during the late Depression era. The Cape Cod revival style was extensively offered by major catalog companies including Sears Roebuck & Company, Montgomery Ward, and Aladdin Company during the late 1930s. The building's standardized proportions, typical Cape Cod features including the side-gable roof with front dormer, symmetrical facade arrangement, and central entrance configuration match popular catalog offerings designed for middle-class families seeking attractive, economical housing during the economic recovery period. The straightforward construction methods, standard room arrangements implied by the fenestration pattern, and modest scale are hallmarks of catalog home design that emphasized both cost efficiency and architectural respectability. Companies like Sears continued to offer Cape Cod variations through the 1930s, marketing them as representing traditional American values and architectural heritage particularly appropriate for families seeking stability during uncertain economic times. The presence of multiple Cape Cod dwellings throughout Flat Rock's late 1930s residential areas suggests either continued catalog home purchasing during the recovery period or the influence of widely-available plan books that promoted this style as both economical and symbolically

meaningful. Further research comparing the building's dimensions, room layout, and construction details to known 1938 catalog offerings could potentially identify the specific model and manufacturer.

This two-story, single-family frame residence is situated on Lot 9 in the Flat Rock Land Co. Sub. and in 1941, the address was 25906 Huron River Drive.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1931, Raymond Case owned lot 9 in the Flat Rock Land Co. Sub without a house; and in 1939, Raymond Case owned lot 9 in the Flat Rock Land Co. Sub and the residence thereon, 25906 Huron River Drive.[2] In 1939, Raymond and Blanche (nee Olmstead) Case were living at 25906 EHRD.[3] In 1940, Raymond & Blanche Case were living at 25906 E. Huron River Drive, and Raymond was employed as an operator for the water works.[4] In 1950, Raymond and Blanche Case resided at 25906 E. Huron River Drive; and Raymond worked as an operator for an auto parts manufacturer.[5] In 1971, Raymond Case resided at 25906 E. Huron River Drive.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25906 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historical District under National Register Criteria A and C. Despite material alterations including vinyl siding and replacement windows, the dwelling retains sufficient integrity to convey its significance within the context of Flat Rock's residential development during the late Depression period and the continued maturation of the community's industrial workforce housing.

Criterion A Evaluation: This property contributes to the broad patterns of American history represented within the Flat Rock Historical District by exemplifying the sustained residential development that characterized Flat Rock during the late 1930s as the community recovered from the early Depression years and Ford's Village Industries program reached full maturity. Constructed in 1938, the dwelling represents the type of well-designed, economical housing that attracted families to Flat Rock during the period when the community's industrial base provided stable employment and economic opportunity in contrast to the continued uncertainty experienced in many American communities. The property demonstrates Flat Rock's resilience and continued growth during the late Depression era, reflecting the success of Ford's industrial operations and the community's evolution into a stable, prosperous suburban environment that could support consistent residential development even during challenging national economic conditions.

Criterion C Evaluation: Architecturally, the dwelling represents a competent example of Cape Cod revival styling as applied to modest residential construction during the late 1930s. While the building has undergone material alterations including vinyl siding and replacement windows, it retains its essential Cape Cod form, massing, and proportional relationships that clearly convey its architectural heritage and design significance. The building demonstrates the continued popularity of historically-inspired domestic architecture during the late Depression period, when styles like Cape Cod provided both aesthetic appeal and symbolic connection to American architectural traditions for families participating in the recovering industrial economy. The preservation of character-defining features including the dormer configuration, symmetrical facade arrangement, and overall Cape Cod proportions allows the building to continue contributing to the architectural diversity and historical narrative of the district.

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[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 126, entry for Raymond Case; original records held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 209, entry for Raymond Case; original records held by Brownstown Township Historical Society.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15B, dwelling 307, for Raymond & Blanche Case; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZM?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 34 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 26, dwelling 279, for Raymond & Blanche Case ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-V?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 27 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original site along the historically significant E. Huron River Drive.

Design: The property maintains good integrity of design through preservation of its Cape Cod form, massing, proportions, and key architectural features including the dormer and symmetrical facade composition.

Materials: The building has compromised integrity of materials due to vinyl siding installation and replacement windows, representing significant changes from original construction materials.

Workmanship: The building retains integrity of workmanship in its overall construction, proportional relationships, and architectural detailing that reflects late 1930s building standards.

Setting: The property maintains excellent integrity of setting along E. Huron River Drive and in relationship to the surrounding residential neighborhood and the Huron River corridor.

Feeling: The building continues to convey the feeling of a late 1930s Cape Cod residence through its preserved form, scale, and neighborhood context.

Association: The property retains strong associative links to Flat Rock's late Depression-era residential development and the community's continued growth during the mature phase of Ford's village industries program.

Recommendation: This property is recommended as a **Contributing Resource** to the Flat Rock Historical District. While material alterations have affected the building's integrity of materials, the property retains sufficient integrity of design, workmanship, setting, feeling, and association to contribute to the district's significance. The preservation of essential Cape Cod form and character-defining features allows the building to continue conveying its historic and architectural significance within the district context, representing an important phase of Flat Rock's residential development during the late 1930s recovery period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_138_02_0009_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25916 E. Huron River Drive [formerly 837 E. Huron River Drive]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0008_000 Lot 8 Assessor's Flat Rock Land Co. Sub. (Oct 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0923743		Long: -83.2874926		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1924
Architectural Style	Craftsman Bungalow
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable w/front dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Replacement
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1/Detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Architecture					
Period(s) of Significance	1924-1975					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	25916 E. Huron River Drive					
Historic/Original Owner	John J. [Sr.] & Sarah "Libbie" Ferstle House					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	This is likely a premium catalog home built by A.F. Mudge and John J. Ferstle and sons.					

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 25916 E. Huron River Drive represents an exceptional example of Craftsman bungalow architecture constructed in 1924 during the early phase of Flat Rock's residential development following the establishment of Henry Ford's Village Industries. The one-and-one-half story frame dwelling exhibits outstanding integrity and demonstrates the high standards of design and construction that characterized residential development during Flat Rock's transformation from rural village to industrial community, serving as one of the finest preserved examples of Craftsman architecture within the historic district.

The building displays the quintessential Craftsman bungalow form with a complex roofline configuration that creates both visual interest and functional efficiency. The primary roof structure features a side-gable orientation with a massive front-facing gabled dormer that extends nearly the full width of the facade, creating substantial additional upper-level space while maintaining the horizontal emphasis characteristic of the Craftsman style. The roof is clad in asphalt shingles and features wide eaves with exposed rafter tails that provide both functional weather protection and the distinctive shadow lines that define Craftsman architecture.

The exterior walls are currently clad in vinyl siding that has replaced the original wood clapboard typical of Bungalow construction during the early 1920s. While this represents a significant alteration to the building's original materials, the vinyl siding maintains appropriate reveal patterns and installation methods that preserve the building's overall proportions and character. The siding installation respects the original architectural lines and does not obscure the fundamental form and massing that define the Bungalow style.

The primary facade faces north toward E. Huron River Drive and features an asymmetrical composition centered on a substantial front porch that exemplifies Craftsman design principles at their most refined. The porch extends across the majority of the facade and is supported by tapered columns resting on solid piers, creating the monumental entrance treatment that characterizes high-quality Craftsman construction. These columns demonstrate excellent proportional relationships and craftsmanship, with clean lines and substantial scale that convey both structural honesty and aesthetic appeal.

The massive front-facing dormer dominates the upper portion of the facade and features multiple windows that create a distinctive rhythm while providing abundant natural light to the upper level. This dormer treatment represents one of the most sophisticated approaches to maximizing interior space within the Craftsman bungalow form, demonstrating advanced understanding of both architectural design principles and construction techniques. The dormer's integration with the main roof structure shows exceptional craftsmanship and design coordination.

Window openings throughout the dwelling consist of vinyl replacement units that maintain appropriate proportions and spacing consistent with the Bungalow style. These replacement windows preserve the rhythmic fenestration pattern and scaled relationships that contribute to the building's architectural character, though they represent a change from the original wood window materials.

Character-defining features include the complex roofline with massive front dormer, the exposed rafter tails and wide eaves, the substantial tapered porch columns on solid piers, the original wood clapboard siding, the asymmetrical facade composition, and the overall horizontal emphasis created by the building's proportions and architectural details. The building maintains complete architectural integrity with no visible additions or substantial alterations that would compromise its historic appearance.

The front entrance is recessed within the porch and features appropriate period detailing that maintains the building's architectural integrity while providing necessary functional elements. The porch floor and ceiling details contribute to the overall Craftsman aesthetic while demonstrating the attention to detail that characterizes this exceptional example of the style.

A detached garage, appearing to date from the historic period, is located toward the rear of the property and shares similar materials and construction techniques with the main dwelling. This outbuilding contributes to the property's integrity by demonstrating the complete residential development pattern of the 1920s when automobile ownership was becoming standard for Ford's village industry workers.

The property occupies a prominent location on E. Huron River Drive, one of Flat Rock's most historically significant streets due to its relationship to the Huron River and its role in the community's development. This location connects the property to the geographic feature that shaped Flat Rock's entire history while demonstrating the desirability of riverside residential sites during the community's early industrial development.

Catalog/Kit Home Assessment: The dwelling exhibits characteristics strongly consistent with catalog or kit home construction from the peak period of the catalog home industry. The 1924 construction date places this property squarely within the golden age of catalog home sales, when companies like Sears Roebuck & Company, Aladdin Company, and Pacific Ready Cut Homes were offering hundreds of Craftsman bungalow designs. The building's sophisticated architectural features, including the massive front dormer, substantial porch columns, and complex roofline configuration, match premium catalog offerings designed for middle-class families seeking high-quality, architect-designed housing at reasonable prices. The exceptional construction quality, substantial materials, and advanced design elements suggest this may be from

a top-tier catalog line such as Sears' "Honor Bilt" series, Aladdin's "Readi-Cut" premium offerings, or a comparable high-end catalog product. The complex dormer treatment and sophisticated porch design indicate this was likely one of the more expensive models in a manufacturer's line, reflecting both the prosperity of Flat Rock's early Ford-era workforce and their desire for distinguished housing that would demonstrate their success and social aspirations. The building's excellent preservation and construction quality are consistent with the reputation of major catalog companies for providing complete, high-standard building packages with detailed construction plans and pre-cut materials.

This 1.5-story, single-family frame residence with brick chimney and single car garage is situated on Lot 11 in the Flat Rock Land Company Subdivision and in 1941, the address was 25890 Huron River Drive.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, A.F. Mudge [believed to be Aldin Ford Mudge] owned lot 8 in the Flat Rock Land Co. Subdivision and was constructing the residence thereon, 25916 Huron River Drive, with J. Ferstle.[2] In 1930, John J. [Sr.] & Sarah "Libbie" Ferstle and family were living at 837 Huron River Drive; John J. was 66 years and a retired farmer .[3] In 1939, John [Sr.] & Sarah Ferstle and family were living at 25916 HRD.[4] Additionally, Rose Laura was living at 25916 HRD in 1939.[5] In 1940, John J. [Sr.] & Sarah Ferstle and family were living at 25916 E. Huron River Drive.[6] John J. Ferstle died 30 January 1948.[7] In 1950, Sarah Ferstle, now widowed, resided at 25916 E. Huron River Drive with her daughter Elvira, son-in-law Walter Wright, and grandson, Robert; and Walter worked as an assembly inspector at an auto parts manufacturer.[8] Sarah Hitchcock Ferstle died on 12 August 1951.[9] In 1961 through 1979, Neil Puffer resided at 25916 E. Huron River Drive.[10]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25916 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historical District under National Register Criteria A and C. The dwelling maintains exceptional integrity across all seven aspects and represents an outstanding example of Craftsman bungalow construction that demonstrates the architectural sophistication and construction quality achieved during Flat Rock's early industrial development period.

Criterion A Evaluation: This property contributes significantly to the broad patterns of American history represented within the Flat Rock Historical District by exemplifying the high-quality residential development that characterized Flat Rock during the early phase of Henry Ford's Village Industries program. Constructed in 1924, just two years after Ford's plant began operation, the dwelling represents the type of substantial, well-designed housing that attracted skilled workers and their families to Flat Rock during the community's initial transformation from rural village to industrial center. The property

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 87, entry for A.F. Mudge and J. Ferstle; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 5B, dwelling 110, family 128, for John J. & Sarah E. Ferstle and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-KR?cat=1036363&i=447&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 448 of 1148; United States. National Archives and Records Administration.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 15B, dwelling 308, family, John J. & Sarah Ferstle and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZM?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 34 of 1034; United States. National Archives and Records Administration.

[7] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-RNN: Sun Mar 10 23:46:03 UTC 2024), entry for John Joseph Ferstle, 30 Jan 1948.

[8] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 26, dwelling 280, for Sarah Ferstle ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-V?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 27 of 58; United States. National Archives and Records Administration.

[9] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7Y-657 : Sat Mar 09 09:55:57 UTC 2024), entry for Sarah Elizabeth Ferstle, 12 Aug 1951.

[10] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

demonstrates the immediate success of Ford's village industries concept in creating a prosperous workforce capable of investing in high-quality permanent housing, reflecting broader patterns of American industrial development and the democratization of architectural sophistication during the 1920s. The building's location on E. Huron River Drive connects it to the geographic feature that shaped Flat Rock's entire development history, demonstrating the continuity of the river's role in community development from pre-industrial through industrial periods.

Criterion C Evaluation: Architecturally, the dwelling represents an exceptional example of Craftsman bungalow construction that demonstrates the style's principles at their most sophisticated and well-executed. The building's complex roofline configuration, substantial porch treatment, high-quality materials, and exceptional craftsmanship reflect both the architectural knowledge available during the 1920s and the skill of builders working within the Craftsman tradition. The preservation of original materials including wood siding, windows, and architectural details makes this property particularly significant as an intact representative of 1920s residential construction and an outstanding example of the architectural sophistication achievable through catalog home construction or high-quality local building practices. The building serves as a key to understanding both the architectural aspirations and the construction capabilities that characterized Flat Rock's early industrial development period.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original site along the historically significant E. Huron River Drive.

Design: The property maintains exceptional integrity of design through preservation of its original Craftsman form, massing, proportions, and all character-defining architectural features.

Materials: The building has compromised integrity of materials due to vinyl siding installation and replacement windows, representing significant changes from original construction materials.

Workmanship: The property demonstrates exceptional integrity of workmanship in its high-quality Craftsman construction, sophisticated detailing, and overall craftsmanship that reflects 1920s building standards at their finest.

Setting: The building maintains excellent integrity of setting along E. Huron River Drive and in relationship to the Huron River corridor, preserving its original geographic and community context.

Feeling: The property strongly conveys the feeling of a 1920s Craftsman residence through its completely preserved architectural character and distinguished appearance.

Association: The building retains exceptional associative links to Flat Rock's early industrial development and the residential patterns that accompanied the community's transformation during the initial phase of Ford's village industries program.

Recommendation: This property is recommended as a **Contributing Resource** to the Flat Rock Historical District and merits consideration for individual National Register eligibility. The building maintains exceptional integrity across all seven aspects of evaluation and serves as an outstanding example of Craftsman residential architecture within the district. The property's remarkable preservation and architectural quality make it particularly valuable for understanding both the building practices and the residential aspirations that shaped Flat Rock's development during the transformative 1920s period, contributing significantly to the district's representation of American industrial community development and domestic architecture during the peak of the Craftsman movement.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_138_02_0008_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25926 E. Huron River Drive [831 E. Huron River Drive]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0007_000 Lot 7 Assessor's Flat Rock Plat No. 6 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0924186		Long: -83.2877075		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1922	
Architectural Style	Craftsman Bungalow	
Building Form	2 Story Rectilinear	
Roof Form	Side Gable with front gable	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original wood	
Foundation Materials	Concrete block	
Window Materials	Replacement	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/Detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Architecture
Period(s) of Significance	1922-1975

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):
Current/Common Name	25926 E. Huron River Drive		
Historic/Original Owner	William Neifert/John & Nina McFarlen		
Historic Building Use	Single-family residence		
Current Building Use	Single-family residence		
Architect/Engineer/Designer	Unknown		
Builder/Contractor	Likely Neifert Family		

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 25926 E. Huron River Drive represents a significant example of early residential development constructed in 1922, the same year Henry Ford completed his Village Industries Headlamp Plant in Flat Rock. This two-story frame dwelling exhibits characteristics that blend Craftsman and American Foursquare architectural traditions, demonstrating the architectural sophistication and design variety that characterized the immediate residential response to Ford's industrial development and the community's rapid transformation from rural village to industrial center.

The building displays a distinctive form that combines elements of both the American Foursquare and Craftsman traditions, creating a unique architectural expression that reflects the transitional period of the early 1920s when these styles often merged in residential construction. The primary roof structure features a hip configuration with a prominent front-facing gable that creates both visual interest and functional space while maintaining the building's substantial two-story massing. The roof is clad in asphalt shingles and includes appropriate eave treatments that preserve the building's traditional proportional relationships.

The exterior walls are currently clad in vinyl siding that has replaced the original wood clapboard siding typical of early 1920s construction. While this represents a significant alteration to the building's original materials, the vinyl siding maintains appropriate reveal patterns and installation methods that preserve the building's overall proportions and character. The siding installation respects the original architectural lines and does not obscure the fundamental form and massing that define the building's architectural character.

The primary facade faces north toward E. Huron River Drive and features an asymmetrical composition centered on a substantial front porch that demonstrates Craftsman design influence. The porch is supported by columns and features decorative railing elements with a distinctive sunburst or fan pattern that adds visual interest while referencing Craftsman aesthetic principles. This decorative detailing demonstrates attention to architectural ornamentation that elevates the building above simple vernacular construction.

The front-facing gable displays decorative elements including a sunburst or radial pattern in the gable end that creates visual interest and demonstrates the builder's attention to architectural detail. This gable treatment reflects the influence of Craftsman design principles while maintaining the building's overall Foursquare-influenced form and massing. The combination of these stylistic elements creates a unique architectural expression that represents the blending of popular residential styles during the early 1920s.

Window openings throughout the dwelling consist of vinyl replacement units that maintain appropriate proportions and spacing consistent with early 1920s residential construction. These replacement windows preserve the rhythmic fenestration pattern and scaled relationships that contribute to the building's architectural character, though they represent a change from the original wood window materials. The windows are properly scaled to the building's substantial two-story massing and maintain the formal appearance appropriate to this style of construction.

Character-defining features that remain intact include the two-story massing with substantial proportions, the hip roof form with front-facing gable, the decorative gable end treatment, the front porch with decorative railings, the asymmetrical facade composition, and the overall formal appearance that distinguishes this dwelling as a more substantial residence compared to the typical bungalow construction of the period. Despite material alterations, the building maintains its essential architectural form and continues to convey its design heritage and historical significance.

A detached garage, appearing to date from the mid-20th century, is located toward the rear of the property and contributes to the complete residential development pattern while demonstrating the evolution of automobile accommodation during the property's period of significance.

The property occupies a prominent location on E. Huron River Drive, one of Flat Rock's most historically significant streets due to its relationship to the Huron River and its role in the community's development. This location connects the property to the geographic feature that shaped Flat Rock's entire development history while demonstrating the desirability of riverside residential sites during the community's early industrial transformation.

Catalog/Kit Home Assessment: The 1922 construction date places this dwelling at the beginning of the peak period for catalog home sales, making it very likely to be a catalog or kit home. The building's substantial two-story form, sophisticated architectural detailing, and blend of Craftsman and Foursquare elements match premium catalog offerings from companies like Sears Roebuck & Company and Aladdin Company during the early 1920s. The decorative gable treatment and detailed porch railings suggest this was likely one of the more expensive models in a manufacturer's line, reflecting both the prosperity expected among Ford's early village industry workers and their desire for distinguished housing that would demonstrate their success. Companies like Sears offered numerous two-story designs during this period that combined Craftsman and Foursquare elements, marketing them as providing both modern convenience and architectural sophistication for successful middle-class families. The building's sophisticated design elements and substantial scale indicate this was likely from a premium catalog line such as Sears' "Honor Bilt" series or Aladdin's high-end offerings, representing a significant investment in permanent housing that demonstrates the economic optimism and prosperity

associated with Ford's industrial development. Further research comparing the building's architectural details, room layout, and construction specifications to known 1922 catalog offerings could potentially identify the specific model, manufacturer, and original cost, providing valuable insights into the housing choices and economic circumstances of Ford's early management and skilled workforce.

This single-family wood frame residence and single car garage is situated on lot 7 in the Flat Rock Land Co. Subdivision, in the Village of Flat Rock, and in 1941, the address was 25926 Huron River Drive.[1]

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1920, William Neifert, a farmer aged thirty-nine, owned lot 7 in the Flat Rock Land Co. Sub.[2] William Neifert tragically died on 2 May 1920, during a wrestling match at the Marx Opera House, where he had voluntarily filled in to help out the program.[3] In 1921, the estate of William Neifert owned lot 7 in the Flat Rock Land Co. Sub with an unfinished structure.[4] In 1925, the estate of William Neifert owned lot 7 in the Flat Rock Land Co. Sub, and the residence thereon, 831 Huron River Drive.[5] In 1930, Charles & Annie Boyd and their infant son were living at 831 Huron River Drive, and Charlie was employed as a Meat Cutter for the Butcher Shop.[6]

In 1939, Mrs. Lida Neifert, the widow of William Neifert, owned lot 7 in the Flat Rock Land Co. Sub and the residence thereon, 25926 Huron River Drive.[7] In 1939, Joseph & Anna Graham and family were living at 25926 HRD.[8] In 1940, Joseph & Anna Graham and daughter were living at 25926 E. Huron River Drive, and Joseph was employed as a yardmaster for the railroad.[9] Lida Neifert died on 23 December 1946.[10] In 1942, John McFarlen owned lot 7 in the Flat Rock Land Co. Sub and the residence thereon, 25926 Huron River Drive.[11]

In 1950, Nina McFarlen, recently widow of John McFarlen, and her children resided at 25926 E. Huron River Drive.[12] Nina McFarlen and family resided at 25926 E. Huron River Drive from 1961 through 1971.[13]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25926 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historical District under National Register Criteria A and C. Despite material alterations including vinyl siding and replacement windows, the

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[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for E. Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls **1920**," arranged alphabetically; pg. 56, entry for William Neifert; original records held by Brownstown Township Historical Society; **ALSO**, 1910 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 88, sheet 2A, dwelling 30, family 30, for William & Lida Neifert ; NARA microfilm publication T624, roll 663; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RNB-SHX?view=explore&action=view&cc=1727033&lang=en&groupId=TH-1951-23007-16790-17 : accessed 27 July 2025), FHL# 004972494, Image 1224 of 1257; United States. National Archives and Records Administration. *Note: Census reference for age and occupation.*

[3] Find A Grave. *Find A Grave*, database with images (https://www.findagrave.com/memorial/10716096/william-neifert : accessed 9 Nov 2025), memorial 10716096, William Neifert (1880–1920), Port Creek Cemetery, Carleton, Monroe County Michigan; gravestone photograph by AmyABJ. Obituary included.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1921," arranged alphabetically; pg. 57, entry for William Neifert (estate); original records held by Brownstown Township Historical Society.

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged by subdivision; pg. 87, entry for William Neifert (estate); ; original records held by Brownstown Township Historical Society.

[6] **1930** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 221 (stamped), enumeration district (ED) 82-880, sheet 5A, dwelling 93, family 107, for Charles & Annie Boyd ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-VF?cat=1036363&i=446&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 447 of 1148; United States. National Archives and Records Administration.

[7] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 209, entry for Mrs. Lydia Neifert; original records held by Brownstown Township Historical Society.

[8] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] **1940** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15B, dwelling 309, family, Joseph & Anna Graham and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZM?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 34 of 1034; United States. National Archives and Records Administration.

[10] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KFQF-1GL : Mon Jan 20 09:56:59 UTC 2025), Entry for Lida Mae Neifert, 23 Dec 1946.

[11] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3" arranged by subdivision; 3:655, entry for John McFarlen; original records held by Brownstown Township Historical Society.

[12] **1950** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 27, dwelling 281, for Nina McFarlen and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 28 of 58; United States. National Archives and Records Administration.

[13] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

dwelling retains sufficient integrity to convey its exceptional significance as one of the earliest and most substantial examples of residential development directly associated with Henry Ford's establishment of village industries in Flat Rock.

Criterion A Evaluation: This property possesses outstanding significance for its association with the broad patterns of American industrial and social history represented within the Flat Rock Historical District. Constructed in 1922, the same year Ford completed his Headlamp Plant, this dwelling represents the immediate and substantial residential response to Ford's industrial development, demonstrating the type of high-quality housing that attracted skilled workers and management personnel to Flat Rock during the community's initial transformation. The building's substantial two-story form and sophisticated architectural details suggest it was designed to house a supervisory employee or skilled craftsman in Ford's operations, reflecting the economic hierarchy and prosperity that characterized the early village industries workforce. The property demonstrates the rapid establishment of a stable, prosperous residential community that supported Ford's vision of providing attractive, permanent housing for workers within walking distance of their employment, representing broader patterns of American industrial community development during the 1920s.

Criterion C Evaluation: Architecturally, the dwelling represents an important example of early 1920s residential design that demonstrates the sophisticated blending of Craftsman and American Foursquare architectural traditions during a transitional period in American domestic architecture. While the building has undergone material alterations, it retains its essential form, massing, and character-defining features including the decorative gable treatment, substantial front porch, and overall proportional relationships that clearly convey its architectural heritage and design significance. The building demonstrates the architectural sophistication available to and preferred by Ford's early village industry workforce, representing the type of substantial, well-designed housing that contributed to Flat Rock's rapid establishment as an attractive residential community during the early industrial development period.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original site along the historically significant E. Huron River Drive.

Design: The property maintains good integrity of design through preservation of its distinctive form, massing, proportions, and key architectural features including the gable treatment and porch configuration.

Materials: The building has compromised integrity of materials due to vinyl siding installation and replacement windows, representing significant changes from original construction materials.

Workmanship: The building retains integrity of workmanship in its overall construction, proportional relationships, and preserved architectural detailing that reflects early 1920s building standards.

Setting: The property maintains excellent integrity of setting along E. Huron River Drive and in relationship to the Huron River corridor, preserving its original geographic and community context.

Feeling: The building continues to convey the feeling of a substantial early 1920s residence through its preserved form, scale, and prominent location within the historic community.

Association: The property retains exceptional associative links to the immediate residential development that accompanied Ford's 1922 industrial establishment and represents the type of housing that attracted skilled workers to the new village industries community.

Recommendation: This property is recommended as a **Contributing Resource** to the Flat Rock Historical District. While material alterations have affected the building's integrity of materials, the property retains sufficient integrity of design, workmanship, setting, feeling, and association to contribute significantly to the district's representation of the immediate residential response to Ford's industrial development. The building's 1922 construction date, substantial form, and architectural sophistication make it historically significant despite material changes, as it represents a crucial period in Flat Rock's transformation and demonstrates the type of housing that supported the community's successful establishment as a village industries center.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_138_02_0007_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25936 & 25938 E. Huron River Drive [duplex] (formerly 825 & 827 EHRD)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0006_000 Lot 6 Flat Rock Land Co. (Oct 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09248		Long: -83.2877933		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1921
Architectural Style	Craftsman Bungalow
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled with front dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood frame
Foundation Materials	Stone/concrete masonry
Window Materials	Aluminum replacement
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1/Detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Architecture					
Period(s) of Significance	1921-1975					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	N/A					
Historic/Original Owner	Wellington & Mary Chamberlin					
Historic Building Use	Two-family duplex residence					
Current Building Use	Two-family duplex residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Likely the Neifert Family					

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1921 Craftsman Bungalow duplex is a 1.5-story frame dwelling situated at 25936/8 E. Huron River Drive in Flat Rock. The building exhibits characteristic features of early 1920s bungalow design adapted for multi-family use, including side-gabled roof form with shed dormer and enclosed front porch typical of early 20th century duplex residential development.

The house displays a rectangular footprint with side-gabled roof form creating horizontal emphasis typical of Craftsman Bungalow design. A large shed dormer extends across most of the front roof slope, providing substantial upper-story space and headroom for second-floor rooms. The shed dormer features two window openings with brown-painted frames and trim, separated by wall section clad in vinyl siding. The roof is covered with asphalt shingles in brown or tan tones with moderate pitch characteristic of the bungalow style.

The exterior walls are clad in vinyl siding in tan or beige coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. Brown-painted trim surrounds windows and defines architectural details, creating color contrast. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete block with distinctive decorative concrete block or stone veneer pattern in pinkish-tan tones covering the lower foundation walls and creating textured appearance.

The most prominent feature is the enclosed front porch extending across the entire facade, creating substantial sheltered space. The porch enclosure features large aluminum-frame windows arranged in groups, maximizing glass area and natural light penetration. Six window units span the porch front in horizontal arrangement, with brown-painted frames matching the dormer window trim. The porch foundation features the same decorative concrete block or stone veneer pattern as the main foundation, creating unified appearance. Wood stairs with railings provide access from grade to the porch level.

First-floor fenestration flanking the porch consists of aluminum-frame double-hung windows with brown trim. The right side elevation visible in the photograph features additional window openings serving the duplex units. The window openings maintain original locations despite replacement sash.

The property occupies a lot with mature deciduous and evergreen trees providing mixed canopy. A large evergreen conifer is visible in the right foreground. The lawn is maintained in good condition with thick turf. Adjacent residential structures are visible at left, including a single-story dwelling with similar siding.

Character-defining features include 1.5-story Craftsman Bungalow duplex form with side-gabled roof, large shed dormer extending across front roof slope providing upper-story space, enclosed full-width front porch with multiple aluminum-frame windows, decorative concrete block or stone veneer foundation treatment in pinkish-tan tones, multi-family duplex configuration, brown-painted window trim creating color contrast, concrete block foundation, vinyl siding over frame construction, aluminum-frame windows, wood porch stairs with railings, and mature landscape setting.

This two-story, multi-family wood frame residence is situated on lot 6 of the Flat Rock Land Co. Subdivision, in the Village of Flat Rock, and in 1929, the address was 825/827 Huron River Drive.[1]

This two-story, multi-family wood frame residence is situated on lot 6 of the Flat Rock Land Co. Subdivision, in the Village of Flat Rock, and in 1941, the address was 25938/25936 Huron River Drive.[2]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," October 1929, image 1 of 3, for E. Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081929 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for E. Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1920, May Neifert owned lot 6 in Flat Rock Land Co. Subdivision and there was no house on this lot.[3] In 1920, Wellington Chamberlin owned lot 6 in Flat Rock Land Co. Subdivision and the house thereon, 25936 Huron River Drive.[4] In 1930, Wellington & Mary Chamberlin were living at 827 Huron River Drive.[5]

In 1939, Spencer O. Reeves, of Carleton, owned lot 6 in the Flat Rock Land Co. Sub and the residence thereon, 25936 Huron River Drive.[6] In 1939, John and Zelphia Booth and family were living at 25936 EHRD.[7] In 1940, John H. & Zelphia Booth and family were living at 25936 E. Huron River Drive, and John was employed as a car inspector for the railroad.[8]

In 1950, Orville & Marie Hart and son resided at 25936 E. Huron River Drive; and Orville worked as the Superintendent of Building for local construction.[9]

In 1963-65 Orval Hart, Evie Miller, Doris Miller and Teresa Tallman resided at 25936 E. Huron River Drive; in 1965 Charles A Gox and Orval Hart resided at 25936 E. Huron River Drive; in 1966, James C. Osborn resided at 25936 E. Huron River Drive; In 1967-68, John H. Byard resided at 25936 E. Huron River Drive.[10]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1921 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents early 1920s multi-family residential development and demonstrates typical Craftsman Bungalow duplex architecture adapted for multi-unit housing serving working-class rental housing needs.

Integrity Assessment: The property retains good integrity in most aspects despite exterior material alterations and porch enclosure. Location integrity is complete with the dwelling remaining on original site since 1921 construction. Design integrity is good with 1.5-story Craftsman Bungalow duplex form, side-gabled roof with shed dormer, and full-width porch intact, though porch enclosure represents alteration. Materials integrity is fair with vinyl siding and aluminum windows representing alterations to original exterior materials, though distinctive decorative foundation veneer remains visible. Workmanship integrity is good with form, massing, and shed dormer construction demonstrating early 1920s building methods. Setting integrity is excellent with mature landscaping and residential neighborhood character. Feeling integrity is good with property conveying early 1920s Craftsman Bungalow duplex character through distinctive form and dormer despite material alterations. Association integrity is good through continuous multi-family residential use since construction.

Criterion A - Community Planning and Development: The 1921 construction date places this property within the early 1920s period of residential expansion preceding the 1929 economic collapse. The duplex configuration represents important multi-family housing development pattern that provided affordable rental housing for working-class families and single workers during the 1920s. Multi-family dwellings like this duplex served critical housing needs in industrial communities like Flat Rock, providing rental units for workers employed in local factories and industrial facilities. The Craftsman Bungalow styling applied to duplex construction demonstrates early 20th century architectural trends extending quality residential design principles to multi-family housing. The shed dormer configuration maximized upper-story living space within economical building form, enabling duplex units to provide adequate rooms for families. The property's location on E. Huron River Drive documents residential development patterns along the community's primary transportation corridor. The

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 56, entry for May Neifert; original records held by Brownstown Township Historical Society.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1921," arranged alphabetically; pg. 13, entry for Willington Chamberlin; original records held by Brownstown Township Historical Society.

[5] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 12B, dwelling 260, family 284, for Wellington & Mary Chamberlin; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-FD?cat=1036363&i=461&lang=en&cc=1810731: accessed 27 July 2025), FHL# 004951268, image 462 of 1148; United States. National Archives and Records Administration.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 209, entry for Spencer O. Reeves; original records held by Brownstown Township Historical Society.

[7] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15B, dwelling 310, family ,John H. & Zelthia Booth and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZM?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, image 34 of 1034; United States. National Archives and Records Administration.

[9] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 27, dwelling 282, for Orville & Marie Hart and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL#108990835, image 28 of 58; United States. National Archives and Records Administration.

[10] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**multi-volume**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

continuous multi-family residential use since 1921 demonstrates successful duplex housing that served community rental housing needs across nine decades.

Period of Significance: The 1921-1975 period encompasses the property's construction during early 1920s prosperity through the district's terminal date, documenting its role in multi-family residential development.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status: The 1921 construction represents early 1920s multi-family residential development during pre-Depression prosperity period. The Craftsman Bungalow duplex form demonstrates adaptation of popular early 20th century residential style for multi-unit housing. The large shed dormer provides substantial upper-story space within economical bungalow form. The enclosed full-width front porch represents characteristic bungalow feature adapted for duplex use. The distinctive decorative concrete block or stone veneer foundation treatment provides unique architectural detail. The duplex configuration represents important multi-family housing type serving rental housing needs in industrial communities. Good integrity retained in location, design, setting, feeling, and association despite vinyl siding, window replacement, and porch enclosure alterations. The distinctive bungalow form, shed dormer, porch, and decorative foundation remain intact, allowing the property to convey its 1921 origins and duplex character. Mature landscaping maintains residential neighborhood character. Continuous multi-family residential use since construction demonstrates successful duplex housing serving rental housing needs across nine decades. The property contributes to understanding early 1920s residential development patterns, Craftsman Bungalow adaptation for multi-family housing, duplex construction serving working-class rental housing needs, and residential expansion along Huron River Drive corridor in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_138_02_0006_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25946 E. Huron River Drive (821 Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0005_000 Lot 5 Flat Rock Land Co. Subdivision (May 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0925915		Long: -83.2879572		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1920	
Architectural Style	Craftsman Bungalow	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gable	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original wood frame	
Foundation Materials	Stone masonry	
Window Materials	Vinyl replacement	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/Detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	**Contributing to a district** ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Architecture
Period(s) of Significance	1920-1975

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):

Current/Common Name	25946 E. Huron River Drive
Historic/Original Owner	Lowell Harrington / Mrs. Ellen Eliza Lautenschlager
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 25946 E. Huron River Drive represents a significant example of early Craftsman bungalow construction built in 1920, making it one of the earliest residential buildings within the Flat Rock Historical District and a rare example of pre-Ford industrial development that anticipated the community's future growth. This single-story frame dwelling exhibits the characteristic features of the Craftsman aesthetic while demonstrating the quality construction and forward-thinking development that preceded Henry Ford's village industries by five years.

The building displays the quintessential Craftsman bungalow form with a front-facing gable roof that creates dramatic vertical emphasis while maintaining the horizontal proportions characteristic of the style. The roof is clad in asphalt shingles and features wide eaves that provide both functional weather protection and the distinctive shadow lines that define Craftsman architecture. The gable end treatment maintains appropriate proportional relationships and contributes to the building's overall architectural character.

The exterior walls are currently clad in vinyl siding that has replaced the original wood clapboard siding. While this represents a significant alteration to the building's original materials, the vinyl siding maintains appropriate reveal patterns and installation methods that preserve the building's overall proportions and character. The siding installation respects the original architectural lines and does not obscure the fundamental form and massing that define the Craftsman style.

A particularly notable and well-preserved feature is the building's foundation treatment, which exhibits substantial stone masonry work that demonstrates exceptional craftsmanship and quality construction methods typical of the 1910s. This stone foundation extends well above grade level and creates a distinctive visual base for the structure that both anchors the building to its site and provides practical benefits for Michigan's climate conditions. The stone work shows excellent craftsmanship with carefully fitted joints and uniform coursing that reflects high construction standards.

The primary facade faces north toward E. Huron River Drive and features an asymmetrical composition centered on a front porch that exemplifies Craftsman design principles. The porch is supported by columns and features white wooden railings that provide both functional safety and architectural definition to the entrance area. The porch creates an important transitional space between exterior and interior environments that reflects the Craftsman philosophy of integrating indoor and outdoor living.

Window openings throughout the dwelling consist of vinyl replacement units that maintain appropriate proportions and spacing consistent with the Craftsman style. These replacement windows preserve the rhythmic fenestration pattern and scaled relationships that contribute to the building's architectural character, though they represent a change from the original wood window materials. The windows are properly scaled to the building's single-story form and maintain the residential character appropriate to Craftsman design.

Character-defining features that remain intact include the front-facing gable with appropriate proportional relationships, the substantial stone foundation work demonstrating exceptional craftsmanship, the front porch configuration, the asymmetrical facade composition, the single-story bungalow massing, and the overall horizontal emphasis created by the building's proportions and roofline. Despite material alterations to the siding and windows, the building maintains its essential Craftsman character and continues to convey its architectural heritage and historical significance.

The building's 1920 construction date makes it particularly significant as it predates Ford's 1922 industrial development by five years, demonstrating early confidence in Flat Rock's development potential and representing the type of speculative residential construction that would prove crucial in accommodating the workforce attracted by Ford's village industries program. This early date suggests either prescient development by local investors or early industrial activity that preceded Ford's more famous operations.

A detached garage, appearing to date from the mid-20th century, is located toward the rear of the property and contributes to the complete residential development pattern while demonstrating the evolution of automobile accommodation during the property's period of significance.

The property occupies a prominent location on E. Huron River Drive, connecting it to the street that would become one of Flat Rock's primary residential corridors following Ford's industrial development. This location connects the property to the geographic feature that shaped Flat Rock's entire development history while demonstrating the desirability of riverside residential sites during the community's early industrial transformation.

This two-story, multi-family wood frame residence with garage is situated on lot 5 of the Flat Rock Land Co. Subdivision, in the Village of Flat Rock, and in 1929, the address was 821 Huron River Drive.[1]

This one-story, multi-family wood frame residence with garage is situated on lot 5 of the Flat Rock Land Co. Subdivision, in the Village of Flat Rock, and in 1941, the address was 25946 Huron River Drive.[2]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," October 1929, image 1 of 3, for E. Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081929 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for E. Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1920, Lowell A. Harrington owned Lot 5, in the Flat Rock Land Co. Sub, and the residence thereon, 821 Huron River Drive.[3]

In 1930, Mrs. Ellen E. Lautenschlager was living at 821 Huron River Drive.[4] In 1931, Mrs. Lautenschlager owned Lot 5 in the Flat Rock Land Co. Sub, and the residence thereon, 821 Huron River Drive.[5] Mrs. Lautenschlager died at Eloise on 30 July 1934.[6]

In 1939, Herman Bordt owned Lot 5 in the Flat Rock Land Co. Sub.[7] In 1939, Alexander McBain was living at 25946 HRD.[8] In 1939, Julia Ofchar was living at 25946 HRD.[9] In 1939, Steven and Berniece Orange and family were living at 25946 HRD.[10] In 1940, Herman and Eva Pugh and family were living at 25946 E. Huron River Drive, and Herman was employed as a maintenance man for a rubber plant.[11]

In 1950, John C. Near resided at 25946 E. Huron River Drive; and Dr. John C. Near was a retired physician.[12]

In 1962-68 John I. Webb resided at 25946 E. Huron River Drive.[13]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25946 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historical District under National Register Criteria A and C. Despite material alterations including vinyl siding and replacement windows, the dwelling retains sufficient integrity to convey its exceptional significance as one of the earliest residential buildings in Flat Rock and a rare example of pre-Ford speculative development that anticipated the community's future housing needs.

Criterion A Evaluation: This property possesses outstanding significance for its association with the broad patterns of American residential and community development represented within the Flat Rock Historical District. Constructed in 1920, five years before Ford's arrival, this bungalow represents early speculative development that demonstrated remarkable foresight regarding Flat Rock's potential for growth and residential development. The building's high-quality construction, including the substantial stone foundation work, suggests confidence in the area's long-term prospects and represents the type of permanent, well-built housing that would prove essential in accommodating the workforce attracted by Ford's village industries program beginning in 1922. The property demonstrates the entrepreneurial spirit and development vision that preceded and enabled Flat Rock's successful transformation from rural village to industrial community, representing broader patterns of American small-town development during the 1920s and the role of speculative building in anticipating economic growth.

Criterion C Evaluation: Architecturally, the dwelling represents an important example of Craftsman bungalow construction from the style's early period, demonstrating the design principles and construction techniques that characterized high-quality residential building during the 1920s. While the building has undergone material alterations including vinyl siding and

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 33, entry for Lowell A. Harrington; original records held by Brownstown Township Historical Society.

[4] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 221 (stamped), enumeration district (ED) 82-880, sheet 5A, dwelling 92, family 106, for Ellen E. Lautenschlager; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-VF?cat=1036363&i=446&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 447 of 1148; United States. National Archives and Records Administration.

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 126; citing entry for Mrs. F. Lautenschlager; held by Brownstown Township Historical Society.

[6] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7B-XYW : Fri Mar 08 23:09:01 UTC 2024), entry for Ellen Eliza Lautenschlager, 30 Jul 1934.

[7] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 209, entries for Herman Bordt; held by Brownstown Township Historical Society.

[8] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[10] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[11] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15B, dwelling 312, family ,Herman & Eva Pugh and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZM?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 34 of 1034; United States. National Archives and Records Administration.

[12] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 27, dwelling 285, for John C. Near ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 28 of 58; United States. National Archives and Records Administration.

[13] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**multi-volume**), held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

replacement windows, it retains its essential Craftsman form, massing, and character-defining features including the front-facing gable configuration, front porch treatment, and particularly the exceptional stone foundation work that clearly convey its architectural heritage and construction quality. The building demonstrates early application of Craftsman design principles in Flat Rock and represents the architectural sophistication available to and preferred by early 20th-century residents who invested in permanent, well-designed housing before the community's more famous industrial development period.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original site along the historically significant E. Huron River Drive.

Design: The property maintains good integrity of design through preservation of its Craftsman form, massing, proportions, and key architectural features including the gable configuration and porch treatment.

Materials: The building has compromised integrity of materials due to vinyl siding installation and replacement windows, though the preservation of the exceptional stone foundation work maintains important evidence of original construction quality.

Workmanship: The building retains substantial integrity of workmanship, particularly evident in the preserved stone foundation work that demonstrates the high construction standards and craftsmanship of 1920 building practices.

Setting: The property maintains excellent integrity of setting along E. Huron River Drive and in relationship to the surrounding neighborhood, preserving its original community context.

Feeling: The building continues to convey the feeling of early 20th-century Craftsman residential architecture through its preserved form, scale, and neighborhood context.

Association: The property retains exceptional associative links to early speculative development in Flat Rock and represents the prescient planning and investment that enabled the community's successful accommodation of Ford's later industrial workforce.

Recommendation: This property is recommended as a **Contributing Resource** to the Flat Rock Historical District and merits consideration for individual National Register eligibility due to its exceptional early date and role in Flat Rock's pre-industrial development. While material alterations have affected the building's integrity of materials, the property retains sufficient integrity of design, workmanship, setting, feeling, and association to contribute significantly to the district's representation of early 20th-century community development. The building's 1920 construction date and preserved stone foundation work make it historically significant despite material changes, as it represents crucial early development that anticipated and enabled Flat Rock's later transformation into a successful industrial community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_138_02_0005_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25954 E. Huron River Drive (815 Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0004_000 Lot 4 Flat Rock Land Co. Subdivision (Oct 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0926653		Long: -83.2880998		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1920
Architectural Style	Bungalow
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable w/ front projection
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding over original wood frame
Foundation Materials	Brick/concrete masonry
Window Materials	Aluminum
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1/Detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Architecture					
Period(s) of Significance	1920-1975					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	25954 E. Huron River Drive					
Historic/Original Owner	Arthur W. & Grace (nee Neifert) Long					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Likely the Neifert Family					

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1920 Craftsman Bungalow is a 1.5-story frame dwelling situated at 25954 E. Huron River Drive in Flat Rock. The building exhibits characteristic features of early 1920s Craftsman design including complex massing with side wing, front gable projection, substantial front porch, and varied rooflines typical of the style's emphasis on picturesque composition and horizontal emphasis.

The house displays an L-shaped footprint created by a main rectangular block with perpendicular side wing extending to create complex massing. The main block features side-gabled roof form with moderate pitch typical of Craftsman Bungalow design. A prominent front gable projection rises above the main roofline, creating two-story vertical element that breaks the horizontal emphasis and provides upper-story space. The side wing exhibits its own gable roof orientation. The roof is covered with asphalt shingles in gray tones. Wide overhanging eaves with exposed rafter tails are characteristic Craftsman details, though these may be covered by aluminum soffits. A brick chimney rises from the right side wing, constructed of reddish-brown masonry.

The exterior walls are clad in aluminum siding in white or cream coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The aluminum siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete block, visible at grade level and painted in dark reddish-brown or burgundy tones creating strong color contrast with the light siding.

The most prominent architectural feature is the full-width front porch extending across the main facade, creating substantial sheltered outdoor living space characteristic of Craftsman emphasis on indoor-outdoor connections. The porch is elevated above grade and features simple square posts or columns supporting the porch roof, which extends from the main roof eave line. White-painted railings with vertical balusters provide porch enclosure, creating cottage-like appearance. Wood stairs with white-painted railings and newel posts provide access from grade, featuring dual runs creating symmetrical approach. The porch foundation is painted in the same dark burgundy tone as the main foundation, creating unified color scheme.

The front gable projection dominates the upper story, rising to full two-story height and featuring windows on both levels. The upper-story windows consist of paired aluminum-frame double-hung units providing light to second-floor rooms. First-floor fenestration on the main facade features multiple window groupings with aluminum-frame double-hung units. A large window grouping consisting of four or five units spans much of the left portion of the facade beneath the porch roof, creating substantial glass area and natural light penetration. Additional windows are symmetrically arranged. The side wing visible on the right features additional window openings serving interior rooms.

The property occupies an interior lot within an established residential neighborhood. Mature deciduous trees provide overhead canopy at the lot edges. Foundation plantings include perennials and ornamental plants in beds along the porch foundation, displaying seasonal flowers. A young ornamental tree is planted in the front yard. The lawn is maintained in good condition with thick turf. Concrete walkways provide pedestrian circulation. Adjacent residential structures are visible including similar-era bungalows, demonstrating consistent early 1920s residential development pattern along E. Huron River Drive. A detached garage structure is located at the rear of the property.

Character-defining features include 1.5-story Craftsman Bungalow form with complex L-shaped massing, side-gabled roof with prominent front gable projection creating two-story element, side wing with perpendicular gable roof, full-width front porch with square posts and white-painted railings, dual-run porch stairs with symmetrical approach, concrete block foundation painted in dark burgundy tones, brick chimney, aluminum siding in white, aluminum-frame double-hung windows in various groupings, wide eaves suggesting Craftsman detailing, foundation plantings, and detached garage.

This two-story, multi-family wood frame residence with garage is situated on lot 4 of the Flat Rock Land Co. Subdivision, in the Village of Flat Rock, and in 1929, the address was 815 Huron River Drive.[1]

This one-story, multi-family wood frame residence with garage is situated on lot 4 of the Flat Rock Land Co. Subdivision, in the Village of Flat Rock, and in 1941, the address was 25954 Huron River Drive.[2]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," October 1929, image 1 of 3, for E. Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081929 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for E. Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1920, Arthur W. Long owned lot 4 in the Flat Rock Land Co. Subdivision in the Village of Flat Rock.[3] Arthur W. Long married Grace Niefert on 25 September 1920, it is likely that the house and lot were a gift from the Neifert family since they owned several of these lots in this area and another lot had been purchased for Grace's sister, May Neifert.[4]

In 1930, Alfred J. and Sophia Draftz were living at 815 Huron River Drive, and Alfred was employed as a Foreman for the Lamp Plant.[5] In 1939, Alfred and Sophia Draftz and family were living at 25954 HRD.[6] In 1940, Alfred and Sophia Draftz and family were living at 25954 E. Huron River Drive, and Alfred was employed as an assembly foreman for an auto factory.[7] In 1949, Alfred Draftz resided at 25954 E. Huron River Drive.[8] In 1950, Alfred & Sophia Draftz resided at 25954 E. Huron River Drive; and Alfred worked as a foreman for an auto manufacturing plant.[9]

In 1962-64, Forest Nabors resided at 25954 E. Huron River Drive.[10]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1920 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents early 1920s residential development and demonstrates characteristic Craftsman Bungalow design with complex massing, substantial front porch, and picturesque composition typical of the style at its peak popularity.

Integrity Assessment: The property retains excellent integrity in all seven aspects despite exterior material alterations. Location integrity is complete with the dwelling remaining on original site since 1920 construction. Design integrity is excellent with 1.5-story Craftsman Bungalow form, complex L-shaped massing, front gable projection, side wing, and full-width porch all intact. Materials integrity is good with aluminum siding and window replacements representing alterations to original materials, though concrete block foundation, brick chimney, and porch configuration with posts and railings remain visible. Workmanship integrity is excellent with complex massing, varied rooflines, and porch construction demonstrating quality early 1920s craftsmanship. Setting integrity is excellent within established residential neighborhood with period-contemporary bungalows. Feeling integrity is excellent with property completely conveying early 1920s Craftsman Bungalow residential character through distinctive form and massing. Association integrity is excellent through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The 1920 construction date places this property within the peak period of early 1920s residential expansion preceding the 1929 economic collapse. Construction in 1920 occurred during the height of post-World War I prosperity when residential development flourished across American communities. The property's location on E. Huron River Drive documents residential development patterns along the community's primary transportation corridor connecting to Detroit metropolitan area. The substantial Craftsman Bungalow design demonstrates quality residential investment typical of prosperous early 1920s conditions, contrasting with the more modest dwellings constructed during subsequent Depression and wartime periods. The continuous single-family residential use since 1920 demonstrates successful residential development that established stable neighborhoods serving community housing needs across nine decades including Depression, wartime, post-war, and suburban development periods.

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[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 42, entry for Arthur W. Long; original records held by Brownstown Township Historical Society.

[4] "Michigan, Marriages, 1868-1925", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:N31Z-6TX : Thu Jul 31 16:44:29 UTC 2025), Entry for Arthur W. Long and Grace Niefert, 25 September 1920.

[5] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 221 (stamped), enumeration district (ED) 82-880, sheet 5A, dwelling 91, family 105, for Alfred J & Sophia Draftz ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-VF?cat=1036363&i=446&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 447 of 1148; United States. National Archives and Records Administration.

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15B, dwelling 313, for Alfred & Sophia Draftz and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZM?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 34 of 1034; United States. National Archives and Records Administration.

[8] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **November 1949**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[9] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 80, dwelling 286, for Alfred & Sophia Draftz ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 58 of 58; United States. National Archives and Records Administration.

[10] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**multi-volume**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Criterion C - Architecture: The property represents an excellent example of Craftsman Bungalow residential architecture exhibiting characteristic design features of the style at its peak popularity in the early 1920s. The complex L-shaped massing with main block and perpendicular side wing creates picturesque composition typical of Craftsman emphasis on varied forms and interesting rooflines. The prominent front gable projection rising to two-story height demonstrates Craftsman design flexibility adapting bungalow forms to provide substantial interior space. The full-width front porch with square posts and railings represents the most essential Craftsman feature, emphasizing outdoor living space and creating welcoming residential character. The dual-run porch stairs with symmetrical approach demonstrates attention to design detail and formal entry sequence. The varied rooflines with side gables, front gable projection, and wing create visual interest characteristic of Craftsman picturesque composition. The multiple window groupings providing substantial natural light penetration reflect Craftsman emphasis on connecting interior spaces with outdoor environment. The complex massing and varied architectural elements distinguish this property as superior example of Craftsman Bungalow design exceeding the simpler rectangular bungalows more commonly constructed during the 1920s.

Period of Significance: The 1920-1975 period encompasses the property's construction during peak Craftsman Bungalow popularity through the district's terminal date, documenting its role in early 1920s residential development.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status: The 1920 construction represents early 1920s residential development during post-World War I prosperity and Craftsman Bungalow peak popularity. The complex 1.5-story form with L-shaped massing demonstrates superior Craftsman design exceeding typical rectangular bungalows. The prominent front gable projection creates distinctive two-story element within bungalow form. The side wing with perpendicular gable roof creates picturesque composition. The full-width front porch with square posts and white railings exhibits essential Craftsman feature emphasizing outdoor living. The dual-run symmetrical porch stairs demonstrate design attention to formal entry. The varied rooflines create visual interest characteristic of Craftsman picturesque aesthetic. Excellent integrity retained in all seven aspects despite aluminum siding and window replacements. The distinctive complex massing, varied rooflines, porch, and overall Craftsman character remain completely intact, allowing the property to authentically convey its 1920 origins. Location on E. Huron River Drive documents residential corridor development. Interior lot within established neighborhood of period-contemporary bungalows maintains residential character. Continuous single-family residential use since construction demonstrates residential stability. The property contributes to understanding early 1920s residential development patterns, Craftsman Bungalow architectural prevalence at style's peak popularity, superior complex bungalow design, residential expansion along Huron River Drive corridor, and early 20th century neighborhood formation in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_138_02_0004_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25964 E. Huron River Drive (811 Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0003_000 Lot 3 Flat Rock Land Co. Subdivision (Oct 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0928215		Long: -83.2881743		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1920
Architectural Style	Craftsman Bungalow
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled w/ front dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete block
Window Materials	Original Leaded Glass w/Aluminum Storm
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached garage

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Planning and Development, Architecture						
Period(s) of Significance	1920-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Porch/Siding	Moved ☐	Date(s):			
Current/Common Name	25964 E. Huron River Drive						
Historic/Original Owner	Otto & Tillie Ruettinger						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Likely Aldin Ford Mudge						

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1920 Craftsman Bungalow is a 1.5-story frame dwelling situated at 25964 E. Huron River Drive in Flat Rock. The building exhibits characteristic features of early 1920s Craftsman design including side-gabled roof form with front gable dormer, catslide roof extension, and distinctive leaded glass windows typical of high-style Craftsman residential architecture at the peak of the style's popularity.

The house displays a rectangular footprint with side-gabled roof form creating horizontal emphasis typical of Craftsman Bungalow design. A prominent front gable dormer projects from the front roof slope, rising to substantial height and providing upper-story space. The dormer features a band of windows across its face, creating substantial fenestration for second-floor rooms. A distinctive catslide roof extension sweeps downward from the main roofline over a side wing or porch area, creating continuous roofline that extends to lower elevation. This catslide configuration provides sheltered space beneath economical roof framing characteristic of early 1920s construction. The roof is covered with asphalt shingles in green or gray-green tones with moderate pitch.

The exterior walls are clad in aluminum siding in white or cream coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The aluminum siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete block, visible at grade level around the building perimeter.

The most architecturally significant feature is the retention of leaded glass windows with decorative glazing patterns in the upper sash, representing high-quality Craftsman craftsmanship. These leaded glass windows are protected by aluminum storm windows while preserving the original decorative glazing beneath. The leaded glass patterns are visible in multiple window openings including the dormer windows and first-floor windows. Window groupings include bands of multiple units providing substantial natural light penetration characteristic of Craftsman design.

A covered front porch extends across a portion of the facade beneath the catslide roof extension. The porch has been partially enclosed with vertical wood siding or board-and-batten treatment creating privacy screening while maintaining open upper portions with railings. This partial enclosure represents later modification adapting the porch for increased privacy. White-painted railings with vertical balusters provide porch enclosure on remaining open sections. Wood stairs with white-painted railings provide access from grade to the elevated porch level.

The right side elevation features a two-story section with multiple window openings serving interior rooms. An angled bay window or projection extends from the first floor on this elevation, creating expanded interior space. Additional window groupings maintain the leaded glass upper sash configuration with aluminum storm protection.

The property occupies an interior lot within an established residential neighborhood. Mature deciduous trees provide overhead canopy at the lot edges. Foundation plantings include hostas and shaped evergreen shrubs. The lawn is maintained in good condition with thick turf. A concrete driveway extends along the side of the property. Adjacent residential structures are visible including period-contemporary dwellings, demonstrating consistent early 1920s residential development pattern along E. Huron River Drive.

Character-defining features include 1.5-story Craftsman Bungalow form with side-gabled roof, prominent front gable dormer with band of windows, catslide roof extension over side porch area, retention of original leaded glass windows with decorative patterns in upper sash protected by aluminum storm windows, covered front porch with partial vertical wood siding enclosure for privacy, white-painted railings and balusters, angled bay window projection on side elevation, concrete block foundation, aluminum siding over frame construction, and detached garage.

This one-and-a-half story, single-family wood frame residence with original tile garage at the rear of the lot is situated on lot 3 of the Flat Rock Land Co. Subdivision in the Village of Flat Rock, and in 1941, the address was 25964 E. Huron River Drive.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for E. Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1920, A.F. Mudge [believed to be Aldin Ford Mudge] owned lot 3 in the Flat Rock Land Co. Subdivision and constructed the residence thereon, 811 Huron River Drive.[2] In 1925, Otto Ruettinger owned lot 3 in the Flat Rock Land Co. Subdivision and the residence thereon, 811 Huron River Drive.[3] In 1930, Otto & Tillie Ruettinger and family were living at 811 Huron River Drive, and Otto was employed in the manufacturing of drain tile.[4] The garage at the back of the property is noted as being constructed of tile on the 1941 Sanborn.[5] In 1931, Otto Ruettinger owned Lot 3 in the Flat Rock Land Co. Sub.[6] In 1939, Otto & Otilla Ruettinger were living at 25964 HRD.[7] In 1939, Otto & Otilla Ruettinger were living at 25964 HRD.[8] In 1940, Otto & Ottilia Ruettinger and family were living at 25974 E. Huron River Drive, and Otto was employed as a manufacturer for drain tiles.[9] In 1950, Otto & Tillie Ruettinger resided at 25964 E. Huron River Drive; and Otto worked as manager & operator at tile making.[10]

Wayne County Register of Deeds Summary:[11]

The Flat Rock Land Co., a Michigan Corporation, Village of Flat Rock, conveyed Lot 3 to Aldin F. Mudge and Elsie Mudge, his wife, by Warranty Deed on December 22, 1920, recorded January 3, 1921.

Aldin F. Mudge and Elsie Mudge, his wife, took out a mortgage from State Savings Bank, a Michigan Corporation, in the amount of $1,500 on July 26, 1920, recorded January 3, 1921, on Lot 3.

Otto H. Ruettinger (O. H. Ruettinger) and Tillie, his wife, took out a mortgage from State Savings Bank of Flat Rock, Michigan Corporation, in the amount of $3,200 on March 17, 1928, recorded March 21, 1928, on Lot 3.

Otto H. Ruettinger and Tillie, his wife, as tenants by the entireties, conveyed Lot 3 to the State Savings Bank on January 23, 1931, recorded January 26, 1931, by Assignment dated 1950 (Death Record).

Tillie M. Ruettinger took out a mortgage from The State Savings Bank of Flat Rock, Michigan, in the amount of $3,750 on January 21, 1941, recorded February 1, 1941, on Lot 3.

Otto H. Ruettinger and Tillie, his wife, granted a Quit Claim Deed for the above-named grantor on January 18, 1941, recorded February 1, 1941, on Lot 3. The entry notes this was for one dollar and other good valuable consideration.

Tillie Ruettinger and Sophie Draftz, his wife (Alfred J. Draftz), conveyed Lot 3 to Otto H. Ruettinger and Tillie, his wife, by Warranty Deed on January 31, 1953, recorded February 17, 1953. Alfred J. Draftz and Sophie, his wife, jointly and severally, also conveyed Lot 4 by the same deed.

Alfred J. Draftz and Sophie, his wife, conveyed Lot 3 to Garnet J. Lucier and Lynn Day G., his wife, by Warranty Deed for $18,400 on May 3, 1968, recorded May 8, 1968.

Garnet J. Lucier and Lynn Day G. Lucier, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, Michigan, in the amount of $16,560 on May 3, 1968, recorded May 8, 1968, on Lot 3.

Garnet J. Lucier and Lynn Day G., his wife, conveyed Lot 3 to Erving J. Brown and Vivian, his wife, by Warranty Deed for $21,000 on September 3, 1974, recorded September 18, 1974. The deed notes it is subject to a mortgage to Peoples Bank of Trenton, which grantees assume and agree to pay.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 54, entry for A.F. Mudge; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged by subdivision; pg. 87, entry for Otto Ruettinger; original records held by Brownstown Township Historical Society.

[4] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 12B, dwelling 262, family 288,for Otto & Tillie Ruettinger and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-FD?cat=1036363&i=461&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 462 of 1148; United States. National Archives and Records Administration.

[5] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for E. Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 126; citing entry for Otto Ruettinger; held by Brownstown Township Historical Society

[7] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15B, dwelling 314, for Otto & Ottilia Ruettinger and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZM?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 34 of 1034; United States. National Archives and Records Administration.

[10] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 27, dwelling 287, for Otto & Tillie Ruettinger ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 28 of 58; United States. National Archives and Records Administration.

[11] Wayne County, Michigan, Historic Index Book Database, Flat Roc Land Company Subdivision, 1924 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **43** > Page #: **21** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 27 inclusive of Flat Rock Land Company Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 43, Page 21, on 20 Oct 1920. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 8A-28-2 through 8A-28-17.*

Erving J. Brown and Vivian, his wife, entered into a Land Contract for $31,275.27 with Tony Ancona and Johanna, his wife; Mary Stella Ancona and Teresa Ancona, as joint tenants with right of survivorship and not as tenants in common, on September 3, 1974, recorded September 18, 1974, on Lot 3.

Tony Ancona and Johanna, his wife, granted a temporary easement to the City of Flat Rock on January 6, 1978, recorded June 20, 1979, on Lot 3. The easement was for sewer construction, being a 5-foot strip of land beginning at the southwesterly 5 feet of the northeasterly 15 feet, lying southwesterly of and adjacent to the northeasterly line of said lot.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1920 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents early 1920s residential development at the peak of Craftsman Bungalow popularity and demonstrates high-style Craftsman design with exceptional preservation of original leaded glass windows representing significant architectural craftsmanship.

Integrity Assessment: The property retains excellent integrity in most aspects despite exterior material alterations and partial porch enclosure. Location integrity is complete with the dwelling remaining on original site since 1920 construction. Design integrity is very good with 1.5-story Craftsman Bungalow form, front gable dormer, catslide roof extension, and overall massing intact, though partial porch enclosure represents modification. Materials integrity is very good with exceptional preservation of original leaded glass windows beneath storm windows representing rare survival of decorative glazing, though aluminum siding covers original wall materials. Workmanship integrity is excellent with leaded glass window craftsmanship demonstrating high-quality early 1920s artisan work. Setting integrity is excellent within established residential neighborhood. Feeling integrity is excellent with property conveying early 1920s high-style Craftsman Bungalow character through distinctive form, dormer, catslide roof, and especially the preserved leaded glass windows. Association integrity is excellent through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The 1920 construction date places this property at the beginning of the prosperous 1920s decade when residential development flourished following World War I. Construction in 1920 represents early post-war building activity when returning servicemen and industrial workers created housing demand in communities like Flat Rock. The property's location on E. Huron River Drive documents residential development patterns along the community's primary transportation corridor connecting to Detroit metropolitan area. The substantial Craftsman Bungalow design with quality features including leaded glass windows demonstrates significant residential investment typical of early 1920s prosperity conditions. The continuous single-family residential use since 1920 demonstrates successful residential development that established stable neighborhoods serving community housing needs across more than a century.

Criterion C - Architecture: The property represents an exceptional example of early 1920s Craftsman Bungalow architecture distinguished by the preservation of original leaded glass windows with decorative patterns. The retention of these leaded glass windows represents extraordinary material integrity, as decorative art glass is typically lost through window replacement programs. The leaded glass upper sash with geometric or stylized patterns demonstrates high-quality craftsmanship and represents the Craftsman movement's emphasis on artistic detailing and handcrafted elements. These windows elevate the property above typical bungalows and indicate original owner investment in quality residential design. The front gable dormer with band of windows provides substantial upper-story space and creates distinctive Craftsman profile. The catslide roof extension demonstrates economical roof framing while creating sheltered porch space characteristic of early 1920s construction. The angled bay window projection provides expanded interior space and architectural interest. The 1.5-story form maximizes living space within compact footprint typical of efficient bungalow design. The preservation of original leaded glass windows protected by storm windows demonstrates successful balance between historic material preservation and practical weatherization.

The 1920 construction represents early 1920s residential development at beginning of post-World War I prosperity and Craftsman Bungalow peak popularity. The 1.5-story Craftsman Bungalow form with front gable dormer demonstrates characteristic early 1920s design. The catslide roof extension creates economical sheltered space. The exceptional preservation of original leaded glass windows with decorative patterns represents extraordinary material integrity and high-quality Craftsman craftsmanship rarely surviving in modified bungalows. The leaded glass windows demonstrate artistic detailing and handcrafted elements central to Craftsman design philosophy. The angled bay window projection provides architectural interest. Excellent integrity retained in most aspects despite aluminum siding and partial porch enclosure. The distinctive form, dormer, catslide roof, and especially the preserved leaded glass windows remain intact, allowing the property to authentically convey its 1920 origins and high-style Craftsman character. Location on E. Huron River Drive documents residential corridor development. Interior lot within established neighborhood maintains residential character. Continuous single-family residential use since construction demonstrates residential stability. The property contributes to understanding early 1920s residential development patterns, high-style Craftsman Bungalow architecture with artistic glass

elements, exceptional preservation of decorative leaded glass windows, residential expansion along Huron River Drive corridor, and early 20th century neighborhood formation in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_138_02_0003_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25976 E. Huron River Drive (805 Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0002_000 Lot 2 Flat Rock Land Company (Oct 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0929038		Long: 42.0929038		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1928	
Architectural Style	Bungalow w/Tudor Influence	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gable w/double dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Brick	
Window Materials	Wood w/aluminum storm	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/Detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Architecture
Period(s) of Significance	1928-1975

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	25976 E. Huron River Drive			
Historic/Original Owner	Cyril Bryant			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Bryant Family Likely			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1928 Craftsman Bungalow is a 1.5-story frame dwelling situated at 25976 E. Huron River Drive in Flat Rock. The building exhibits characteristic features of late 1920s Craftsman design including side-gabled roof form with prominent gable dormers, substantial brick chimney, and covered front porch typical of the style's emphasis on horizontal massing and outdoor living space.

The house displays a rectangular footprint with side-gabled roof form creating low horizontal profile with steep pitch enabling upper-story living space within the roof volume. Two large gable dormers project from the front roof slope, providing substantial light and headroom to upper-story rooms. The dormers feature distinctive arched or Palladian-style windows with decorative muntins creating fanlight configuration in the upper portions, representing high-style Craftsman detailing. The roof is covered with asphalt shingles in blue-gray tones with moderate pitch. A massive brick chimney rises prominently from the right side of the structure, constructed of tan or buff-colored brick with substantial mass characteristic of Craftsman emphasis on natural materials and substantial construction.

The exterior walls are clad in vinyl siding in tan or beige coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of brick, visible at grade level and displaying the same tan or buff coloration as the chimney, creating unified masonry appearance. The brick foundation demonstrates quality construction typical of late 1920s residential development.

A covered front porch extends across a portion of the facade, providing sheltered outdoor living space characteristic of Craftsman design. The porch features simple square columns or posts supporting a gable roof that projects from the main roofline. The porch foundation appears to be brick construction matching the main foundation. Concrete steps provide access from grade to the porch level.

First-floor fenestration consists of wood double-hung windows with aluminum storm windows providing weather protection and energy efficiency. The retention of original wood windows beneath storm windows represents good preservation of historic materials. Window openings are arranged in various groupings including paired units providing substantial natural light penetration. The right side elevation features a prominent brick chimney mass that extends from foundation to roof peak, creating substantial vertical element and demonstrating quality masonry craftsmanship.

The property occupies an interior lot within an established residential neighborhood. Mature deciduous trees provide substantial overhead canopy. A large deciduous tree stands prominently in the center of the front yard. Foundation plantings include small ornamental shrubs and a Japanese maple displaying burgundy foliage. The lawn is maintained in moderate condition. A concrete driveway extends along the right side of the property, showing weathering and deterioration. A detached garage structure with frame construction and vinyl siding is visible at the rear right, accessed from the driveway. Adjacent residential structures are visible including similar-era dwellings, demonstrating consistent late 1920s residential development pattern along E. Huron River Drive.

Character-defining features include 1.5-story Craftsman Bungalow form with side-gabled roof and steep pitch, two large front gable dormers with distinctive arched or Palladian-style windows featuring decorative muntins, massive brick chimney in tan or buff coloration rising prominently from right side, brick foundation matching chimney, covered front porch with square columns and gable roof, vinyl siding over frame construction, original wood double-hung windows with aluminum storm windows, rectangular footprint with compact massing, mature landscape setting, and detached garage.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Cyril and Esther Bryant were living at 805 Huron River Drive, and Cyril was employed as a Bookkeeper for a local garage.[1] In 1931, Cyril Bryant owned lot 2 in the Flat Rock Land Co. Sub and the residence thereon, 25976 Huron River Drive in the Village of Flat Rock, Michigan.[2]

In 1940, Harold and Edna Crook and family were living at 25976 E. Huron River Drive, and Harold was employed as a repairman for the Trenton Channel power plant.[3] In 1942, Harold Crook owned lot 2 in the Flat Rock Land Co. Sub and the residence thereon, 25976 Huron River Drive in the Village of Flat Rock, Michigan.[4] In 1950, Harold and Edna Crook and family resided at 25976 E. Huron River Drive; and Harold was working as a manager & operator for a local garage.[5] In 1962 Harold Crooks resided at 25976 E. Huron River Drive.[6]

The Flat Rock Land Co., a Michigan Corporation, conveyed Lot 2 to Floyd Bryant and Jennie Bryant, his wife, by Warranty Deed on January 1, 1929, recorded April 18, 1929.[7]

Esther L. Bryant filed a Chancery File against Cyril R. Bryant, recorded March 29, 1934. The entry notes: Divorce, Lot 2.

Arthur K. Crooks and Mina, his wife, took out a mortgage from The State Savings Bank of Flat Rock in the amount of $2,300 on May 31, 1935, recorded June 4, 1935, on Lot 2.[8]

In Re: Petition of the City of Flat Rock for Phase III Sewer Construction, a default judgment was entered on July 6, 1979, recorded July 24, 1979, as to Parcel AFRLC-2, WCA #78-838526-CC, on Lot 2.[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1928 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents late 1920s residential development during the final years of pre-Depression prosperity and demonstrates high-style Craftsman Bungalow design with distinctive dormers featuring decorative windows and substantial brick chimney representing quality construction.

Integrity Assessment: The property retains excellent integrity in all seven aspects despite vinyl siding alteration. Location integrity is complete with the dwelling remaining on original site since 1928 construction. Design integrity is excellent with 1.5-story Craftsman Bungalow form, side-gabled roof with two distinctive gable dormers, covered porch, and overall massing intact. Materials integrity is very good with original wood windows preserved beneath storm windows, brick foundation and massive brick chimney intact, though vinyl siding covers original wall materials. Workmanship integrity is excellent with distinctive dormer windows featuring decorative arched muntins, massive brick chimney construction, and overall quality craftsmanship demonstrating late 1920s building methods. Setting integrity is excellent within established residential neighborhood. Feeling integrity is excellent with property completely conveying late 1920s Craftsman Bungalow residential

[1] **1930** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 5B, dwelling 107, family 125, for Cyril & Esther Bryant ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-KR?cat=1036363&i=447&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 448 of 1148; United States. National Archives and Records Administration.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 126, entry for Cyril Bryant; original records held by Brownstown Township Historical Society.

[3] **1940** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 16A, dwelling 305, for Harold & Edna Crook and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW9W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 35 of 1034; United States. National Archives and Records Administration.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," arranged by subdivision; 3:655, entry for Harold Crook; original records held by Brownstown Township Historical Society.

[5] **1950** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 27, dwelling 288, for Harold & Edna Crook and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 28 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1962-63) for Huron River Drive E; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] Wayne County, Michigan, Historic Index Book Database, Flat Roc Land Company Subdivision, 1924 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **43** > Page #: **21** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 27 inclusive of Flat Rock Land Company Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 43, Page 21, on 20 Oct 1920. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 8A-28-2 through 8A-28-17.*

[8] Wayne County, Michigan, Historic Index Book Database, Flat Roc Land Company Subdivision, 1924 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Flat Roc Land Company Subdivision, 1924 – 2026.

character through distinctive dormers and chimney. Association integrity is excellent through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The 1928 construction date places this property within the final years of the 1920s prosperity boom, occurring one year before the 1929 stock market crash that would halt most residential construction. Construction in 1928 represents the culmination of the decade's residential expansion when substantial quality housing was built before economic conditions deteriorated. The property's location on E. Huron River Drive documents residential development patterns along the community's primary transportation corridor. The substantial Craftsman Bungalow design with quality materials including brick foundation and massive chimney demonstrates significant residential investment typical of the prosperous late 1920s, contrasting sharply with the economical dwellings constructed during subsequent Depression and wartime periods. The continuous single-family residential use since 1928 demonstrates successful residential development that established stable neighborhoods serving community housing needs across nearly a century.

Criterion C - Architecture: The property represents an excellent example of late 1920s Craftsman Bungalow architecture exhibiting high-style design features that distinguish it from typical bungalows of the period. The two prominent gable dormers with distinctive arched or Palladian-style windows featuring decorative muntins represent sophisticated architectural detailing exceeding standard dormer fenestration. These decorative windows create focal points and demonstrate quality craftsmanship and design attention. The massive brick chimney constructed of tan or buff-colored brick represents substantial masonry work characteristic of Craftsman emphasis on natural materials and permanent construction. The chimney's prominent placement and substantial mass create strong vertical element contrasting with the bungalow's horizontal emphasis. The brick foundation matching the chimney creates unified masonry composition demonstrating design coherence. The covered front porch with simple columns maintains Craftsman principles emphasizing outdoor living space. The retention of original wood windows beneath aluminum storm windows preserves authentic historic materials increasingly rare in modified bungalows. The 1.5-story form with steep-pitch roof and substantial dormers maximizes interior living space within compact footprint, demonstrating efficient residential design typical of late 1920s construction.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status: The 1928 construction represents late 1920s residential development during final year of pre-Depression prosperity. The 1.5-story Craftsman Bungalow form demonstrates characteristic design of the style at end of its popularity period. The two prominent gable dormers with distinctive arched or Palladian-style windows featuring decorative muntins represent high-style architectural detailing. The massive brick chimney in tan or buff coloration demonstrates substantial masonry craftsmanship and Craftsman emphasis on natural materials. The brick foundation matching chimney creates unified masonry composition. The covered front porch maintains Craftsman outdoor living emphasis. The retention of original wood windows beneath aluminum storm windows preserves authentic historic materials. Excellent integrity retained in all seven aspects despite vinyl siding alteration. The distinctive dormers with decorative windows, massive brick chimney, brick foundation, porch, and original windows remain intact, allowing the property to authentically convey its 1928 origins and high-style Craftsman character. Location on E. Huron River Drive documents residential corridor development. Interior lot within established neighborhood maintains residential character. Continuous single-family residential use since construction demonstrates residential stability. The property contributes to understanding late 1920s residential development patterns, high-style Craftsman Bungalow architecture, quality construction during final prosperity year before Depression, residential expansion along Huron River Drive corridor, and late 1920s neighborhood formation in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search for parcel 58_138_02_0002_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25984 E. Huron River Drive [801 E. Huron River Drive]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0001_000 Lot 1 Assessor's Flat Rock Plat No. 6 (Oct 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0929993		Long: -83.2884498		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1917
Architectural Style	American Foursquare
Building Form	2 Story Rectilinear
Roof Form	Hip with dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding over original wood frame
Foundation Materials	Concrete block
Window Materials	Aluminum replacement
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1/Detached garage [original]

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development					
Period(s) of Significance	1917-1975					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	25984 E. Huron River Drive					
Historic/Original Owner	Floyd & Jennie Belle (nee Miller) Bryant					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Builder/Contractor	Floyd Bryant					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 25984 E. Huron River Drive represents a significant example of American Foursquare architecture constructed in 1917, making it one of the earliest residential buildings within the Flat Rock Historical District and an exceptional example of pre-Ford industrial development that demonstrated remarkable foresight regarding the community's future potential. This two-story frame dwelling exhibits the characteristic features of the American Foursquare style while serving as tangible evidence of early speculative residential construction that preceded Henry Ford's village industries by five years.

The building displays the quintessential American Foursquare form with a compact, nearly square plan and hip roof configuration that creates the characteristic horizontal emphasis and substantial appearance of this popular early 20th-century style. The roof is clad in asphalt shingles and features a prominent hip-roofed dormer that provides additional upper-level space and natural light while maintaining the building's formal, symmetrical appearance. The roofline includes appropriate eave treatments and proportional relationships that preserve the fundamental Foursquare aesthetic.

The exterior walls are currently clad in aluminum siding that has replaced the original wood clapboard siding typical of American Foursquare construction during the 1910s. While this represents a significant alteration to the building's original materials, the aluminum siding maintains appropriate reveal patterns and installation methods that preserve the building's overall proportions and character. The siding installation respects the original architectural lines and does not obscure the fundamental form and massing that define the American Foursquare style.

The primary facade faces north toward E. Huron River Drive and displays the symmetrical composition characteristic of American Foursquare design principles. The entrance is centrally positioned and approached by a simple set of steps that maintain the building's formal appearance while providing necessary access. Black shutters flank the windows, adding visual interest and color contrast while referencing traditional American residential aesthetic elements that complement the Foursquare style's emphasis on substantial, dignified appearance.

A notable modification to the building's original design is the addition of an enclosed porch or sun room along the side elevation, visible in the second image. This addition appears to be a mid-20th century modification that reflects changing lifestyle preferences and the desire for additional indoor-outdoor living space. While this addition alters the building's original form, it demonstrates the practical adaptation of historic buildings to meet evolving family needs and represents the type of sympathetic modification that allows historic structures to remain functional and occupied.

The hip-roofed dormer contains multiple windows that create abundant natural light for the upper-level living spaces while maintaining the building's symmetrical appearance. This dormer treatment represents the American Foursquare's characteristic approach to maximizing interior space within a compact building envelope while preserving the style's emphasis on formal, geometric composition.

Window openings throughout the dwelling consist of aluminum replacement units that maintain appropriate proportions and spacing consistent with the American Foursquare style. These replacement windows preserve the rhythmic fenestration pattern and scaled relationships that contribute to the building's architectural character, though they represent a change from the original wood window materials. The windows are properly scaled to the building's substantial two-story massing and maintain the formal appearance appropriate to Foursquare design.

Character-defining features that remain intact include the two-story Foursquare massing with substantial proportions, the hip roof form with dormer, the symmetrical facade composition, the central entrance placement, and the overall formal appearance that distinguishes this dwelling as a substantial early 20th-century residence. Despite material alterations and the side addition, the building maintains its essential architectural form and continues to convey its American Foursquare design heritage and historical significance.

The building's 1917 construction date makes it particularly significant as it predates Ford's 1922 industrial development by five years, demonstrating extraordinary confidence in Flat Rock's development potential and representing the type of substantial speculative residential construction that would prove crucial in accommodating the workforce attracted by Ford's village industries program. This early date suggests either prescient development by local investors or early recognition of industrial development opportunities that preceded Ford's more famous operations.

A detached garage, made from shadow blocks, matches the early 20th century time period is located toward the rear of the property and contributes to the complete residential development pattern while demonstrating the evolution of automobile accommodation during the property's period of significance.

The property occupies a prominent location on E. Huron River Drive, connecting it to the street that would become one of Flat Rock's primary residential corridors following Ford's industrial development. This location demonstrates early recognition of the street's potential importance and strategic value for substantial residential investment during the 1910s.

The 1917 construction date places this American Foursquare dwelling in the early period of catalog home popularity, when companies like Sears Roebuck & Company and Aladdin Company were beginning to offer substantial two-story designs to meet growing demand for modern, middle-class housing. The building's classic American Foursquare features, including the

hip roof with dormer, symmetrical facade arrangement, and substantial two-story form, match catalog offerings designed for prosperous families seeking dignified, modern housing during the 1910s. Companies like Sears offered numerous Foursquare variations during this period, marketing them as providing both architectural sophistication and practical modern living arrangements for successful middle-class families. The building's substantial scale and formal appearance **suggest this was likely from a premium catalog line** or represents local builder interpretation of Foursquare principles drawn from architectural pattern books that promoted this style during the 1910s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1920, Floyd Bryant owned lot 1 in the Flat Rock Land Co. Subdivision and constructed the residence thereon, 801 Huron River Drive.[1] In 1925, Floyd Bryant owned lot 1 in the Flat Rock Land Co. Subdivision and the residence thereon, 801 Huron River Drive.[2] In 1929, Floyd Bryant and family were living at 801 E. Huron River Drive.[3] In 1930, Floyd & Jennie Belle (nee Miller) Bryant were living at 801 Huron River Drive, and employed as a Coal & Lumber Dealer for Coal Yard.[4] In 1939, Floyd and Jennie Bryant were living at 25984 EHRD.[5] In 1940, Floyd and Jennie Bryant and son were living at 25984 E. Huron River Drive, and Floyd was a co-owner for the grain elevator.[6] Floyd and Jennie moved to Adams Street in Brownstown about 1948 to downsize; Floyd died 2 February 1952.[7] Floyd Bryant and Jennie, his wife, conveyed Lot 1 to Harold Crooks and Edna, his wife, by Warranty Deed on March 31, 1951, recorded April 2, 1953.[8]

In 1950, Herschel and Florence Harles and family resided at 25984 E. Huron River Drive; and Herschel worked as a crane operator for an excavating company.[9] Harold Crooks and Edna Crooks, his wife, conveyed Lot 1 to Leonard H. Heins and I. Frances Heins, his wife, by Warranty Deed for $15,500 on February 2, 1968, recorded February 14, 1968.[10]

In 1962-68, Leonard Heins, a local pharmacist, resided at 25984 E. Huron River Drive.[11]

Leonard H. Heins and I. Frances, his wife, conveyed Lot 1 to Kenneth Bruce Kinsey and Shirley, his wife, by Warranty Deed for $24,000 on August 29, 1970, recorded September 10, 1970.[12]

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 6, entry for Floyd Bryant; original records held by Brownstown Township Historical Society.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged by subdivision; pg. 87, entry for Floyd Bryant; original records held by Brownstown Township Historical Society.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1929) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 221 (stamped), enumeration district (ED) 82-880, sheet 5A, dwelling 90, family 104, for Floyd & Jennie Bryant; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-VF?cat=1036363&i=446&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 447 of 1148; United States. National Archives and Records Administration.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 16A, dwelling 306, for Floyd & Jennie Bryant and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW9W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 35 of 1034; United States. National Archives and Records Administration.

[7] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[8] Wayne County, Michigan, Historic Index Book Database, Flat Roc Land Company Subdivision, 1924 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **43** > Page #: **21** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 27 inclusive of Flat Rock Land Company Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 43, Page 21, on 20 Oct 1920. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 8A-28-2 through 8A-28-17.*

[9] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 27, dwelling 289, for Herschel & Florence Harles and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 28 of 58; United States. National Archives and Records Administration.

[10] Wayne County, Michigan, Historic Index Book Database, Flat Roc Land Company Subdivision, 1924 – 2026.

[11] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; **ALSO**; 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township [Gibraltar], enumeration district (ED) 82-11, sheet 6, dwelling 76, for Floyd & Jennie Bryant and family; NARA Identifier #306578863; *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:6FS8-TQTZ : accessed 11 Nov 2025), FHL#108992636, image 7 of 34; United States. National Archives and Records Administration; **ALSO**; "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7Y-V8F : Sun Mar 10 13:32:03 UTC 2024), entry for Floyd Bryant, 02 Feb 1952.

[12] Wayne County, Michigan, Historic Index Book Database, Flat Roc Land Company Subdivision, 1924 – 2026.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25984 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historical District under National Register Criteria A. Despite material alterations including vinyl siding, replacement windows, and side addition, the dwelling retains sufficient integrity to convey its exceptional significance as one of the earliest residential buildings in Flat Rock and a remarkable example of pre-Ford speculative development that demonstrated prescient recognition of the community's future potential.

Criterion A Evaluation: This property possesses outstanding significance for its association with the broad patterns of American residential and community development represented within the Flat Rock Historical District. Constructed in 1917, five years before Ford's arrival, this American Foursquare dwelling represents early speculative development that demonstrated extraordinary foresight regarding Flat Rock's potential for growth and substantial residential development. The building's substantial two-story form and formal architectural treatment suggest it was built by someone with remarkable confidence in the area's long-term prospects, representing the type of permanent, well-designed housing that would prove essential in accommodating the workforce attracted by Ford's village industries program beginning in 1922. The property demonstrates the entrepreneurial spirit and development vision that preceded and enabled Flat Rock's successful transformation from rural village to industrial community, representing broader patterns of American small-town development during the 1910s and the role of speculative building in anticipating and supporting economic growth.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original site along the historically significant E. Huron River Drive.

Design: The property maintains substantial integrity of design through preservation of its American Foursquare form, massing, and key architectural features, despite the side addition that represents sympathetic modification for continued residential use.

Materials: The building has compromised integrity of materials due to vinyl siding installation and replacement windows, representing significant changes from original construction materials.

Workmanship: The building retains integrity of workmanship in its overall construction, proportional relationships, and architectural detailing that reflects 1910s building standards and American Foursquare construction techniques.

Setting: The property maintains excellent integrity of setting along E. Huron River Drive and in relationship to the surrounding neighborhood, preserving its original community context.

Feeling: The building continues to convey the feeling of early 20th-century substantial residential architecture through its preserved form, scale, and formal appearance.

Association: The property retains exceptional associative links to early speculative development in Flat Rock and represents the prescient planning and investment that enabled the community's successful accommodation of Ford's later industrial workforce.

This property is recommended as a **Contributing Resource** to the Flat Rock Historical District and merits consideration for individual National Register eligibility due to its exceptional early date and role in Flat Rock's pre-industrial development. While material alterations and the side addition have affected some aspects of the building's integrity, the property retains sufficient integrity of design, workmanship, setting, feeling, and association to contribute significantly to the district's representation of early 20th-century community development. The building's 1917 construction date and American Foursquare design make it historically significant despite modifications, as it represents crucial early development that anticipated and enabled Flat Rock's later transformation into a successful industrial community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by parcel number 58_138_02_0001_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26010 Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0291_000 Lot 291 Assessor's Flat Rock Plat No. 6 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.009780		Long: -83.288500		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1928
Architectural Style	Tudor Revival/English Cottage
Building Form	2 Story Rectilinear
Roof Form	Complex Gable with Multiple Cross-Gables
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer with Stone/Stucco Accents
Foundation Materials	Stone/Concrete
Window Materials	Original Wood w/ Leaded Glass & Aluminum Storm
Window Type	Double Hung & Casement
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible: Criterion A ☒	Criterion B ☒	Criterion C ☒	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District: Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Area(s) of Significance	Community Planning and Development; Social History; Architecture			
Period(s) of Significance	1928-1975 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒ Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name	Neifert/Bunte house			
Current/Common Name	26010 E. Huron River Drive			
Historic/Original Owner	Julius & Eliza Neifert			
Historic Building Use	Multi-Family Residence			
Current Building Use	Single Family Residence			
Builder/Contractor	Julius Neifert			

Survey Date	8 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26010 E. Huron River Drive is a Tudor Revival/English Cottage style residence constructed in 1928 by Julius Neifert, a German-born master woodworker. This property represents an exceptional example of high-quality residential architecture during the Late Period of Significance (1920-1975) in the proposed Flat Rock Historical District and exemplifies the sophisticated architectural design and craftsmanship that characterized quality residential construction during the late 1920s.

The house exhibits a complex, asymmetrical composition characteristic of Tudor Revival architecture, with an irregular plan that creates visual interest through varied rooflines, projecting bays, and cross-gables. The building demonstrates the picturesque design principles typical of English Cottage style, with a primary front-facing gable creating a prominent street presence, supplemented by secondary gables and roof forms that create architectural complexity. Later additions visible on the rear and side suggest the building has been expanded over time while maintaining compatibility with the original Tudor Revival character.

The building rests on a stone foundation that is partially visible and provides both structural stability and visual character consistent with Tudor Revival design principles. The stone foundation work demonstrates the quality construction methods typical of high-end residential architecture during the late 1920s.

The exterior walls feature a sophisticated combination of materials characteristic of Tudor Revival architecture. The primary material is red brick veneer laid in various patterns that create visual texture and craftsmanship quality. Distinctive architectural features include stone or stucco accents around the arched entrance, creating contrast and emphasizing the Tudor Revival's emphasis on varied textures and materials. The combination of brick and contrasting trim materials demonstrates the high level of design sophistication and construction quality that characterized premium residential architecture during the late 1920s.

The roof features a complex configuration of intersecting gables covered in asphalt composition shingles, representing standard residential roofing materials that maintain the building's weather protection while preserving the distinctive roofline that defines the Tudor Revival character. Multiple brick chimneys with traditional proportions indicate sophisticated heating systems and add to the building's picturesque character.

The fenestration demonstrates the exceptional preservation of original Tudor Revival window treatments. The property retains its original 24-pane leaded glass windows in both casement and double-hung configurations, representing an extraordinarily rare survival of authentic period glazing. These windows are appropriately protected by aluminum storm windows that preserve the historic glass while providing contemporary weather protection. The leaded glass construction with small-scale glazing divisions reflects authentic Tudor Revival design principles and demonstrates the highest level of craftsmanship typical of premium residential construction during the late 1920s.

The main entrance features a distinctive arched opening with stone or stucco surround work that creates a focal point and demonstrates the high level of architectural detailing typical of quality Tudor Revival construction. The preservation of original leaded glass windows significantly enhances the property's architectural integrity and historical authenticity.

The main entrance represents one of the most distinctive architectural features, with an arched opening framed by contrasting stone or stucco work and approached by stone steps with traditional masonry construction. A red-painted door provides color accent and traditional character while the arched form reflects authentic Tudor Revival design principles.

The property retains exceptional interior integrity with all original solid wood doors intact, demonstrating Julius Neifert's mastery as a German-born woodworker. Throughout the home, stunning original carved woodwork showcases the extraordinary level of craftsmanship and artistic skill that Neifert brought to the construction. A particularly notable feature is an original faux fireplace decorated with Pewabic Pottery tiles depicting an Oriental/Middle Eastern scene, representing the sophisticated artistic tastes and high-quality decorative arts that characterized premium residential construction during the late 1920s.

Character-Defining Features:

1. Complex Tudor Revival massing with irregular plan and cross-gables
2. High-quality brick veneer with varied patterns and textures
3. Asphalt composition shingles maintaining weather protection
4. Arched main entrance with stone/stucco contrast work
5. Multiple brick chimney with traditional proportions
6. Original 24-pane leaded glass windows (casement and double-hung)
7. All original solid wood doors demonstrating master woodworker craftsmanship
8. Stunning original carved woodwork throughout by German-born craftsman
9. Original faux fireplace with Pewabic Pottery tiles depicting Oriental/Middle Eastern scene
10. Sophisticated material combinations demonstrating exceptional design quality
11. Picturesque composition characteristic of English Cottage style

The property occupies a prominent location on East Huron River Drive with extensive landscaped grounds that complement the sophisticated architectural design. Mature trees and professional landscaping create a park-like setting that

enhances the Tudor Revival's relationship to landscape and demonstrates the elevated residential standards that characterized quality construction during the late 1920s. The generous lot size and landscape treatment reflect the prosperity and lifestyle preferences that enabled such substantial residential investment.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Julius Neifert built the home at 26010 E. Huron River Drive in 1928. In 1930, Julius & Eliza Neifert & Dr. Milton Comfort were living at 725 [26010] Huron River Drive, and employed as a retired for Builder.[1] By 1939, Julius and his wife Eliza Neifert were documented as residents at this address.[1] n 1940, Julius & Eliza Neifert were living at 26010 E. Huron River Drive, and Julius was the co-owner for the local dry goods store.[2] In 1940, Charles & Halcyon Boll were living at 26010 E. Huron River Drive.[3] In 1950, JuliusNeifert and daughter resided at 26010 E. Huron River Drive; and Julius co-owned the dry goods store.[4]

Following Julius's death in 1959,[5] the property passed to his daughter Ellen Mae Bunte, who was widowed and raising her two daughters, Marion and Evelyn. Ellen Mae lived at the residence until her death in 1972.[6]

The home then became the residence of Ellen Mae's daughter Evelyn and her husband Maurice DeBacker, who raised their three children there. Around 1970, Maurice DeBacker added a second detached garage at the rear of the property. The DeBacker family remained at the residence until their retirement to California in 1991.[7]

From 1991 to 2004, the Mangiapane family occupied 26010 E. Huron River Drive. Since 2004, Chris and Lesley Harkai reside at 26010 E. Huron River Drive.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 26010 E. Huron River Drive contributes exceptionally to the proposed Flat Rock Historical District as an outstanding example of high-quality residential architecture that represents the Late Period of Significance (1920-1975). Constructed in 1928 by Julius Neifert, a German-born master woodworker, this Tudor Revival residence demonstrates the architectural sophistication and construction quality that characterized premium residential development during the early phase of Ford Motor Company's transformative industrial presence in Flat Rock.

Criterion A (Events):

This property is highly significant under Criterion A as representative of the high-quality residential development that accompanied the early phase of Ford Motor Company's industrial transformation of Flat Rock during the late 1920s. The construction date of 1928 places it within the crucial period when Henry Ford's Village Industries program was beginning to transform the community from a rural river town to an industrial suburban center, creating demand for substantial residential construction that would house the expanding professional and managerial workforce.

The Tudor Revival architectural style represents the elevated residential standards and architectural sophistication that characterized communities experiencing successful industrial development during the late 1920s. This property demonstrates how Ford's industrial investment enabled local builders and residents to create substantial, architecturally sophisticated housing that reflected both prosperity and cultural aspirations for quality residential environments.

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[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-880, sheet 4B, dwelling 89, family 103,Julius & Eliza Neifert & Dr. Milton Comfort ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-91M?cat=1036363&i=445&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 446 of 1148; United States. National Archives and Records Administration.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 16A, dwelling 307, family ,Julius & Eliza Neifert ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW9W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 35 of 1034; United States. National Archives and Records Administration.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 16A, dwelling 308, family ,Charles & Halcyon Boll ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW9W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 35 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 75, dwelling 249, for Julius Neifert and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-8?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 53 of 58; United States. National Archives and Records Administration.

[5] "Neifert, Julius (death notice)," Detroit Free Press (Michigan), 11 January 1959, page 9; **imaged,** *Newspapers.com* (https://www.newspapers.com/article/detroit-free-press-julius/180956306/ : accessed Sep 8, 2025).

[6] Ancestry.com. *U.S., Social Security Death Index, 1935-2014* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2014.

[7] "Evelyn DeBacker," Santa Maria Times (California), 24 March 2019, page C5; **imaged,** *Newspapers.com* (https://www.newspapers.com/article/santa-maria-times-evelyn/180955813/ : accessed Sep 8, 2025). **ALSO,** "DeBacker's celebrate fiftieth anniversary," The Lompoc Record (California), 27 February 1994, page 9; **imaged,** *Newspapers.com* (https://www.newspapers.com/article/the-lompoc-record/180956154/ : accessed Sep 8, 2025).

The location on East Huron River Drive provides direct connection to the geographic feature that defined both the Early Period (Vreeland's mill operations) and Late Period (Ford's industrial development) of the district's significance, while the property's architectural quality demonstrates the positive community impact of successful industrial transformation. The home faces the Huron River.

Criterion B (Persons):

The property possesses exceptional significance under Criterion B through its association with Julius Neifert, a German-born master woodworker and prominent local businessman who owned the general dry goods store in Flat Rock. Neifert represents the skilled immigrant entrepreneurs who brought European building traditions and business acumen to southeastern Michigan during the early 20th century, contributing to both the community's commercial development and architectural heritage. His role as designer, builder, original owner, and business proprietor demonstrates the entrepreneurial activity and exceptional craftsmanship that contributed to Flat Rock's development during the transition period. The survival of his original carved woodwork, solid wood doors, and sophisticated interior detailing provides tangible evidence of the highest level of residential craftsmanship achieved in the community. His daughter Ellen Mae and her husband's management of the family's general dry goods store demonstrates the multi-generational business continuity that characterized successful immigrant families during this period.

Criterion C (Architecture/Design):

This property possesses exceptional significance under Criterion C as an outstanding example of Tudor Revival/English Cottage residential architecture that represents the highest level of architectural design and construction quality achieved in Flat Rock during the late 1920s. The complex massing, sophisticated material combinations (brick, stone, original leaded glass), and extraordinary craftsmanship demonstrate the architectural preferences and construction capabilities that characterized premium residential development during this period.

The authentic Tudor Revival design elements, including the original 24-pane leaded glass windows, arched entrance with stone detailing, complex gable compositions, original carved woodwork, and Pewabic Pottery decorative elements, represent sophisticated understanding of English Cottage architectural principles and their successful adaptation to southeastern Michigan residential construction. The property demonstrates the architectural sophistication that distinguished quality residential development from more modest housing construction during the late 1920s.

The property retains exceptional integrity in all aspects to convey its historical and architectural significance:

Location: EXCELLENT - The property remains in its original location on East Huron River Drive within the historic landscape context that relates to both periods of district significance.

Design: EXCELLENT - All essential Tudor Revival design elements remain intact, including the complex massing, gable compositions, arched entrance, and overall architectural character that defines the style.

Setting: EXCELLENT - The generous lot size, mature landscaping, and relationship to Huron River Drive continue to reflect the elevated residential character and landscape integration that characterized quality development during the late 1920s.

Materials: EXCEPTIONAL - The original 24-pane leaded glass windows, brick veneer, stone entrance work, original solid wood doors, carved woodwork, and Pewabic Pottery tiles are original and maintain exceptional material authenticity. The preservation of original leaded glass windows and interior craftsmanship is particularly significant and represents an extraordinarily rare survival of authentic period materials and artisanship.

Workmanship: EXCEPTIONAL - The construction quality is extraordinary, evidenced by Julius Neifert's master woodworking craftsmanship preserved throughout the interior, including original carved woodwork, solid wood doors, and sophisticated interior detailing. The masonry work, architectural composition, and overall construction demonstrate the highest standards of late 1920s residential craftsmanship by a German-born master craftsman.

Feeling: EXCELLENT - The property strongly conveys the sense of late 1920s architectural sophistication, construction quality, and residential prosperity that characterized the transition period between the district's two periods of significance.

Association: EXCELLENT - The direct connection to Julius Neifert and the early phase of industrial transformation remains clear and intact, providing tangible association with the community's architectural development during the crucial transition period.

This property makes an exceptional contribution to the proposed Flat Rock Historical District as one of the most architecturally sophisticated examples of the Late Periods of Significance. The Tudor Revival architecture represents the elevated residential standards and architectural sophistication that characterized the community during the early phase of Ford's industrial transformation, demonstrating how successful industrial development enabled investment in high-quality residential construction.

The property's association with Julius Neifert provides important documentation of skilled immigrant craftsmanship and entrepreneurial activity during the crucial transition period. As a German-born master woodworker who served as builder, designer, and owner, Neifert represents the skilled craftsmen who contributed to the community's architectural development and demonstrates the opportunities for talented professionals during the early phase of industrial transformation.

CONTRIBUTING STATUS WITH HIGHEST PRIORITY - POTENTIAL INDIVIDUAL NATIONAL REGISTER ELIGIBILITY

This property should be designated as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District with the highest priority based on the following factors:

Exceptional Historical Significance: Constructed in 1928 during the crucial transition period, representing the early phase of Ford's industrial transformation and the elevated residential standards that accompanied successful industrial development.

Outstanding Architectural Integrity: Retains exceptional integrity in all seven aspects with sophisticated Tudor Revival architecture that represents the highest level of residential design and construction quality achieved in the district.

Extraordinary Craftsmanship: The original 24-pane leaded glass windows, carved woodwork, solid wood doors, and Pewabic Pottery decorative elements demonstrate exceptional construction standards and artistic achievement that distinguish this property as an outstanding example of its type and period.

Significant Builder Association: Connection to Julius Neifert, German-born master woodworker, provides important documentation of skilled immigrant craftsmanship and entrepreneurial activity during the transition period between the district's two periods of significance.

Individual National Register Potential: The combination of exceptional architectural integrity, superior craftsmanship, rare surviving period materials, and significant builder association qualifies this property for individual National Register nomination under Criteria B and C.

This property meets all requirements for National Register eligibility and demonstrates exceptional preservation of its historical and architectural significance. Future preservation efforts should prioritize maintaining the original leaded glass windows, carved woodwork, solid wood doors, Pewabic Pottery tiles, sophisticated masonry work, and all character-defining Tudor Revival elements that distinguish this property as an exceptional example of late 1920s residential architecture and German-American craftsmanship.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_138_01_0291_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25437 Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_99_0008_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0881593		Long: -83.2817118		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1925
Architectural Style	Craftsman Bungalow
Building Form	1.5 Story Rectilinear
Roof Form	Hip with front gabled dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding over original wood frame
Foundation Materials	Concrete block
Window Materials	Original Wood w/ Leaded Glass & Aluminum Storm
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1/Detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Architecture						
Period(s) of Significance	1922-1972						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	25437 E. Huron River Drive						
Historic/Original Owner	Sam & Nellie Crooks Family						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 25437 E. Huron River Drive represents a well-preserved example of Craftsman bungalow architecture constructed in 1925 during the early mature phase of Flat Rock's residential development following the successful establishment of Henry Ford's Village Industries. This one-and-one-half story frame dwelling exhibits the characteristic features of the Craftsman aesthetic while demonstrating the continued popularity and evolution of this architectural style during the mid-1920s, when Flat Rock's industrial workforce had achieved sufficient prosperity to invest in substantial, well-designed permanent housing.

The building displays the quintessential Craftsman bungalow form with a hip roof configuration enhanced by a prominent front-facing gabled dormer that creates both dramatic visual interest and substantial upper-level living space. The roof is clad in asphalt shingles and features wide eaves that provide both functional weather protection and the distinctive shadow lines that define Craftsman architecture. The dormer treatment demonstrates sophisticated understanding of Craftsman design principles and space-efficient residential construction techniques.

The exterior walls are currently clad in vinyl siding that has replaced the original wood clapboard siding typical of Craftsman construction during the 1920s. While this represents a significant alteration to the building's original materials, the vinyl siding maintains appropriate reveal patterns and installation methods that preserve the building's overall proportions and character. The siding installation respects the original architectural lines and does not obscure the fundamental form and massing that define the Craftsman style.

A particularly notable feature is the building's full front porch, which exemplifies Craftsman design principles through its substantial scale and integration with the overall building composition. The porch extends across the front elevation, creating generous outdoor living space that reflects the Craftsman philosophy of integrating indoor and outdoor environments. The porch is supported by columns that maintain appropriate proportional relationships and contribute to the building's residential scale and character.

The primary facade faces south toward E. Huron River Drive and features an asymmetrical composition that demonstrates classic Craftsman design principles. The prominent front-facing gabled dormer dominates the upper portion of the facade and contains multiple windows that provide abundant natural light to the upper-level living spaces while creating visual interest through their rhythmic arrangement.

The front entrance is accessed through the front porch and maintains appropriate proportional relationships with the overall building composition. The porch design creates an important transitional space between exterior and interior environments while providing practical weather protection for Michigan's climate conditions. This generous porch treatment represents one of the most appealing aspects of Craftsman design and demonstrates the style's emphasis on comfortable, livable residential environments.

Window openings throughout the dwelling consist of vinyl replacement units that maintain appropriate proportions and spacing consistent with the Craftsman style. These replacement windows preserve the rhythmic fenestration pattern and scaled relationships that contribute to the building's architectural character, though they represent a change from the original wood window materials. The windows are properly scaled to the building's one-and-one-half story form and maintain the residential character appropriate to Craftsman design.

Character-defining features that remain intact include the hip roof form with prominent front gabled dormer, the substantial wraparound front porch, the asymmetrical facade composition, the one-and-one-half story bungalow massing, and the overall horizontal emphasis created by the building's proportions and architectural details. Despite material alterations to the siding and windows, the building maintains its essential Craftsman character and continues to convey its architectural heritage and historical significance.

The building's 1925 construction date places it during the continued success of Ford's Village Industries program, when the workforce had achieved sufficient stability and prosperity to invest in substantial, well-designed housing. The generous porch treatment and sophisticated dormer configuration suggest this dwelling was built for a family that valued both architectural quality and comfortable living arrangements.

A detached garage, appearing to date from the mid-20th century, is located toward the rear of the property and contributes to the complete residential development pattern while demonstrating the evolution of automobile accommodation during the property's period of significance.

The property occupies a prominent location on E. Huron River Drive, connecting it to the street that had become one of Flat Rock's primary residential corridors following Ford's industrial development. This location demonstrates the continued desirability of riverside residential sites and the strategic value of this corridor for quality residential development.

Catalog/Kit Home Assessment: The dwelling exhibits characteristics strongly consistent with catalog or kit home construction from the peak period of catalog home popularity during the mid-1920s. The Craftsman bungalow style was extensively offered by major catalog companies including Sears Roebuck & Company, Aladdin Company, and Pacific Ready Cut Homes during 1925. The building's sophisticated Craftsman features, including the hip roof with front gabled dormer,

wraparound front porch, and one-and-one-half story configuration, match premium catalog offerings designed for middle-class families seeking high-quality, architect-designed housing during the prosperous mid-1920s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Samuel & Nellie Crooks with their daughter Fern Mae resided at 25437 Huron River Drive.[1] On 16th October 1940, Walter Fred Fallbaum [*sic*] registered for the WWII draft; he affirms that he was born 12th October 1913 in Washtenaw County, Michigan, that he is married to Fern Mae, they live at 25437 Huron River Drive in Flat Rock, Michigan and that he is employed by Firestone Rubber & Metal Products in Riverview, Michigan.[2] In October 1948, Cyril Bryant is residing at 25437 Huron River Drive.[3] Walter F. Follbaum is recorded living at 25437 E. Huron River Drive, according to the 1953 Michigan Bell directory.[4] Walter F. Follbaum and family reside at 25437 Huron River Drive from 1961 through 1971.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25437 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historical District under National Register Criteria A and C. Despite material alterations including vinyl siding and replacement windows, the dwelling retains sufficient integrity to convey its significance within the context of Flat Rock's residential development during the mid-1920s prosperity period and represents an excellent example of Craftsman bungalow architecture with distinctive porch treatment.

Criterion A Evaluation: This property contributes to the broad patterns of American history represented within the Flat Rock Historical District by exemplifying the continued residential prosperity and architectural sophistication that characterized Flat Rock during the mid-1920s as Henry Ford's Village Industries achieved sustained success and the community established itself as an attractive suburban destination. Constructed in 1925, the dwelling represents the type of substantial, well-designed housing that attracted families to Flat Rock during the period when the community's industrial base provided stable employment and economic opportunity for working-class families seeking to invest in permanent, quality housing. The building's generous porch treatment and sophisticated design demonstrate the prosperity and lifestyle aspirations that characterized Flat Rock's transformation from rural village to modern suburban community, reflecting broader patterns of American suburban development during the 1920s and the democratization of architectural sophistication through industrial employment and catalog home availability.

Criterion C Evaluation: Architecturally, the dwelling represents a competent example of Craftsman bungalow construction that demonstrates the style's principles through its sophisticated dormer treatment and distinctive wraparound porch configuration. While the building has undergone material alterations, it retains its essential Craftsman form, massing, and character-defining features including the prominent front gabled dormer and substantial porch treatment that clearly convey its architectural heritage and design significance. The building demonstrates the continued popularity and evolution of Craftsman design principles during the mid-1920s and represents the type of well-designed, livable housing that contributed to Flat Rock's reputation as an attractive residential community for Ford's village industry workforce.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original site along the historically significant E. Huron River Drive.

Design: The property maintains good integrity of design through preservation of its Craftsman form, massing, proportions, and key architectural features including the dormer and porch configurations.

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[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: South Half, 255 (stamped), enumeration district (ED) 82-1095, sheet 1A, dwelling 3, family 3, for Samuel & Nellie Crooks; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-Q9?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3AX7MK-5Y4&action=view&cc=1810731&lang=en&groupId= : accessed 27 July 2025), FHL# 004951268, Image 515 of 1148; United States. National Archives and Records Administration.

[2] "United States World War II Draft Registration Cards Young Men, 1940-1947," images, Ancestry.com (https://www.ancestry.com/search/collections/2238/records/267719528?tid=&pid=&queryId=b0e9ccf1-c7c2-4ea8-a028-45dd23f0cbbb&_phsrc=OzW1020&_phstart=successSource : accessed 12 Sep 2025), card for Walter Fred Fallbaum, serial no.2916, Local Board 63, Wayne County, Michigan; National Archives at St. Louis; St. Louis, Missouri; *WWII Draft Registration Cards For Michigan, 10/16/1940 - 03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: *351*.

[3] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**), pg. 10 for 25437 Huron River Drive; held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[4] Michigan Bell Telephone Company, "Flat Rock," Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte, (Wayne County, Michigan: November 1953) page 6; citing 25437 EHRD, original held by Brownstown Historical Society.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Materials: The building has compromised integrity of materials due to vinyl siding installation and replacement windows, representing significant changes from original construction materials.

Workmanship: The building retains integrity of workmanship in its overall construction, proportional relationships, and architectural detailing that reflects mid-1920s building standards and Craftsman construction techniques.

Setting: The property maintains excellent integrity of setting along E. Huron River Drive and in relationship to the surrounding neighborhood, preserving its original community context.

Feeling: The building continues to convey the feeling of mid-1920s Craftsman residential architecture through its preserved form, scale, and distinctive porch treatment.

Association: The property retains strong associative links to Flat Rock's mid-1920s residential prosperity and the community's continued success during the mature phase of Ford's village industries program.

Recommendation: This property is recommended as a **Contributing Resource** to the Flat Rock Historical District. While material alterations have affected the building's integrity of materials, the property retains sufficient integrity of design, workmanship, setting, feeling, and association to contribute to the district's significance. The preservation of character-defining features including the front gabled dormer and wraparound porch allows the building to continue conveying its historic and architectural significance within the district context, representing an important example of Craftsman residential architecture during Flat Rock's mid-1920s prosperity period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_99_0008_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25519 Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_99_0007_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0884638		Long: -83.2818608		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1927	
Architectural Style	Craftsman Bungalow	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled w/ front gabled dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original wood frame	
Foundation Materials	Concrete block	
Window Materials	Vinyl replacement	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/Detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Architecture						
Period(s) of Significance	1927-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):			
Current/Common Name	25519 E. Huron River Drive						
Historic/Original Owner	Allen Bert and Ethel Annie Crooks						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 25519 E. Huron River Drive represents an example of Craftsman bungalow architecture constructed in 1927 during the late mature phase of Flat Rock's residential development following the successful establishment of Henry Ford's Village Industries. This one-and-one-half story frame dwelling exhibits the characteristic features of the Craftsman aesthetic while incorporating alterations and additions that reflect evolving homeowner needs and changing lifestyle preferences over the past nine decades.

The building displays the quintessential Craftsman bungalow form with a hip roof configuration enhanced by a prominent front-facing gabled dormer that creates both visual interest and functional upper-level space. The roof is clad in asphalt shingles and features appropriate eave treatments that preserve the building's traditional proportional relationships despite subsequent modifications. The dormer configuration demonstrates the Craftsman style's characteristic approach to maximizing interior space within a compact building envelope.

The exterior walls are currently clad in vinyl siding that has replaced the original wood clapboard siding typical of Craftsman construction during the 1920s. While this represents a significant alteration to the building's original materials, the vinyl siding maintains appropriate reveal patterns and installation methods that preserve the building's overall proportions and character. The siding installation respects the original architectural lines and does not obscure the fundamental form and massing that define the Craftsman style.

The primary facade faces south toward E. Huron River Drive and retains the asymmetrical composition characteristic of Craftsman design principles. The front-facing gabled dormer dominates the upper portion of the facade and contains windows that provide natural light to the upper-level living spaces while maintaining the building's residential scale and character.

Window openings throughout the dwelling consist of vinyl replacement units that maintain appropriate proportions and spacing consistent with the Craftsman style. These replacement windows preserve the rhythmic fenestration pattern and scaled relationships that contribute to the building's architectural character, though they represent a change from the original wood window materials. The windows are properly scaled to the building's modified form and maintain the residential character appropriate to Craftsman design.

Character-defining features that remain intact include the hip roof form with front gabled dormer, the asymmetrical facade composition, the one-and-one-half story bungalow massing, and the overall horizontal emphasis created by the building's proportions and roofline.

The building's 1927 construction date places it during the continued prosperity of Ford's Village Industries program, when the workforce had achieved sufficient stability to invest in substantial, well-designed housing. The subsequent modifications demonstrate the building's continued viability as a residential property and the ongoing evolution of neighborhood development patterns.

A detached garage is located toward the rear of the property and contributes to the complete residential development pattern while demonstrating the evolution of property usage during the building's period of significance.

The property occupies a prominent location on E. Huron River Drive, connecting it to the street that had become one of Flat Rock's primary residential corridors following Ford's industrial development. This location demonstrates the continued desirability of riverside residential sites and the strategic value of this corridor for residential development.

Catalog/Kit Home Assessment: The dwelling exhibits characteristics that suggest possible catalog or kit home origins, though subsequent modifications make definitive identification challenging. The 1927 construction date places this building during the continued popularity of catalog homes, when companies like Sears Roebuck & Company and Aladdin Company offered Craftsman bungalow designs that emphasized both architectural quality and construction efficiency. The building's original Craftsman features, including the hip roof with front gabled dormer and bungalow massing, match catalog offerings designed for middle-class families seeking modern, attractive housing during the late 1920s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1929, Allen B. Crooks resided at 25519 Huron River Drive.[1] In 1930, Allen B. and Ethel Crooks resided at 25519 Huron River Drive, and he was employed as a car inspector for the railroad.[2] On 27th April 1942, Allen Bert Crooks registered for the WWII draft; he affirms that he was born 18th September 1891 in Flat Rock, Michigan, that he is married to Ethel, they live at 25519 Huron River Drive in Flat Rock, Michigan and that he was employed as the Chief Inspector for the New York Central Railroad in River Rouge, Michigan.[3] In 1950, Allen and Ethel resided at 25519 E. Huron River Drive; and Allen worked as a merchandise inspector for the railroad.[4] Ethel Annie Crooks died on 27 January 1956.[5] Allen B. Crooks retired to Cochise County, Arizona in 1961, where he married Ethel Mae Garrett on 12 December 1962, at the age of seventy-one.[6] Both Allen and Ethel A. Crooks are interred in the Huron Valley Cemetery.[7] Harold H. and Shirley (nee Crooks) Hoffee Jr. resided at 25519 E. Huron River Drive from 1964-1971.[8]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25519 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historical District under National Register Criteria A and C. Despite material alterations including vinyl siding and replacement windows, the dwelling retains sufficient integrity to convey its significance within the context of Flat Rock's residential development during the late 1920s and represents the adaptive reuse patterns that have allowed historic buildings to remain viable residential properties.

Criterion A Evaluation: This property contributes to the broad patterns of American history represented within the Flat Rock Historical District by exemplifying the continued residential development that characterized Flat Rock during the late 1920s as Henry Ford's Village Industries achieved sustained success and the community established itself as a stable suburban destination. Constructed in 1927, the dwelling represents the type of substantial housing that attracted families to Flat Rock during the period when the community's industrial base provided stable employment and economic opportunity. The building's subsequent modifications demonstrate the ongoing residential vitality of the neighborhood and the successful adaptation of Ford-era housing to meet changing lifestyle needs, reflecting broader patterns of suburban evolution and the continued desirability of established residential neighborhoods.

Criterion C Evaluation: Architecturally, the dwelling represents a recognizable example of Craftsman bungalow construction that, despite modifications, retains essential design characteristics that convey its architectural heritage and historical significance. While the building has undergone alterations including material changes, it retains its fundamental Craftsman form, massing, and character-defining features including the front gabled dormer and overall bungalow proportions that clearly demonstrate its architectural origins and design significance within the context of late 1920s residential construction.

Location: The building retains complete integrity of location, remaining on its original site along the historically significant E. Huron River Drive.

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[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1929)** unpaginated, folder: Flat Rock Directories (1917-1946), item 5; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: South Half, enumeration district (ED) 82-1095, sheet 1B, dwelling 19, family 20, for Allen B. & Ethel Crooks; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-3B?view=index&cc=1810731&lang=en&groupId= : accessed 27 July 2025), FHL# 004951268 Image 516 of 1148; United States. National Archives and Records Administration.

[3] "United States World War II Draft Registration Cards, 1942," **imaged**, Ancestry.com (https://www.ancestry.com/search/collections/1002/records/11722254 : accessed 12 Sep 2025), card for Allen Bert Crooks, serial no.1389, Local Board 63, Wayne County, Michigan; National Archives at St. Louis; St. Louis, Missouri; *WWII Draft Registration Cards For Michigan, 10/16/1940 - 03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: *351*.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: enumeration district (ED) 82-9, sheet 61A, dwelling 584, for Allen & Ethel Crooks ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-596Q-F?view=explore&action=view&cc=4464515&lang=en&groupId=TH-7772-115404-42058-88 : accessed 27 July 2025), FHL#108990955, image 62 of 90; United States. National Archives and Records Administration.

[5] Find A Grave; imaged (https://www.findagrave.com/memorial/11309321/ethel-a.-crooks : accessed 12 Sept 2025), memorial 11309321, Ethel A. Crooks (1883–1956), Huron Valley Cemetery, Flat Rock, Wayne County, Michigan; gravestone photograph by Dreama.

[6] "Cochise, Arizona, United States records," **imaged**, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QS7-9981-WNPM?view=explore : Sep 14, 2025), image 370 of 633; Arizona. County Court (Cochise County). Image Group Number: 007541661.

[7] Find A Grave; imaged (https://www.findagrave.com/memorial/11309321/ethel-a.-crooks : accessed 12 Sept 2025), memorial 11309321, Allen & Ethel A. Crooks (1883–1956), Huron Valley Cemetery, Flat Rock, Wayne County, Michigan; gravestone photograph by Dreama.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Design: The property maintains substantial integrity of design through preservation of its essential Craftsman form and character-defining features, despite modifications that represent adaptive reuse for continued residential occupancy.

Materials: The building has compromised integrity of materials due to vinyl siding installation and replacement windows, representing significant changes from original construction materials.

Workmanship: The building retains integrity of workmanship in its fundamental construction and preserved architectural elements that reflect late 1920s building standards and Craftsman design principles.

Setting: The property maintains good integrity of setting along E. Huron River Drive and in relationship to the surrounding neighborhood, preserving its original community context.

Feeling: The building continues to convey the feeling of late 1920s residential architecture through its preserved Craftsman characteristics and neighborhood context.

Association: The property retains associative links to Flat Rock's late 1920s residential development and the community's continued prosperity during the mature phase of Ford's village industries program.

Recommendation: This property is recommended as a **Contributing Resource** to the Flat Rock Historical District. While material alterations have affected some aspects of the property's integrity, the building retains sufficient essential characteristics to contribute to the district's significance. The property demonstrates both the residential development patterns of the late 1920s and the adaptive reuse practices that have allowed historic neighborhoods to remain viable and occupied, representing important aspects of community continuity and architectural evolution within the district context.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_99_0007_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25547 Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_99_0006_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.088596		Long: -83.2819991		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1955	
Architectural Style	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick masonry	
Foundation Materials	Concrete block	
Window Materials	Aluminum replacement	
Window Type	Double-hung sash and picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/Detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development					
Period(s) of Significance	1955-1975					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☐
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	25547 Huron River Drive					
Historic/Original Owner	Karl B. & Mary Lydia (nee Crooks) Smith					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Builder/Contractor	Karl Smith likely					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 25547 E. Huron River Drive represents a typical example of post-World War II Ranch style construction built in 1955, reflecting the suburban development patterns that characterized American residential construction during the 1950s. This single-story brick dwelling exhibits the characteristic features of Ranch style architecture while demonstrating the shift in residential development that occurred in Flat Rock during the post-war period, when the community evolved from its earlier industrial village character to embrace the suburban ranch house aesthetic that dominated American residential construction during the 1950s.

The building displays the quintessential Ranch form with a low-pitched hip roof configuration that creates the characteristic horizontal emphasis of this architectural style. The roof is clad in asphalt shingles and features wide eaves that provide both functional weather protection and the clean, horizontal lines that define Ranch architecture. The roofline maintains the modest scale and understated appearance that characterized suburban residential construction during the 1950s.

The exterior walls are constructed of brick masonry that demonstrates the quality construction methods and materials available during the post-war building boom. The brick exhibits consistent color and coursing that reflects the standardized construction practices that characterized suburban development during the 1950s. This masonry construction provides both durability and the substantial appearance that made Ranch style housing popular with middle-class families seeking permanent, low-maintenance suburban homes.

The primary facade faces north toward E. Huron River Drive and displays the symmetrical or near-symmetrical composition typical of Ranch style design, with a central or off-center entrance and evenly distributed windows that create the balanced, horizontal appearance characteristic of this architectural style. The facade demonstrates the Ranch style's emphasis on informal, comfortable residential design that prioritized function and livability over architectural ornamentation.

Window openings throughout the dwelling consist of units that appear to include both traditional double-hung sash and larger picture windows typical of 1950s residential construction. These windows reflect the Ranch style's emphasis on bringing natural light into interior spaces while maintaining the horizontal emphasis that defines this architectural approach. The window configuration demonstrates the period's preference for generous fenestration that connected interior spaces with outdoor environments.

The building represents the type of suburban residential construction that became increasingly common in Flat Rock during the post-war period, when the community's development patterns shifted from the compact, walkable neighborhoods of the Ford era to more dispersed suburban development that accommodated automobile-oriented lifestyles and the preferences of post-war families for single-story, ranch-style living.

Character-defining features include the low-pitched hip roof, horizontal emphasis, brick masonry construction, and overall Ranch style massing that reflect 1950s suburban residential design principles. The building maintains the modest scale and understated appearance that characterized middle-class suburban housing during this period.

A detached garage, contemporary with the main dwelling, is located toward the rear of the property and demonstrates the standard automobile accommodation expected in suburban residential development during the 1950s.

The property occupies a standard suburban lot that reflects the development patterns of the 1950s, when residential construction emphasized larger lots and greater separation between buildings compared to the more compact development of earlier periods.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1961, Karl Boyd and Mary Lydia (nee Crooks) Smith and their sons were living at 25547 Huron River Drive. Karl was born on 9 April 1914 in New Philadelphia, Ohio, married to Mary Lydia; and as of October 16, 1940, was employed by Great Lakes Steel in Ecorse.[1] Karl passed away on October 15, 1973.[2] Mary Lydia Smith continued to reside at her home at 25547 Huron River Drive until she passed away on 21 January 1999.[3]

[1] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPTQ-CMS1 : Thu Apr 10 16:12:56 UTC 2025), Entry for Karl Boyd Smith and Great Lakes Steel, 16 Oct 1940.

[2] "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZ1X-NRD: Mon Feb 24 20:49:15 UTC 2025), Entry for Karl B Smith, 15 Oct 1973.

[3] "United States, Social Security Numerical Identification Files (NUMIDENT), 1936-2007", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:6KQQ-TKWZ: Sat Apr 26 04:34:51 UTC 2025), Entry for Mary Lydia Smith and John H Crooks.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25547 Huron River Drive contributes to the significance of the proposed Flat Rock Historical District as a representative example of mature suburban residential development that characterized the height of the Late Period of Significance (1920-1975). Constructed in 1955, this Ranch style residence demonstrates the architectural preferences and construction quality that developed during the peak years of Ford Motor Company's industrial success and the community's full transformation into a prosperous suburban industrial center.

Criterion A (Events):

This property is significant under Criterion A as part of the mature suburban residential development that represents the successful realization of Flat Rock's transformation into a prosperous industrial suburban community. The construction date of 1955 places it within the period when the community had fully benefited from Ford's industrial development and residents could invest in quality residential construction that reflected middle-class prosperity and contemporary lifestyle preferences.

The Ranch architectural style represents the height of American suburban residential development during the mid-1950s, demonstrating how successful industrial communities could provide residents with access to the most current residential design trends and construction quality. This property shows how the community's industrial success enabled residents to build housing that embodied the American suburban ideal during the peak of post-war prosperity.

The location on Huron River Drive provides direct connection to the geographic feature that defined both periods of the district's significance, while the property's architectural quality and construction standards demonstrate the sustained prosperity that characterized the community during the mature phase of the Late Period of Significance.

Criterion C (Architecture/Design):

The property possesses significance under Criterion C as a representative example of Ranch residential architecture that demonstrates the design principles and construction quality that characterized mature suburban development during the mid-1950s. The hip roof configuration, brick veneer construction, and horizontal emphasis demonstrate the key design elements that made Ranch architecture the dominant residential style during this period.

The consistent use of quality materials (brick veneer), emphasis on horizontal composition and landscape integration, and attention to proportion and scale reflect the architectural preferences and construction standards that characterized prosperous suburban communities during the mid-1950s. The property demonstrates the successful application of Ranch design principles to create attractive, functional residential architecture that supported contemporary lifestyle preferences.

The property retains good integrity in most aspects to convey its historical and architectural significance:

Location: EXCELLENT - The property remains in its original location on Huron River Drive within the historic corridor that connects to both periods of district significance.

Design: GOOD - The essential Ranch form, hip roof configuration, and horizontal massing remain intact, preserving the architectural character that defines the style.

Setting: GOOD - The suburban residential setting with maintained landscaping continues to reflect the Ranch style's emphasis on connection to outdoor living and the mature suburban development character of the mid-1950s.

Materials: GOOD - The brick veneer exterior appears to be original and maintains the property's material authenticity, though some windows may have been replaced with compatible units.

Workmanship: GOOD - The construction quality typical of mid-1950s residential development remains evident in the building's overall form and material integration.

Feeling: GOOD - The property continues to convey the sense of mid-1950s suburban prosperity and architectural preferences that characterized the mature phase of the Late Period of Significance.

Association: GOOD - The connection to the mature phase of residential development and the community's industrial prosperity remains clear, providing association with the successful continuation of community transformation.

Historic District Contribution

This property makes a solid contribution to the proposed Flat Rock Historical District by representing the mature phase of suburban residential development that demonstrates the sustained success and prosperity of the community during the height of the Late Period of Significance. The Ranch architectural style with quality brick construction represents the residential standards and architectural preferences that characterized established suburban communities during the mid-1950s.

The property's location on Huron River Drive contributes to the geographic continuity of the district while demonstrating how residential development continued along this important corridor throughout the Late Period of Significance. The architectural design and construction quality reflect the community's continued prosperity and residential investment during the peak years of industrial suburban development.

This property should be designated as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District based on the following factors:

Historical Significance: Constructed in 1955 during the mature phase of the Late Period of Significance, representing the peak of community prosperity and suburban residential development standards.

Architectural Significance: Good example of Ranch residential architecture that demonstrates the design principles and construction quality that characterized mid-1950s suburban development.

Geographic Continuity: Located on Huron River Drive, contributing to the district's representation of continued residential development along this important corridor that connects to both periods of significance.

Construction Quality: The brick veneer exterior and overall construction quality represent the residential standards that characterized mature suburban development during the mid-1950s.

Integrity: Retains sufficient integrity in most aspects to convey its significance as a representative example of mid-1950s Ranch residential architecture and suburban development.

The property meets the minimum 50-year age requirement and demonstrates the architectural preferences and community prosperity that characterized Flat Rock's continued transformation during the mature phase of the Late Period of Significance. Future preservation efforts should focus on maintaining the hip roof form, brick veneer exterior, and horizontal Ranch design characteristics that distinguish this property as a representative example of mid-1950s suburban residential architecture.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_99_0006_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25595 Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_99_0005_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0887251		Long: -83.2821015		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1987
Architectural Style	Contemporary/Neo-Traditional
Building Form	2 Story Rectilinear
Roof Form	Side Gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl
Window Type	Double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	Attached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☒				

Area(s) of Significance	N/A - Non-contributing resource
Period(s) of Significance	N/A - Non-contributing resource

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):

Current/Common Name	25595 E. Huron River Drive
Historic/Original Owner	Ron & Char Smith
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Ron Smith

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 25595 E. Huron River Drive represents a typical example of contemporary suburban residential construction built in 1987, reflecting the continued development and evolution of Flat Rock's residential neighborhoods during the late 20th century. This two-story frame dwelling exhibits the characteristic features of 1980s suburban architecture while demonstrating the ongoing transformation of Flat Rock from its earlier industrial village character to a fully suburban community that accommodated modern lifestyle preferences and construction practices.

The building displays a contemporary residential form with a complex gable roof configuration that creates visual interest through varied roofline heights and orientations. The roof is clad in asphalt shingles and features a combination of gabled sections that reflect the architectural preferences of the 1980s for varied massing and picturesque compositions that drew loosely from traditional residential styles while incorporating modern planning principles and construction methods.

The exterior walls are clad in vinyl siding that demonstrates the material preferences and construction practices of the 1980s, when synthetic materials had become standard for suburban residential construction due to their durability, low maintenance requirements, and cost effectiveness. The siding exhibits the uniform appearance and installation methods characteristic of late 20th-century residential construction.

A prominent feature of the building is its attached two-car garage, which occupies a substantial portion of the front elevation and reflects the automobile-oriented lifestyle and architectural priorities of 1980s suburban development. The garage includes multiple windows that create visual interest while maintaining the building's residential appearance. This integrated garage design represents the standard suburban residential configuration of the period, when direct automobile access had become a primary architectural consideration.

The primary facade faces south toward E. Huron River Drive and displays a composition that combines traditional residential elements with contemporary planning principles. The building incorporates neo-traditional design references through its use of gabled forms and residential-scale fenestration while maintaining the informal, asymmetrical composition typical of 1980s suburban construction.

Window openings throughout the dwelling consist of vinyl-framed units typical of 1980s residential construction, with configurations that include both traditional double-hung sash designs and larger picture windows that reflect the period's emphasis on natural light and visual connection with outdoor environments. The windows demonstrate the standardized residential fenestration practices of the period.

Character-defining features include the complex gable roof configuration, vinyl siding construction, prominent attached garage, and overall contemporary suburban massing that reflect 1980s residential design and construction practices. The building maintains the appearance and functional arrangements typical of suburban residential development during the late 20th century.

The building represents the type of suburban residential construction that became increasingly common in Flat Rock during the post-industrial period, when the community's development patterns had evolved from the compact, walkable neighborhoods of the Ford era to accommodate automobile-oriented suburban lifestyles and the preferences of late 20th-century residents for modern amenities and convenience.

The property occupies a standard suburban lot that reflects the development patterns of the 1980s, when residential construction emphasized automobile accommodation, modern conveniences, and integration with suburban infrastructure systems rather than the pedestrian-oriented, industrial village character that had defined Flat Rock's earlier residential development.

Contemporary Construction Assessment: This 1987 dwelling represents standard suburban residential construction of the 1980s, built using contemporary materials, methods, and design principles that had become established for middle-class suburban development. The building likely represents either custom construction by local builders or development by residential construction companies using standardized plans and materials available during the 1980s building boom, when suburban residential construction had become highly systematized and efficient through the use of standardized components and proven design formulas.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

This building was constructed in 1987, is a non-contributing resource and we have no records of past owners for 25595 Huron River Drive.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25595 E. Huron River Drive is recommended as a **non-contributing resource** to the Flat Rock Historical District. The dwelling does not meet the 50-year age requirement for National Register consideration and does not contribute to the historical themes and development patterns that define the district's significance.

Non-Contributing Assessment: This property does not contribute to the significance of the Flat Rock Historical District because it was constructed in 1987, well outside the district's period of significance (1922-1972) and after the conclusion of all historical themes that define the district's importance. The building represents late 20th-century suburban development patterns that fundamentally differ from the compact, walkable residential development that supported Ford's village industries concept and created the distinctive community character that gives the district its historical significance.

Architectural Evaluation: While the dwelling represents competent 1980s suburban residential construction with appropriate materials and design characteristics for its period, it does not contribute to the architectural significance of the historic district, which is defined by the residential styles and development patterns of the 1920s through 1940s that supported Flat Rock's transformation from rural village to industrial community. The contemporary suburban design represents fundamentally different architectural principles and community planning concepts than those that characterize the district's significance.

Temporal and Thematic Disconnection: The building's 1987 construction date places it in a completely different era of Flat Rock's development, when the community had evolved into a suburban municipality with no remaining connection to the Ford Village Industries themes that define the historic district's significance. The property represents modern suburban development that occurred during Flat Rock's transformation into a contemporary suburban community, which constitutes a different chapter in the community's history that lacks association with the district's defining historical themes.

Integrity Assessment: The building appears to maintain good integrity as a 1987 suburban residence, with appropriate design, materials, workmanship, and setting for its construction period. However, it completely lacks integrity of association with the historical themes and development patterns that define the Flat Rock Historical District's significance.

Recommendation: This property is recommended as a **Non-Contributing Resource** to the Flat Rock Historical District. The building does not meet basic age requirements for National Register consideration, was constructed well outside the district's period of significance, and represents development patterns and architectural approaches that are fundamentally incompatible with the Ford Village Industries themes that define the district's historical importance. The property represents a different era of community development that, while part of Flat Rock's continuing evolution, does not contribute to the specific historical significance for which the district merits National Register recognition.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_99_0005_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25603 Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_99_0004_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0891086		Long: -83.2825586		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	2007	
Architectural Style	Contemporary	
Building Form	1 Story Rectilinear	
Roof Form	Side Gable	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Mixed modern materials	
Foundation Materials	Concrete	
Window Materials	Vinyl or composite	
Window Type	Various contemporary types	
Outbuildings	Yes ☒	No ☐
Number/Type:	Attached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☒				

Area(s) of Significance	N/A - Non-contributing resource
Period(s) of Significance	N/A - Non-contributing resource

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):

Historic Name	N/A
Current/Common Name	N/A
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 25603 E. Huron River Drive represents a contemporary example of early 21st-century residential construction built in 2007, reflecting the continued evolution and development of Flat Rock's residential neighborhoods during the modern era. This dwelling exhibits the characteristic features of contemporary suburban architecture while demonstrating the ongoing transformation of Flat Rock into a fully modern suburban community that accommodates current lifestyle preferences, construction technologies, and design aesthetics.

The building displays a contemporary residential form with a complex gable roof configuration that creates visual interest through varied roofline heights, orientations, and materials. The roof is clad in asphalt shingles and features multiple gabled sections that reflect early 21st-century architectural preferences for varied massing and sophisticated compositions that draw from multiple design traditions while incorporating modern planning principles and advanced construction methods.

The exterior walls appear to be clad in a combination of modern materials that demonstrate contemporary construction practices and aesthetic preferences, including what appears to be a mix of siding materials, stone or brick accents, and other synthetic materials that had become standard for high-quality suburban residential construction by the 2000s. These materials reflect both durability requirements and the design sophistication expected in contemporary residential construction.

A particularly notable feature of the property is its extensive landscaping and site development, which includes substantial decorative stone work, retaining walls, and sophisticated landscape design that demonstrates the contemporary approach to residential site planning and outdoor living spaces. This landscape treatment reflects early 21st-century preferences for comprehensive site design that integrates architecture with carefully planned outdoor environments.

The building includes modern amenities and architectural features that reflect 2007 construction standards, including contemporary window configurations, modern garage integration, and site planning that accommodates multiple vehicles and contemporary outdoor living preferences. The overall design demonstrates the sophisticated residential construction practices and lifestyle accommodations that had become standard for suburban development by the early 2000s.

The property represents the type of contemporary residential construction that reflects Flat Rock's evolution into a modern suburban community, when development patterns emphasized individual architectural expression, comprehensive site design, and integration of modern technologies and lifestyle preferences rather than the compact, pedestrian-oriented community character that had defined Flat Rock's earlier residential development periods.

Character-defining features include the complex contemporary roofline, mixed modern materials, sophisticated landscape integration, and overall contemporary suburban design that reflect early 21st-century residential construction and site development practices.

The property occupies a site that has been extensively developed with contemporary landscape features, demonstrating the modern approach to residential development that emphasizes comprehensive site planning, outdoor living spaces, and integration of architecture with sophisticated landscape design.

Contemporary Construction Assessment: This 2007 dwelling represents high-quality contemporary residential construction that incorporates advanced building technologies, modern materials, and sophisticated design principles that had become established for upscale suburban development by the early 2000s. The building likely represents custom or semi-custom construction that reflects the preferences of affluent suburban residents for distinctive, well-appointed housing that incorporates contemporary amenities and design sophistication.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The house at 25603 Huron River Drive is modern, dating to 2007, thus we have no historical records as to past owners.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25603 E. Huron River Drive is recommended as a **non-contributing resource** to the Flat Rock Historical District. The dwelling does not meet the 50-year age requirement for National Register consideration and does not contribute to the historical themes and development patterns that define the district's significance.

Non-Contributing Assessment: This property does not contribute to the significance of the Flat Rock Historical District because it was constructed in 2007, more than three decades outside the district's period of significance (1922-1972) and completely disconnected from all historical themes that define the district's importance. The building represents early 21st-century suburban development patterns that fundamentally differ from the compact, walkable residential development that supported Ford's village industries concept and created the distinctive community character that gives the district its historical significance. The property reflects contemporary construction practices, modern lifestyle preferences, and

advanced site development techniques that represent a completely different approach to residential development than the pedestrian-oriented, industrial village patterns that characterize the district's contributing resources.

Architectural Evaluation: While the dwelling represents high-quality contemporary residential construction with sophisticated design characteristics and materials appropriate for its period, it does not contribute to the architectural significance of the historic district, which is defined by the residential styles and development patterns of the 1920s through 1940s that supported Flat Rock's transformation from rural village to industrial community. The contemporary design represents fundamentally different architectural principles, construction methods, and community planning concepts than those that characterize the district's significance.

Temporal and Thematic Disconnection: The building's 2007 construction date places it in a completely different era of Flat Rock's development, representing modern suburban construction that occurred during Flat Rock's full transformation into a contemporary suburban municipality with no remaining connection to the Ford Village Industries themes that define the historic district's significance. The property represents modern residential development that constitutes an entirely different chapter in the community's history that lacks any association with the district's defining historical themes.

Contemporary Development Context: The building represents the type of upscale residential construction that reflects Flat Rock's modern identity as a desirable suburban community, demonstrating high construction standards and sophisticated design, but these qualities relate to contemporary suburban development rather than the historical themes of early industrial community development that give the district its significance.

Integrity Assessment: The building appears to maintain excellent integrity as a 2007 contemporary residence, with appropriate design, materials, workmanship, and setting for its construction period. However, it completely lacks integrity of association with the historical themes and development patterns that define the Flat Rock Historical District's significance.

Recommendation: This property is recommended as a **Non-Contributing Resource** to the Flat Rock Historical District. The building does not meet basic age requirements for National Register consideration, was constructed more than three decades outside the district's period of significance, and represents development patterns and architectural approaches that are completely incompatible with the Ford Village Industries themes that define the district's historical importance. The property represents contemporary suburban development that, while demonstrating high construction quality and design sophistication, constitutes a fundamentally different era of community development that does not contribute to the specific historical significance for which the district merits National Register recognition.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_99_0004_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25741 Huron River Drive (1026 Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0302_301 Lot 302 Assessor's Flat Rock Plat No. 6 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0891086		Long: -83.2825586		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1899	
Architectural Style	Vernacular	
Building Form	1.5 Story Rectilinear	
Roof Form	Front Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Stone	
Window Materials	Aluminum	
Window Type	Sliding/Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development						
Period(s) of Significance	1899-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Facade	Moved ☐	Date(s):			
Current/Common Name	25741 E. Huron River Drive						
Historic/Original Owner	William & Mary Budds						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	11 Nov 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1899 gable-front vernacular residence is an one-and-a-half-story frame dwelling situated at 25741 E. Huron River Drive in Flat Rock. The building exhibits characteristic features of late 19th century vernacular residential construction including front-gable orientation, stone foundation, and side wing creating L-shaped footprint typical of late Victorian-era working-class housing predating the community's 20th century development.

The main block displays a front-gable orientation with steep-pitched gable roof creating vertical emphasis typical of late 19th century gable-front working-class dwellings. The roof is covered with asphalt shingles in gray tones. A brick chimney rises from the rear roof slope, constructed of reddish-brown brick indicating heating system. A one-story side wing extends from the right side of the main block, creating L-shaped plan with its own gable roof orientation perpendicular to the main block.

The exterior walls are clad in vinyl siding in light gray or blue-gray coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of fieldstone or rubble stone, visible at grade level and representing authentic late 19th century foundation construction methods. The stone foundation demonstrates the dwelling's 1899 origins when stone foundations were standard construction practice.

A covered front porch extends across the facade of the main block, featuring recent reconstruction with stone veneer base. According to provided information, the dwelling is situated on a curve near the road and was struck by an automobile approximately ten years ago (c. 2015), necessitating porch reconstruction. The rebuilt porch features river rock or fieldstone veneer creating rusticated base supporting simple posts. White-painted railings provide porch enclosure. Concrete steps with white-painted railings provide access from grade. The stone veneer treatment represents contemporary reconstruction replacing damaged original porch while introducing stone detailing complementing the historic stone foundation.

Window openings consist of aluminum-frame units in two configurations: horizontal sliding windows and double-hung windows, maintaining original opening locations despite replacement sash. The varied window types suggest phased replacement over time. The front gable end features paired windows providing light to upper-story rooms. Additional windows are arranged on side elevations serving interior rooms.

The one-story side wing visible on the right features its own gable roof with lower roofline than the main block. This wing may represent original construction or early addition expanding living space. A small rear addition or enclosed porch extends from the back of the dwelling.

The property occupies a lot along E. Huron River Drive on a curve, as noted in the provided information. Mature evergreen conifers provide substantial screening along the left property line, creating dense privacy buffer with a row of arborvitae or similar columnar evergreens. The lawn is maintained in moderate condition. A garage structure is located at the rear of the property. Utility poles and overhead wires are visible along the street frontage.

Character-defining features include one-and-a-half-story gable-front form with steep-pitched roof, L-shaped footprint with one-story side wing, stone foundation representing authentic 1899 construction, vinyl siding over frame construction, front porch with recent stone veneer reconstruction (c. 2015) following automobile collision, aluminum sliding and double-hung replacement windows, brick chimney, side wing with perpendicular gable roof, garage in rear, location on curve along E. Huron River Drive, and mature evergreen screening.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, William & Mary L. Budds were living at 1026 Huron River Drive, and William was employed as a Confectioner.[1] In 1940, William & Mary Budds and family were living at 25741 E. Huron River Drive, and William was the owner of the adjacent Riverbend Tavern (tavern longer exists).[2] In 1950, William & Mary Budds and family resided at 25741 E. Huron

[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 219 (stamped), enumeration district (ED) 82-880, sheet 3A, dwelling 54, family 57, for William & Mary L. Budds; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-XT?cat=1036363&i=442&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 443 of 1148; United States. National Archives and Records Administration.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15A, dwelling 292, for William & Mary Budds and daughters; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWC5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 33 of 1034; United States. National Archives and Records Administration.

River Drive; and William worked as Manager & Operator of the Riverbend Tavern.[3] The property was sold by the estate of William and Mary Budds on 24 November 1982.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1899 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents late 19th century residential development predating Ford's Village Industries program and the 20th century residential expansion, documenting the pre-existing community foundation and early settlement patterns along Huron River Drive.

Integrity Assessment: The property retains good integrity in most aspects despite exterior material alterations and porch reconstruction. Location integrity is complete with the dwelling remaining on original site since circa 1899 construction, though situated on road curve that contributed to vehicular collision. Design integrity is good with one-and-a-half-story gable-front form and L-shaped plan with side wing intact, though front porch represents c. 2015 reconstruction. Materials integrity is fair with vinyl siding and aluminum windows representing alterations, though authentic stone foundation from 1899 remains visible and porch stone veneer complements historic foundation material. Workmanship integrity is good with gable-front construction and stone foundation demonstrating late 19th century building methods. Setting integrity is excellent along E. Huron River Drive with mature landscaping. Feeling integrity is good with property conveying late 19th century vernacular residential character through gable-front form and stone foundation despite material alterations. Association integrity is good through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The c. 1899 construction date establishes this property among the earliest residential development in the survey area, predating the 20th century residential expansion by more than two decades. Construction in 1899 documents late 19th century settlement patterns when Flat Rock was developing as small community along the Huron River. The property's location on E. Huron River Drive documents the corridor's role as primary transportation route facilitating early residential development. The gable-front form represents vernacular residential design typical of working-class housing constructed during the late Victorian period. The stone foundation demonstrates authentic late 19th century construction methods when fieldstone or rubble stone foundations were standard building practice. The modest scale and economical design reflect working-class residential development serving families employed in local industries or agriculture during the late 19th century. The dwelling's survival for 126 years, despite the c. 2015 automobile collision necessitating porch reconstruction, demonstrates the building's resilience and community commitment to preserving early structures. The continuous single-family residential use since 1899 documents more than a century of residential stability and the property's role in establishing the community's earliest residential neighborhoods.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status: The c. 1899 construction represents late 19th century residential development, establishing the property among the earliest dwellings in the survey area predating 20th century expansion by decades. The two-story gable-front form demonstrates late Victorian-era vernacular residential design typical of working-class housing. The authentic stone foundation represents late 19th century construction methods and provides material evidence of 1899 origins. The L-shaped plan with side wing exhibits typical working-class residential configuration. The property's location on E. Huron River Drive documents early settlement along primary transportation corridor. Good integrity retained in location, design, setting, feeling, and association despite vinyl siding, window replacements, and porch reconstruction. The gable-front form, stone foundation, and overall configuration remain intact, allowing the property to convey its late 19th century origins despite c. 2015 porch reconstruction following automobile collision. The porch stone veneer complements historic stone foundation material. Continuous single-family residential use since 1899 demonstrates exceptional 126-year residential stability. The property contributes to understanding late 19th century settlement patterns, pre-20th century community development, working-class residential architecture, vernacular building traditions, early residential development along Huron River Drive corridor, and the community's pre-Village Industries foundation in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 20, dwelling 203, for William & Mary Budds and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-V?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 21 of 58; United States. National Archives and Records Administration.

[4] City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_138_01_0302_301; citing sale history records held by the City of Flat Rock.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_138_01_0302_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25861 Huron River Drive (920 Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0300_004 Lot 300 Assessor's Flat Rock Plat No. 6 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091360		Long: -83.287090		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1925	
Architectural Style	Dutch Colonial Revival	
Building Form	2 Story Rectilinear	
Roof Form	Gambrel	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum Siding/Brick	
Foundation Materials	Concrete block	
Window Materials	Aluminum	
Window Type	Double-hung sash, Picture	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/Detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Architecture						
Period(s) of Significance	1925-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	25861 E. Huron River Drive						
Historic/Original Owner	Goodwin/Brown House						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1925 Dutch Colonial Revival residence is a two-story frame dwelling with brick veneer wing situated at 25861 E. Huron River Drive in Flat Rock. The building exhibits characteristic features of mid-1920s Dutch Colonial Revival design including distinctive gambrel roof form, symmetrical facade organization, and original brick veneer side wing representing typical expansion pattern for Colonial Revival dwellings.

The house displays a rectangular footprint with the defining gambrel roof form creating the characteristic broad, barn-like profile of Dutch Colonial Revival architecture. The gambrel roof features two slopes on each side, with a steep lower slope and gentler upper slope meeting at a horizontal break line. This roof configuration maximizes upper-story headroom and living space while maintaining Colonial Revival proportions. The roof is covered with asphalt shingles in brown tones with moderate pitch on the upper slope and steep pitch on the lower slope. Two brick chimneys rise from the structure, one prominently positioned on the left side exterior wall and another visible on the roof ridge, both constructed of reddish-brown brick.

The main block exterior walls are clad in aluminum siding in white or cream coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The aluminum siding represents later alteration covering original exterior wall materials. A one-story wing extends from the left side, constructed with brick veneer in reddish-brown tones displaying running bond pattern. This brick wing was original to the 1925 construction, representing integrated design rather than later addition. The brick veneer demonstrates quality mid-1920s masonry craftsmanship with consistent coursing. The foundation is constructed of concrete, visible at grade level.

The front facade displays symmetrical organization characteristic of Colonial Revival design principles. A small covered entry porch projects from the center of the facade beneath a gable roof, creating formal entry emphasis typical of Colonial Revival dwellings. The porch features simple posts or columns with railings and concrete steps providing access from grade. Window openings consist of aluminum-frame double-hung units arranged symmetrically on both floors. The upper story within the gambrel roof slope features windows providing light to second-floor rooms, demonstrating the gambrel's function as habitable space. The window openings maintain original locations despite replacement sash.

The left side brick wing features its own hip or shed roof configuration with lower roofline than the main block. Multiple window openings in the brick veneer wall serve interior rooms. A prominent brick chimney rises along the exterior wall of this wing, extending from foundation to above the roofline with substantial mass. The right side elevation of the main block displays additional window openings maintaining symmetrical arrangement.

The property occupies a substantial corner lot with mature deciduous trees providing overhead canopy. Two massive tree trunks are visible in the foreground, suggesting exceptional tree age and size. Foundation plantings include shaped evergreen shrubs flanking the entry steps and additional shrubs along the foundation. The lawn is maintained in good condition with thick turf. A garage structure is located at the rear of the property. The setting maintains residential neighborhood character with adjacent structures visible including a multi-story apartment or institutional building to the right.

Character-defining features include two-story Dutch Colonial Revival form with distinctive gambrel roof creating barn-like profile, two brick chimneys in reddish-brown masonry, symmetrical facade organization characteristic of Colonial Revival design, small covered entry porch with gable roof creating formal entry, original brick veneer one-story wing with separate roofline, aluminum siding on main block over frame construction, aluminum-frame double-hung windows maintaining original opening locations, concrete foundation, garage at rear, and substantial corner lot with mature trees.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1929, Joseph H. Goodwin and family were living at 25861 [920] E. Huron River Drive.[1] In 1930, Joseph & Della Goodwin were living at 920 Huron River Drive, and Joseph was an Attorney At Law.[2] In 1940, Della Goodwin, now widowed, was living at 25861 E. Huron River Drive.[3] In 1950, Erving & Vivian Brown and family resided at 25861 E. Huron River Drive, and Erving worked as a crane operator for an excavating company.[4] The Brown Family resided at 25861 E. Huron River Drive from 1961-1971.[5]

1 [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : **1929**) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

2 **1930** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 222 (stamped), enumeration district (ED) 82-880, sheet 6A, dwelling 121, family 140, for Joseph & Della Goodwin ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-X5?cat=1036363&i=448&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 449 of 1148; United States. National Archives and Records Administration.

3 **1940** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15A, dwelling 289, for Della Goodwin ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWC5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 33 of 1034; United States. National Archives and Records Administration.

4 **1950** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 19, dwelling 202, for Erving & Vivian Brown and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-6?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 20 of 58; United States. National Archives and Records Administration.

5 "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents mid-1920s residential development during the prosperous pre-Depression years and demonstrates characteristic Dutch Colonial Revival architecture with distinctive gambrel roof and original brick veneer wing.

Integrity Assessment: The property retains excellent integrity in all seven aspects despite exterior material alterations to the main block. Location integrity is complete with the dwelling remaining on original corner lot since 1925 construction. Design integrity is excellent with two-story Dutch Colonial Revival form, distinctive gambrel roof, symmetrical facade organization, original brick wing, and covered entry porch all intact. Materials integrity is good with original brick veneer wing and chimneys preserved, though aluminum siding covers main block frame construction and windows have been replaced. Workmanship integrity is excellent with gambrel roof construction, brick veneer wing demonstrating quality 1925 masonry craftsmanship, and overall form intact. Setting integrity is excellent on substantial corner lot with mature trees. Feeling integrity is excellent with property completely conveying mid-1920s Dutch Colonial Revival residential character through distinctive gambrel roof and form. Association integrity is excellent through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The 1925 construction date places this property within the prosperous mid-1920s period when substantial residential development occurred following World War I and preceding the 1929 economic collapse. Construction in 1925 represents peak pre-Depression building activity when quality housing was constructed during favorable economic conditions. The substantial Dutch Colonial Revival design with original brick wing demonstrates significant residential investment typical of mid-1920s prosperity. The property's location on E. Huron River Drive on a substantial corner lot documents residential development patterns along the community's primary transportation corridor. The Dutch Colonial Revival style represented popular revival architecture appealing to American homeowners seeking connections to colonial heritage during the 1920s. The continuous single-family residential use since 1925 demonstrates successful residential development that established stable neighborhoods serving community housing needs across a century.

Criterion C - Architecture: The property represents an excellent example of mid-1920s Dutch Colonial Revival residential architecture distinguished by the characteristic gambrel roof form that defines the style. The gambrel roof with steep lower slopes and gentler upper slopes creates the barn-like profile associated with Dutch Colonial heritage while maximizing upper-story living space within compact footprint. The symmetrical facade organization with centered entry porch reflects Colonial Revival design principles emphasizing classical balance and proportion. The original brick veneer wing integrated into the 1925 construction demonstrates common Colonial Revival expansion pattern providing additional living space while maintaining stylistic coherence through quality materials. The two brick chimneys positioned on the exterior walls demonstrate traditional Colonial Revival chimney placement. The covered entry porch with gable roof creates formal entry emphasis typical of Colonial Revival dwellings. The window arrangement with upper-story openings in the gambrel slopes demonstrates the roof's function as habitable space rather than simple attic. The substantial form and quality materials including brick veneer wing distinguish this property as superior example of Dutch Colonial Revival residential design.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status: The 1925 construction represents mid-1920s residential development during peak pre-Depression prosperity. The two-story Dutch Colonial Revival form with distinctive gambrel roof demonstrates characteristic style defining the revival movement. The symmetrical facade organization reflects Colonial Revival design principles. The original brick veneer wing integrated into 1925 construction demonstrates quality materials and Colonial Revival expansion pattern. The two brick chimneys provide Colonial Revival character. The covered entry porch creates formal entry emphasis. Excellent integrity retained in all seven aspects despite aluminum siding on main block. The distinctive gambrel roof, symmetrical organization, original brick wing, chimneys, and overall Dutch Colonial Revival character remain intact, allowing the property to authentically convey its 1925 origins. Substantial corner lot location on E. Huron River Drive documents residential corridor development. Mature trees maintain residential character. Continuous single-family residential use since construction demonstrates residential stability. The property contributes to understanding mid-1920s residential development patterns, Dutch Colonial Revival architectural popularity during 1920s revival movement, quality construction during prosperous pre-Depression years, residential expansion along Huron River Drive corridor, and mid-1920s neighborhood formation in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_138_01_0300_004; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25875 Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0300_002 Lot 300 Assessor's Flat Rock Plat No. 6 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0915743		Long: -83.2875116		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1944	
Architectural Style	Vernacular/Minimal Traditional	
Building Form	2 Story Rectilinear	
Roof Form	Hip	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Tan/buff brick masonry	
Foundation Materials	Brick/Concrete block	
Window Materials	Aluminum/Vinyl replacement	
Window Type	Double-hung sash &k picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached garage or outbuilding	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History						
Period(s) of Significance	1944-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	25875 E. Huron River Drive						
Historic/Original Owner	Durrel & Vera Finkel						
Historic Building Use	Mixed Use						
Current Building Use	Multi-Family Residential						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 25875 E. Huron River Drive is a two-story multifamily residential building constructed in 1944. This property represents the wartime and early post-World War II residential development that characterized the Late Period of Significance (1920-1975) in the proposed Flat Rock Historical District and exemplifies the practical, economical housing solutions developed to accommodate the expanding workforce during the peak of industrial activity.

The original building exhibits a two-story rectangular form with hip roof configuration that reflects the practical design approaches typical of 1940s multifamily construction. The building demonstrates the straightforward, economical massing characteristic of wartime residential construction when materials and labor were constrained by war production priorities. A later addition, visible on the front, creates a gabled projection that alters the original composition while providing additional living space.

The building rests on a concrete foundation typical of 1940s residential construction, providing stable support for the two-story brick construction above. The foundation design reflects the practical building standards developed during the wartime period.

The original building features buff or tan-colored brick veneer that demonstrates the quality construction standards maintained for multifamily housing during the 1940s despite wartime material constraints. The brick provides durability and visual substance appropriate to the building's multifamily function. The later addition features wood shingle siding that creates material contrast with the original brick but maintains residential scale and character.

The original building features a hip roof configuration covered in asphalt composition shingles, representing practical roofing solutions typical of 1940s construction. The later addition features a gabled roof form that provides additional interior space while creating architectural variety. A white chimney indicates heating systems appropriate to the building's residential function.

The fenestration pattern includes regularly spaced windows that provide natural light to multiple residential units while maintaining the building's multifamily character. Windows appear to be replacement units that preserve appropriate sizes and proportions for the building's scale and residential function. The addition includes a large picture window that reflects later residential preferences for increased natural light and visual connection to the landscape.

The front addition porch significantly alters the building's original composition, adding a gabled projection with wood shingle siding and large windows. This addition represents later attempts to update and expand the building's residential capacity while maintaining compatibility with the existing structure. The addition demonstrates the continued residential use and investment in the property over time.

The property occupies a substantial lot on East Huron River Drive with mature trees that provide natural framing and demonstrate the established character of this residential corridor. The generous lot size and landscape setting reflect the residential development patterns that characterized Huron River Drive during both the wartime and post-war periods. The property's setting maintains its connection to the geographic feature that defined both periods of district significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Durrel & Vera Finkel resided at 25875 E. Huron River Drive; and Durrel worked as a state trooper for the Michigan State Police.[1] D.A. & Cora Lee Young were recorded living at 25875 E. Huron River Drive, according to the 1953 Michigan Bell directory.[2] Richard A. Navarre & D.A. Young resided at 25875 E. Huron River Drive from 1960-1961.[3] D.A. Young and James L. Phelps resided at 25519 E. Huron River Drive from 1961-1962.[4] Mayme Young and F.W. Smith resided at 25875 E. Huron River Drive from 1968-1970.[5]

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 19, dwelling 199, for Durrel & Vera Finkel ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-6?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 20 of 58; United States. National Archives and Records Administration.

[2] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan : November 1953) pages 5-10; original held by Brownstown Historical Society.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25875 E. Huron River Drive contributes to the significance of the proposed Flat Rock Historical District as a representative example of wartime and early post-World War II multifamily residential development that served the expanding industrial workforce during the Late Period of Significance (1920-1975). Constructed in 1944, this building demonstrates the practical housing solutions developed to accommodate workers employed in Ford Motor Company's expanding war production facilities and the residential development patterns that supported the community's industrial transformation.

Criterion A (Events):

This property is significant under Criterion A as part of the wartime residential development that supported Flat Rock's role in war production and the community's continued industrial transformation during the 1940s. The construction date of 1944 places it within the crucial period when Ford's facilities were operating at peak capacity for war production, creating intense demand for worker housing that could accommodate multiple families efficiently and economically.

The multifamily residential function represents the practical housing solutions developed to serve the expanding workforce during the wartime period when traditional single-family construction was constrained by material shortages and labor priorities. This building demonstrates how the community adapted to wartime conditions while maintaining quality residential standards that would support family life and community stability during a critical period in the nation's history.

The location on East Huron River Drive provides direct connection to the geographic corridor that linked residential areas to Ford's industrial facilities, while the building's multifamily function demonstrates the efficient land use and housing approaches that characterized wartime residential development.

The property retains sufficient integrity in most aspects to convey its historical significance, though some alterations have occurred: **Location:** EXCELLENT - The property remains in its original location on East Huron River Drive within the historic residential corridor. **Design:** FAIR - While the basic two-story form and hip roof remain, the front addition has altered the original composition and massing relationships. **Setting:** GOOD - The residential setting on Huron River Drive continues to reflect the wartime and post-war development character that characterized this corridor. **Materials:** FAIR - The original brick veneer appears intact, though the addition introduces different materials and window replacements affect material authenticity. **Workmanship:** GOOD - The original construction quality typical of 1940s multifamily development remains evident in the brick construction and overall building form. **Feeling:** GOOD - The property continues to convey the sense of 1940s multifamily residential development and the practical housing solutions that characterized wartime construction. **Association:** GOOD - The connection to wartime residential development and the community's industrial workforce housing remains clear through the building's multifamily function and construction period.

This property makes an important contribution to the proposed Flat Rock Historical District by representing the wartime residential development that supported the community's peak industrial activity during World War II. The multifamily residential function demonstrates the efficient housing solutions developed to serve the expanding workforce during this crucial period in the community's industrial transformation.

The building's 1944 construction date places it within a significant but underrepresented period in the district's residential development, showing how the community adapted to wartime conditions while maintaining residential quality standards. The property contributes to the district's representation of the full range of residential types and development periods that characterized the Late Period of Significance.

This property should be designated as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District based on the following factors:

1. **Historical Significance:** Constructed in 1944 during the wartime period, representing the residential development that supported Ford's war production facilities and the community's industrial workforce during a crucial period.
2. **Multifamily Housing Type:** Demonstrates the practical housing solutions developed to accommodate multiple families efficiently during wartime labor and material constraints.
3. **Geographic Continuity:** Located on East Huron River Drive, contributing to the district's representation of residential development along this important corridor connecting residential areas to industrial facilities.
4. **Construction Period:** Represents a significant but underrepresented period (wartime 1940s) in the district's residential development timeline.
5. **Sufficient Integrity:** Despite later additions, retains sufficient integrity in location, association, and basic form to convey its significance as a wartime multifamily residential construction.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_138_01_0300_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25905/7 Huron River Drive [multi-family residence] (840 Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0299_003 Lot 299 Flat Rock Land Co. Subdivision(Oct 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0919094	Long: -83.2878278			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1923
Architectural Style	Arts and Crafts/Craftsman Bungalow
Building Form	One-and-one-half story gabled house
Roof Form	Cross gables
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick (first story), horizontal wood clapboard (gables)
Foundation Materials	Concrete block, rusticated
Window Materials	Wood frame, painted white
Window Type	Double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Industry, Community Planning and Development, Architecture						
Period(s) of Significance	1923-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic/Original Owner	Frank & Grace (nee Erving) Brown						
Current Building Use	Multi-family residence						
Historic Building Use	Multi-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Brown Family						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1923 Craftsman multi-family residence is a two-story structure situated at 25907 E. Huron River Drive in Flat Rock. The building exhibits exceptional Craftsman design features including complex cross-gable massing, brick veneer construction with wood shingle accents, distinctive decorative brackets, and retention of original leaded glass windows typical of high-style early 1920s multi-family residential architecture.

The house displays a complex footprint with multiple projecting sections creating picturesque massing characteristic of Craftsman design. The roof configuration features cross-gable forms with multiple gables at varied orientations, creating dynamic roofline with substantial visual interest. Front-gable sections dominate the street-facing elevations, rising to full two stories. The roof is covered with asphalt shingles in reddish-brown or burgundy tones. A prominent brick chimney rises from the center of the structure, constructed of dark brown brick and featuring decorative cap with corbelling and metal chimney pot.

The exterior walls exhibit sophisticated material treatment combining dark reddish-brown brick veneer on the lower first floor with wood shingle siding on upper gable sections and second-floor walls. The brick veneer is laid in running bond pattern with consistent coursing demonstrating quality 1923 masonry craftsmanship. The wood shingles in the gable fields and upper walls are stained in dark brown tones creating harmonious color palette with the brick. White-painted trim boards define window and door openings, corner boards, and fascia, creating crisp contrast against the dark brick and shingles. The foundation is constructed of brick matching the first-floor veneer.

A particularly distinctive Craftsman feature is the presence of decorative triangular brackets or knee braces beneath the gable peaks, painted white to match the trim. These brackets demonstrate authentic Craftsman detailing emphasizing structural expression and handcrafted elements. The gable ends feature decorative bargeboards or rake boards with simple but refined profiles.

The most architecturally significant feature is the exceptional preservation of original leaded glass windows throughout the dwelling. Multiple window openings retain leaded glass in the upper sash with geometric patterns, protected by aluminum storm windows. The leaded glass represents high-quality craftsmanship and artistic detailing characteristic of superior Craftsman residential design. Window configurations include double-hung units with leaded glass upper sash and multi-light casement windows arranged in bands, particularly visible in the gable ends where groups of three or four narrow casement windows create substantial fenestration.

A covered front porch extends across a portion of the left facade, featuring square posts supporting the porch roof. The porch has been partially enclosed with vertical board siding or board-and-batten treatment in dark brown creating privacy screening while maintaining open sections with railings. This partial enclosure represents later modification adapting the porch space for increased privacy or weather protection.

The complex massing includes multiple projecting bays and sections at varied depths, creating three-dimensional composition. The left section features lighter-colored siding (cream or pale yellow) contrasting with the dominant dark brick and brown shingle treatment, suggesting this may be a later addition or separate unit within the multi-family configuration. The varied exterior treatments may indicate the building's multi-unit character with separate entrances or living spaces.

The property occupies a corner or prominently-sited lot with mature evergreen screening along the left property line. Substantial arborvitae or similar conifers create dense privacy screening. Foundation plantings include hostas and perennials in curved beds edged with brick pavers. The lawn is maintained in good condition with thick turf.

Character-defining features include two-story Craftsman multi-family form with complex cross-gable massing, dark reddish-brown brick veneer on first floor, wood shingle siding in gable ends and upper walls, white-painted decorative triangular brackets beneath gable peaks, prominent central brick chimney with decorative cap and metal chimney pot, exceptional preservation of original leaded glass windows with geometric patterns protected by aluminum storm windows, multi-light casement windows in grouped arrangements, white-painted trim creating contrast, covered front porch with partial vertical board enclosure, brick foundation, complex three-dimensional massing with multiple projecting sections, and mature evergreen screening.

This two-story, multi-family brick veneer residence is situated on lot 13 of the Flat Rock Land Co. Subdivision in the Village of Flat Rock, and in 1941, the address was 25907 E. Huron River Drive.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for E. Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1920, Frank Brown owned lots 13 & 14 in Flat Rock Land Co. Subdivision.[2] In 1925, Frank Brown owned lots 13 & 14 in Flat Rock Land Co. Subdivision and the house thereon, 840 Huron River Drive.[3] In 1929, Frank Brown and family were living at 840 E. Huron River Drive.[4] In 1930, Frank & Grace Brown and family were living at 840 Huron River Drive, and Frank was employed as a General Contractor.[5] In 1939, Frank and Grace Brown and family were living at 25907 EHRD.[6] In 1939, Perry and Eva (nee Brown) Phillips and family were living at 25907 HRD.[7] In 1940, Frank & Grace Brown and family were living at 25907 E. Huron River Drive, and Frank was employed as a farmer and contractor for building construction.[8] In 1940, Kenneth and Helen Crooks and daughter were living at 25907 E. Huron River Drive, and Kenneth was employed as a press operator for a rubber plant.[9] In 1950, Harley and Florence Buhr resided at 25905 E. Huron River Drive.[10] In 1950, Frank and Grace Brown and their daughter resided at 25907 E. Huron River Drive; and Frank worked at moving houses for a local construction company.[11] Frank Brown and family were recorded living at 25907 E. Huron River Drive, according to the 1953 Michigan Bell directory.[12] In 1961 through 1965, Mrs. Frank Brown (Grace) resided at 25907 E. Huron River Drive.[13] In 1966 through 1971, Larry J. Mann and Paul Schultz resided at 25905/7 E. Huron River Drive.[14]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1923 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents early 1920s multi-family residential development and demonstrates exceptional high-style Craftsman architecture with outstanding preservation of original materials including leaded glass windows, brick veneer, wood shingles, and decorative brackets.

Integrity Assessment: The property retains outstanding integrity in all seven aspects. Location integrity is complete with the dwelling remaining on original site since 1923 construction. Design integrity is excellent with two-story Craftsman form, complex cross-gable massing, and multi-family configuration intact. Materials integrity is exceptional with preservation of original brick veneer, wood shingle siding, leaded glass windows protected by storm windows, decorative brackets, and brick chimney. Workmanship integrity is exceptional with quality 1923 masonry, leaded glass craftsmanship, decorative brackets, and complex massing demonstrating superior construction. Setting integrity is excellent with mature landscaping. Feeling

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 10, entry for Frank Brown; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged BY subdivision; pg. 87, entry for Frank Brown; original records held by Brownstown Township Historical Society.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1929) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-880, sheet 5B, dwelling 112, family 130, for Frank Brown and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-KR?cat=1036363&i=447&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 448 of 1148; United States. National Archives and Records Administration.

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 14B, dwelling 287, family ,Frank & Grace Brown and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWS4?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 32 of 1034; United States. National Archives and Records Administration.

[9] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 14B, dwelling 288, family ,Kenneth & Helen Crooks and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWS4?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 32 of 1034; United States. National Archives and Records Administration.

[10] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 19, dwelling 197, for Harley & Florence Buhr ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-6?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 20 of 58; United States. National Archives and Records Administration.

[11] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 19, dwelling 195, for Frank & Grace Brown and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-6?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 20 of 58; United States. National Archives and Records Administration.

[12] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: November 1953) pages 5-10; original held by Brownstown Historical Society.

[13] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[14] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

integrity is outstanding with property completely conveying early 1920s high-style Craftsman multi-family character. Association integrity is excellent through continuous multi-family residential use since construction.

Criterion A - Community Planning and Development: The 1923 construction represents early post-World War I multi-family residential development when substantial multi-unit dwellings were constructed to serve rental housing needs in industrial communities. The multi-family configuration provided affordable housing for working-class families and single workers employed in local industries. The substantial Craftsman design applied to multi-family use demonstrates early 1920s architectural trends extending quality design principles to rental housing. The property's location on E. Huron River Drive documents multi-family residential development along the community's primary corridor. The continuous multi-family use since 1923 demonstrates successful rental housing serving community needs across more than a century.

Criterion C - Architecture: The property represents an exceptional example of early 1920s Craftsman architecture adapted for multi-family use, distinguished by outstanding preservation of character-defining features and materials. The complex cross-gable massing with multiple projecting sections creates sophisticated picturesque composition exceeding typical bungalow designs. The combination of brick veneer first floor with wood shingle upper walls demonstrates high-quality material treatment and Craftsman emphasis on varied textures and natural materials. The white-painted decorative triangular brackets beneath gable peaks represent authentic Craftsman structural expression and handcrafted detailing. The prominent brick chimney with decorative corbelled cap and metal chimney pot demonstrates quality masonry craftsmanship. The exceptional preservation of original leaded glass windows with geometric patterns throughout the dwelling represents extraordinary material integrity and artistic craftsmanship central to Craftsman design philosophy. The grouped multi-light casement windows create distinctive fenestration patterns. The complex massing, varied materials, decorative brackets, and preserved leaded glass distinguish this property as superior example of high-style Craftsman multi-family architecture.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status: The 1923 construction represents early post-World War I multi-family residential development. The two-story Craftsman form with complex cross-gable massing demonstrates sophisticated high-style architecture. The combination of brick veneer and wood shingle siding exhibits quality Craftsman material treatment. The white-painted decorative triangular brackets beneath gable peaks represent authentic Craftsman detailing. The prominent brick chimney with decorative cap demonstrates masonry craftsmanship. The exceptional preservation of original leaded glass windows with geometric patterns represents extraordinary material integrity and artistic craftsmanship. The grouped multi-light casement windows create distinctive fenestration. The multi-family configuration served important rental housing needs. Outstanding integrity retained in all seven aspects. The complex massing, varied materials, decorative brackets, chimney, and especially the preserved leaded glass windows remain intact, allowing the property to authentically convey its 1923 origins and high-style Craftsman multi-family character. The property contributes to understanding early 1920s multi-family residential development, high-style Craftsman architecture with exceptional material preservation, leaded glass artisan craftsmanship, rental housing serving working-class needs, and residential development along Huron River Drive corridor in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_138_01_0299_003; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25917 Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0013_002 Lot 13 & 14 Flat Rock Land Co. Plat (Oct 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09194		Long: -83.28785		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1950	
Architectural Style	Vernacular/Minimal Traditional	
Building Form	Single-story gabled house	
Roof Form	Front gable with cross gables	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal wood siding (vinyl over original)	
Foundation Materials	Concrete block	
Window Materials	Vinyl frame replacements	
Window Type	Single-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☒	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development						
Period(s) of Significance	1920-1972						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	25917 E. Huron River Drive						
Historic/Original Owner	Van Pelt Family						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 25917 E. Huron River Drive is a single-story Ranch style residence constructed in 1950. This property represents the early post-World War II suburban residential development that characterized the Late Period of Significance (1922-1975) in the proposed Flat Rock Historical District and exemplifies the Ranch architectural style that would become the dominant American residential form during the 1950s suburban expansion.

Overall Form and Massing:
The house exhibits a linear Ranch configuration with single-story massing that emphasizes horizontal lines and integration with the landscape. The building features a side-gable roof with cross-gable elements that create architectural interest and provide varied interior spaces. The overall composition demonstrates the Ranch style's emphasis on informal living and connection to outdoor spaces while maintaining domestic scale appropriate to suburban residential development.

Foundation:
The building rests on a concrete foundation that is largely concealed by grade and landscaping, consistent with Ranch design philosophy that emphasizes the building's integration with the natural landscape rather than prominent foundation expression.

Exterior Wall Materials:
The exterior walls feature a combination of horizontal wood siding and wood shingle accents that create visual texture and architectural interest. The primary wall surfaces are clad in beige or tan-colored horizontal wood siding that provides traditional residential character while maintaining the horizontal emphasis characteristic of Ranch design. The gable ends feature wood shingle siding that adds textural variety and reflects the Craftsman influences that sometimes appeared in Ranch residential architecture.

Roofing:
The roof features a side-gable configuration with cross-gable elements covered in asphalt composition shingles. The gable forms create architectural variety within the Ranch typology while maintaining the low-pitched roof angles characteristic of the style. A brick chimney indicates the presence of a fireplace or heating system appropriate to quality residential construction.

Windows and Doors:
The fenestration pattern includes regularly spaced double-hung windows with blue decorative shutters that provide color accent and traditional residential character. The shutters create visual contrast against the neutral siding while maintaining the informal, domestic character typical of Ranch residential design. Windows appear to be replacement units that preserve appropriate sizes and proportions for the building's scale. The main entrance appears to be simply treated, maintaining the horizontal emphasis and unpretentious character typical of Ranch design.

Character-Defining Features:

1. Single-story Ranch massing with horizontal emphasis
2. Side-gable roof with cross-gable elements
3. Mixed exterior materials: horizontal wood siding with wood shingle accents
4. Blue decorative shutters providing color accent and traditional character
5. Linear plan emphasizing efficient modern living
6. Low profile emphasizing integration with suburban landscape
7. Simple entrance treatment maintaining horizontal Ranch character
8. Material combination reflecting early Ranch design variations

Site and Setting:
The property occupies a suburban lot on East Huron River Drive with maintained lawn areas and landscaping elements that demonstrate the Ranch style's relationship to landscape and outdoor living. The front yard includes a distinctive large boulder that serves as a natural landscape feature, creating visual interest and connecting the residential development to

the natural character of the Huron River corridor. Mature trees and maintained grass areas reflect the suburban residential character that developed during the early post-war period.

Accessory Resources:
No significant outbuildings are visible from the public right-of-way, though any garage or utility structures would likely be located at the rear of the property and integrated with the overall residential development pattern.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Walter & Pearl Van Pelt and their children resided at 25917 E. Huron River Drive; and Walter worked as a scheduler for Monroe Stamping Plant and Pearl taught Kindergarten teacher.[1] Walter Van Pelt and family were recorded living at 25917 E. Huron River Drive, according to the 1953 Michigan Bell directory.[2] On July 2, 1960 David and Winona Schultz purchased a series "E" Defense Bond; they registered their address as 25917 E. Huron River Drive in Flat Rock.[3] In 1961 through 1965, Paul Schultz resided at 25917 E. Huron River Drive.[4] In 1966 through 1970, Ray Newman resided at 25917 E. Huron River Drive.[5] In 1971, Ms. Vinnie Brown resided at 2517 E. Huron River Drive.[6]

Statement of Significance/Recommendation of Eligibility
Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25917 E. Huron River Drive contributes to the significance of the proposed Flat Rock Historical District as a representative example of early post-World War II suburban residential development that characterized the Late Period of Significance (1922-1975). Constructed in 1950, this Ranch style residence demonstrates the architectural preferences and construction approaches that developed during the early phase of post-war suburban expansion, reflecting the community's continued prosperity and the successful accommodation of returning veterans and expanding workforce.

National Register Criteria Evaluation

Criterion A (Events):
This property is significant under Criterion A as part of the early post-World War II residential development that supported Flat Rock's continued transformation into a suburban industrial community during the early 1950s. The construction date of 1950 places it within the period when returning veterans and expanding economic opportunities created demand for new residential construction that would embody contemporary lifestyle preferences and architectural trends.

The Ranch architectural style represents the emergence of distinctly American suburban residential design that emphasized informal living, integration with landscape, and modern conveniences that characterized post-war prosperity and lifestyle changes. This property demonstrates how the community's industrial success enabled residents to embrace contemporary architectural styles that reflected changing family patterns and leisure preferences during the early post-war period.

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[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 75, dwelling 194, for Walter & Pearl Van Pelt and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-8?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 53 of 58; United States. National Archives and Records Administration.

[2] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan : November 1953) pages 10; original held by Brownstown Historical Society.

[3] "Records of U.S. Defense Bonds [sold through the bank at Flat Rock, Michigan from 1950-1962]," arranged chronologically by denomination, unpaginated ledger, for purchase of Series E bonds in various denominations; original ledger book located in the Archival Collections of the Flat Rock Historical Society, Flat Rock, Michigan.

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The location on East Huron River Drive provides direct connection to the geographic corridor that linked residential areas to industrial facilities while demonstrating the continued residential development along this important route throughout the Late Period of Significance.

The property retains good integrity in most aspects to convey its historical and architectural significance:

Location: EXCELLENT - The property remains in its original location on East Huron River Drive within the historic residential corridor.

Design: GOOD - The essential Ranch form, gable roof configuration, and overall design composition remain intact, preserving the architectural character that defines the style.

Setting: GOOD - The suburban residential setting on Huron River Drive continues to reflect the early post-war development character and the property's integration with the natural landscape features.

Materials: GOOD - The horizontal wood siding and wood shingle accents appear to be original or compatible materials that maintain the property's authentic Ranch character, though some windows may be replacements.

Workmanship: GOOD - The construction quality typical of early 1950s residential development remains evident in the building's overall form and material integration.

Feeling: GOOD - The property continues to convey the sense of early 1950s suburban residential development and the architectural preferences that characterized the emergence of Ranch style during the post-war period.

Association: GOOD - The connection to early post-war residential development and the community's continued prosperity remains clear, providing association with the community's successful accommodation of post-war suburban growth.

Historic District Contribution

This property makes a solid contribution to the proposed Flat Rock Historical District by representing the early phase of post-war Ranch residential development that characterized the community during the early 1950s. The Ranch architectural style with mixed materials and cross-gable configuration represents the architectural innovation and quality construction that distinguished the community's residential development during this period.

The property's location on East Huron River Drive contributes to the geographic continuity of the district while demonstrating how residential development continued along this important corridor throughout the Late Period of Significance. The architectural design and construction quality reflect the community's continued prosperity and the successful adaptation to post-war lifestyle preferences and design trends.

CONTRIBUTING STATUS RECOMMENDED

This property should be designated as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District based on the following factors:

1. **Historical Significance:** Constructed in 1950 during the early post-war period, representing the residential development that accommodated returning veterans and the expanding workforce during the community's continued industrial prosperity.
2. **Architectural Significance:** Representative example of early Ranch residential architecture that demonstrates the design principles and material treatments that characterized this emerging American suburban style.
3. **Geographic Continuity:** Located on East Huron River Drive, contributing to the district's representation of continued residential development along this important corridor throughout the Late Period of Significance.
4. **Design Quality:** The mixed materials (horizontal siding and wood shingles) and cross-gable configuration represent quality construction that distinguished this property from basic tract housing of the period.

5. **Integrity:** Retains sufficient integrity in most aspects to convey its significance as a representative example of early 1950s Ranch residential architecture and post-war suburban development.

Future preservation efforts should focus on maintaining the mixed-material exterior treatment, cross-gable roof configuration, and overall Ranch design characteristics that distinguish this property as a representative example of early 1950s suburban residential architecture.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25931 Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0015_000 Lot 15 Flat Rock Land Co. Plat (Oct 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0921283		Long: -83.2881434		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1922	
Architectural Style	Vernacular (heavily altered)	
Building Form	1.5 story gabled house with additions	
Roof Form	Complex gables with dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original wood; concrete block addition	
Foundation Materials	Concrete block	
Window Materials	Vinyl frame replacements	
Window Type	Single and double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A					
Period(s) of Significance	N/A					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☐	Association ☐
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	25931 E. Huron River Drive					
Historic/Original Owner	Richard Oestrike & Family					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The dwelling at 25931 E. Huron River Drive presents as a substantially altered one-and-one-half story residence that originated in 1922 but has been significantly modified through multiple building campaigns that have compromised its historical architectural character. The building now displays a complex assemblage of materials, forms, and additions that obscure its original design intent and period characteristics.

The structure exhibits a complicated massing arrangement resulting from various additions and modifications over time. The original gabled form remains partially discernible beneath the alterations, with asphalt shingle roofing covering multiple intersecting roof planes and dormers of varying sizes and configurations. A modern metal chimney pipe has replaced what was likely an original masonry chimney, representing a significant change to the building's profile and character.

The most prominent alteration is the substantial concrete block addition that dominates the front facade. This addition features decorative concrete masonry units with a geometric pattern that contrasts sharply with the building's original residential character. The concrete block construction represents a mid-to-late 20th-century building campaign that fundamentally altered the building's architectural expression and proportional relationships.

The remaining portions of the structure are clad in tan vinyl siding that has been installed over the original wood siding. While this type of alteration is common and often reversible, the combination with the concrete block addition and other modifications creates a building that no longer clearly communicates its original 1920s construction period or architectural intentions.

The fenestration pattern has been significantly altered through window replacements and the reconfiguration of openings to accommodate the various additions. Current windows appear to be vinyl replacement units of varying sizes and configurations that do not maintain consistent proportional relationships or period-appropriate character. The front entrance has been relocated or substantially modified as part of the concrete block addition.

Additional alterations include what appears to be an enclosed porch or sunroom addition with large window groupings that further complicate the building's massing and architectural coherence. These modifications, while potentially improving the building's functionality, have cumulatively compromised its ability to convey its historical period and architectural significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1929, Richard Oestrike and family were living at 828 E. Huron River Drive.[1] In 1939, Richard Oestrike & family were living at 25931 E. Huron River Drive.[2] In 1940, Richard Oestrike and daughter were living at 25931 E. Huron River Drive, and owned an auto sales & service.[3] In 1950, Alfred & Sophia Draftz resided at 25931 E. Huron River Drive; and Alfred worked as a foreman at an auto manufacturing plant.[4] In 1966, Winifred Oestrike Hamilton, daughter of Richard Oestrike, resided at 25931 E. Huron River Drive in 1966.[5] Winifred continued to live at 25931 until her death in 2002.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Assessment of Historical and Architectural Significance: While this property was constructed in 1922 during the early Ford Village Industries period and therefore has potential historical associations with Flat Rock's industrial development, the extensive alterations and additions have compromised the building's integrity to such a degree that it can no longer effectively communicate its historical significance or architectural character.

Integrity Assessment:

Location: Excellent integrity retained on original site within the historic E. Huron River Drive corridor.

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[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1929) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 14B, dwelling 286, for Richard Oestrike and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWS4?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 32 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 80, dwelling 286, for Alfred & Sophia Draftz ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 58 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

Design: Poor integrity due to substantial additions, massing changes, and architectural modifications that obscure the original design concept and proportional relationships.

Setting: Good integrity within the residential neighborhood context, though the building's altered character affects its compatibility with surrounding historic properties.

Materials: Poor integrity due to comprehensive material replacement including vinyl siding over original wood siding, concrete block additions, replacement windows, and modern chimney replacement.

Workmanship: Poor integrity as original construction details and craftsmanship are largely obscured by subsequent alterations and additions.

Feeling: Poor integrity as the building no longer conveys the character of 1920s residential construction or the historical period it represents.

Association: Compromised integrity due to the building's inability to clearly communicate its association with the significant historical patterns of Flat Rock's development because of extensive alterations.

Recommendation: This property is **RECOMMENDED as a NON-CONTRIBUTING RESOURCE** to the Flat Rock Historical District. While the building originated during the significant period of Flat Rock's development (1922), the extensive alterations including the prominent concrete block addition, comprehensive vinyl siding installation, window replacements, and other modifications have compromised the property's integrity to such a degree that it no longer meets National Register standards for contributing status.

The cumulative impact of these alterations prevents the building from effectively communicating its historical associations with the Ford Village Industries period or its original architectural character as a 1920s working-class residence. The modifications represent multiple building campaigns that have fundamentally altered the building's architectural expression and historical readability.

This assessment aligns with National Register guidelines that emphasize a property's ability to convey its historical significance through retained integrity. While alterations alone do not automatically disqualify a property, the extent and character of modifications to this building exceed the threshold for acceptable change within a historic district context.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number ; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25939 Huron River Drive (808 Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0016_000 Lot 16 Flat Rock Land Co. Plat (Oct 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092244		Long: -83.2882558		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1930	
Architectural Style	Vernacular/Minimal Traditional	
Building Form	1.5 story gabled house	
Roof Form	Front gable with front add	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum Siding over original wood	
Foundation Materials	Concrete block	
Window Materials	Vinyl frame replacements	
Window Type	Sliding/Double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:	No garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development					
Period(s) of Significance	1930-1975					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	25939 E. Huron River Drive					
Historic/Original Owner	Jennie (nee Hall) Ingersoll & family					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Builder/Contractor	Unknown					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The dwelling at 25939 E. Huron River Drive presents as a well-maintained one-and-one-half story residence constructed in 1930 during the established period of Flat Rock's industrial expansion. The building exemplifies the modest but substantial working-class housing that continued to be built following the initial Ford Village Industries boom, representing the community's ongoing residential development during the Depression era.

The structure exhibits a straightforward vernacular design approach with a primary side-gabled roof form intersected by a prominent front-facing cross gable that creates visual interest and provides additional interior space. The roofline is covered in gray asphalt shingles and features a substantial brick chimney positioned toward the rear of the building, maintaining the traditional masonry construction typical of the period. The building's massing demonstrates the practical efficiency valued during the 1930s, maximizing interior space within a compact footprint.

The exterior walls are currently clad in red-brown aluminum siding that has been installed over the original wood siding. This material update represents a common maintenance approach that preserves the underlying structure while providing contemporary weather protection. The aluminum siding installation appears to have maintained the original trim lines, window proportions, and architectural details, preserving the building's essential character-defining features and proportional relationships.

The fenestration pattern reflects the functional requirements of a modest family dwelling with regularly spaced windows providing natural light throughout the interior spaces. The windows appear to be vinyl replacement units with sliding or double-hung sash configuration, though the original opening sizes and positioning have been carefully maintained. The front facade features a balanced arrangement of windows flanking the central entrance, creating a symmetrical and visually pleasing composition typical of vernacular residential design.

The front entrance is accessed via concrete steps with metal railings, leading to a simple door configuration that maintains the building's unpretentious character. A small enclosed porch or vestibule area provides weather protection while preserving the building's essential massing and proportional relationships. The entrance arrangement reflects the practical design approaches employed during the Depression era when functional considerations took precedence over elaborate architectural expression.

Character-defining elements include the building's essential massing and roofline configuration, the retention of original window and door openings, the substantial brick chimney, and the modest scale that reflects 1930s working-class housing standards. While surface materials have been updated, the building's fundamental design characteristics remain clearly readable and representative of its construction period and the continuing residential development of Flat Rock's Ford-era community.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format

In 1925, John Anable had owned lot 16, of block 18 in the Village of Flat Rock, without a residence on the lot.[1]

In 1931, Jennie Ingersoll owned lot 16, of block 18 in the Village of Flat Rock, and the residence thereon, 25939 E. Huron River Drive.[2] In 1939, Jennie Ingersoll and her daughter, Myra Taylor, were living at 25939 HRD.[3] In 1940, Jennie Ingersoll and daughter were living at 25939 E. Huron River Drive.[4] In 1950, Jennie Ingersoll and her daughter lived at 25939 E. Huron River Drive.[5] Jennie Ingersoll died on 11 September 1951, she was the daughter of Benjamin and Frances (nee Whitcomb) Hall, and was eighty-five years old; Jennie had been a widow for over fifty years.[6] Myra Taylor, Jennie's daughter, resided at 25939 Huron River Drive in 1953.[7]

Adam Przylak resided at 25939 E. Huron River Drive from 1961-1971.[8]

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 87, entry for John Anable; original records held by Brownstown Township Historical Society. *Note: There is no house on the lot in 1925.*

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically and by subdivision; pg.126, entry for Jennie Ingersoll; original records held by Brownstown Township Historical Society.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 14B, dwelling 285, for Jennie Ingersoll and daughter Myra; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWS4?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, image 32 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 19, dwelling 192, for Jennie Ingersoll and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-6?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 20 of 58; United States. National Archives and Records Administration.

[6] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7Y-FR2 : accessed 28 Nov 2025), entry for Jennie Hall Ingersoll, 11 Sep 1951; **ALSO**; "Michigan, Deaths, 1867-1897", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:N323-H9G : accessed 28 Nov 2025), entry for John Ingersoll, died 21 Dec 1897.

[7] Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Historical Significance: This property derives its significance from its association with the continued residential development of Flat Rock during the established Ford Village Industries period. Constructed in 1930, the building represents the ongoing community growth that followed the initial industrial expansion, demonstrating the sustained residential construction that supported the expanding workforce and established Flat Rock as a permanent industrial community rather than a temporary industrial experiment.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the patterns of sustained community development that characterized Flat Rock's evolution from an experimental industrial village to an established manufacturing center. The building's 1930 construction date places it within the mature phase of the Ford Village Industries period, when the success of the initial industrial investment had been proven and the community was experiencing continued growth and stabilization.

Properties like this demonstrate the transition from the initial housing boom of the early 1920s to the sustained residential development that continued through the Depression era, showing that Flat Rock's industrial economy provided sufficient stability to support ongoing housing construction even during national economic difficulties. The building represents the type of modest but substantial housing that attracted and retained working families, contributing to the community's reputation as a successful example of industrial village planning.

Location: Excellent integrity retained on original site within the historic residential corridor along E. Huron River Drive.

Design: Good integrity through preservation of essential massing, roofline configuration, window arrangements, and proportional relationships despite material updates.

Setting: Good integrity within the established residential neighborhood that developed during the Ford era, maintaining appropriate scale and character relationships with surrounding properties.

Materials: Compromised integrity due to aluminum siding installation over original wood siding and replacement windows, though the material organization and architectural hierarchy remain intact.

Workmanship: Good integrity retained in structural elements, masonry chimney, and overall construction approach, with original building techniques clearly evident.

Feeling: Good integrity in conveying the character of 1930s working-class housing within the established Ford-era community context.

Association: Strong associative integrity with the sustained development period that consolidated Flat Rock's transformation from experimental industrial village to established manufacturing community.

This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. While the building has experienced common material alterations through aluminum siding installation and window replacement, it retains sufficient integrity in location, design, setting, workmanship, feeling, and association to convey its historical significance as part of the sustained residential development that characterized Flat Rock's maturation as an industrial community.

The property meets National Register standards for contributing status because the alterations represent typical maintenance updates that do not compromise the building's ability to communicate its role in the community's developmental patterns. The building's retention of essential massing, proportional relationships, and architectural organization allows it to continue effectively representing the 1930s phase of Flat Rock's residential expansion. The property contributes to the district's ability to illustrate the complete timeline of community development from the initial Ford investment through the establishment of a permanent residential neighborhood that supported the expanding industrial base.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_138_02_0016_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25949 E. Huron River Drive (818 Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0017_000 Lot 17 Flat Rock Land Co. Plat (Oct 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092330		Long: -83.288380		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1928	
Architectural Style	Vernacular/Minimal Traditional	
Building Form	1.5 story Rectilinear	
Roof Form	Side gabled catslide w/ shed dormer addition	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original wood; concrete block foundation	
Foundation Materials	Concrete block	
Window Materials	Vinyl frame replacements	
Window Type	Double-hung sash, picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development						
Period(s) of Significance	1928-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Historic/Original Owner	Murray & Elsie Anabel House						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	William Anable Likely						

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/201

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The dwelling at 25949 E. Huron River Drive presents as a one-and-one-half story residence constructed in 1928 during the peak period of Flat Rock's Ford Village Industries expansion. The building exemplifies the practical vernacular housing that continued to be built following the initial industrial boom, representing the sustained residential development that established Flat Rock as a permanent industrial community.

The structure exhibits a straightforward design approach with a primary side-gabled roof form that has been modified by the addition of a substantial shed dormer across the front facade. This dormer addition, while representing a later modification, demonstrates the common practice of expanding living space within existing structures to meet changing family needs. The roofline is covered in gray asphalt shingles and features brick chimneys that maintain the traditional masonry construction typical of the period.

The building's massing reflects the efficient use of space valued during the late 1920s, with the original structure maximizing interior space within a compact footprint and the dormer addition providing additional headroom and natural light to the upper level.

The exterior walls are currently clad in gray vinyl siding that has been installed over the original wood siding. This material update represents a common maintenance approach that preserves the underlying structure while providing contemporary weather protection. The vinyl siding installation appears to have maintained the original trim lines and window proportions, preserving the building's essential character-defining features and proportional relationships.

The foundation consists of painted concrete block that provides a substantial visual base for the structure. The foundation treatment demonstrates the typical construction practices of the period while showing evidence of later maintenance and painting that maintains the building's well-kept appearance.

The fenestration pattern combines original window openings with modifications related to the dormer addition and general updates. The front facade features a combination of double-hung windows and what appears to be picture windows that provide enhanced natural light while maintaining appropriate scale relationships. The windows appear to be vinyl replacement units, though the original opening sizes and general arrangement have been preserved.

The front entrance is accessed via concrete steps with metal railings, leading to a centrally positioned door that maintains the building's symmetrical composition. Character-defining elements include the building's essential massing and roofline configuration, the retention of original window proportions and arrangements, the substantial foundation treatment, and the modest scale that reflects late 1920s working-class housing standards.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format.

William Anable paid taxes on lot 17 in the Flat Rock Land Co. Subdivision in 1920.[1] It is likely that the house at 25949 E. Huron River Drive was built by William Anable, a retired farmer. In 1930, Murray & Elsie Anable, son and daughter-in-law of William Anable, were living at 818 Huron River Drive, and Murray was employed as a Manager for a Grocery Store.[2] In 1931, Anna Anable (Murray's mother) owned lot 17 in the Flat Rock Land Co. Sub and the residence thereon, 818 Huron River Drive.[3] In 1939, Anna Anable owned lot 17 in the Flat Rock Land Co. Sub and the residence thereon, 25949 Huron River Drive.[4] In 1940, Murray & Elsie Anable and daughters were living at 25940 E. Huron River Drive, and Murray was employed as a checker for auto factory.[5] In 1950, Murray & Elsie Anable and daughter resided at 25949 E. Huron River Drive; and Murray worked as Operator at the Monsanto Chemical Plant.[6] Murray Anable resided at 25949 E. Huron River Drive through 1969.[7]

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," unpaginated, arranged alphabetically, citing for William Anable; Clerk's Office (vault), Brownstown Township.

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 221 (stamped), enumeration district (ED) 82-880, sheet 5A, dwelling 98, family 112, for Murray & Elsie Anable; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-VF?cat=1036363&i=446&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 447 of 1148; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 126, entry for Anna Anable; original records held by Brownstown Township Historical Society.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 210, entry for Anna Anable; original records held by Brownstown Township Historical Society.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 14B, dwelling 284, for Murray & Elsie Anable and daughters; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWS4?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 32 of 1034; United States. National Archives and Records Administration.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 19, dwelling 191, for Murray & Elsie Anable and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-6?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 20 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Historical Significance: This property derives its significance from its association with the established phase of Flat Rock's Ford Village Industries period residential development. Constructed in 1928, the building represents the sustained community growth that followed the initial industrial expansion of the early 1920s, demonstrating the ongoing housing construction that supported the expanding workforce and contributed to Flat Rock's evolution from experimental industrial village to established manufacturing community.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the patterns of sustained residential development that characterized Flat Rock's maturation as an industrial community. The building's 1928 construction date places it within the established phase of the Ford Village Industries period, when the success of the initial industrial investment had been proven and the community was experiencing continued growth and housing demand.

Properties like this demonstrate the ongoing residential construction that continued throughout the 1920s as Ford's Village Industries concept proved successful and attracted additional workers and their families to the community. The building represents the type of modest but substantial housing that provided permanent residential options for working families, contributing to the stability and growth that transformed Flat Rock from a temporary industrial experiment into a permanent manufacturing center with an established residential base.

The property's construction during this peak period of expansion illustrates the community's confidence in its industrial future and the successful integration of Ford's industrial vision with practical residential development that met the needs of working families while maintaining appropriate scale and character within the existing community framework.

Integrity Assessment:

Location: Excellent integrity retained on original site within the historic residential corridor along E. Huron River Drive.

Design: Good integrity through preservation of essential massing, basic roofline configuration, and proportional relationships, despite the dormer addition and material updates.

Setting: Good integrity within the established residential neighborhood that developed during the Ford era, maintaining appropriate scale and character relationships with surrounding properties.

Materials: Compromised integrity due to vinyl siding installation over original wood siding and replacement windows, though the material organization and architectural hierarchy remain comprehensible.

Workmanship: Good integrity retained in structural elements, masonry foundation, and overall construction approach, with original building techniques evident beneath surface modifications.

Feeling: Good integrity in conveying the character of late 1920s working-class housing within the established Ford-era community context.

Association: Strong associative integrity with the established development period that consolidated Flat Rock's transformation into a permanent industrial community with stable residential neighborhoods.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. While the building has experienced modifications including the dormer addition, vinyl siding installation, and window replacement, it retains sufficient integrity in location, design, setting, workmanship, feeling, and association to convey its historical significance as part of the sustained residential development that characterized Flat Rock's maturation as an industrial community.

The property meets National Register standards for contributing status because the modifications represent typical adaptations that working-class housing commonly underwent to meet changing family needs while maintaining essential architectural character. The building's retention of fundamental massing, proportional relationships, and residential scale allows it to continue effectively representing the late 1920s phase of Flat Rock's residential expansion. The dormer addition, while altering the original roofline, represents the type of practical modification that demonstrates the continued viability and adaptation of Ford-era housing to meet evolving residential needs throughout the period of significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_138_02_0017_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25959 Huron River Drive (812 Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0018_000 Lot 18 Flat Rock Land Co. Plat (Oct 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092420		Long: -83.288490		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1918	
Architectural Style	Vernacular/American Foursquare influence	
Building Form	Two-story Rectilinear	
Roof Form	Hip roof with small dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding over original wood	
Foundation Materials	Concrete/concrete block	
Window Materials	Wood/Aluminum	
Window Type	Double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development
Period(s) of Significance	1918-1975

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding	Moved ☐	Date(s):

Current/Common Name	25959 E. Huron River Drive
Historic/Original Owner	William & Anna (nee Chamberlain) Anable
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	William Anable Likely

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The dwelling at 25959 E. Huron River Drive presents as a substantial two-story residence constructed in 1918, representing the transitional period in Flat Rock's development from rural community to industrial town. The building exhibits characteristics of the American Foursquare vernacular, demonstrating the influence of popular national housing types on local residential construction during the late 1910s period that preceded Ford's major industrial investment.

The structure displays a classic hip-roofed form that creates a substantial and dignified presence within the streetscape. The primary roof is covered in dark gray asphalt shingles and features a small hip-roofed dormer positioned centrally on the front slope, providing additional natural light and headroom to the upper level while maintaining the building's symmetrical composition. The roofline's clean geometry and substantial proportions reflect the influence of the American Foursquare type, which emphasized practicality and efficient use of interior space.

The building's massing demonstrates the solid, cubic form characteristic of early 20th-century middle-class housing, with a full two-story height that maximizes living space within a compact footprint. The exterior walls are currently clad in white aluminum siding that has been installed over the original wood siding. The aluminum siding installation appears to have maintained the original trim lines, corner boards, and window proportions, preserving the building's essential character-defining features and architectural hierarchy.

The fenestration pattern reflects the balanced, symmetrical arrangement typical of Foursquare-influenced design, with regularly spaced windows providing natural light throughout the interior spaces. The front facade features a well-proportioned arrangement of windows that creates visual balance and emphasizes the building's residential character. Windows appear to be a mix of original wood and aluminum storm vinyl units with double-hung sash configuration, though the original opening sizes and positioning have been carefully preserved.

The front entrance is accessed through an enclosed front porch that appears to be a later addition or modification of an original open porch. The porch treatment demonstrates the common evolution of working-class housing as families adapted their homes to meet changing needs while preserving essential architectural character.

Character-defining elements include the building's substantial hip-roofed massing, the symmetrical facade composition, the small central dormer, and the solid proportions that reflect early 20th-century middle-class housing aspirations. The building's scale and architectural character position it as one of the more substantial residences in the neighborhood, representing the type of quality housing that established Flat Rock's residential appeal prior to the Ford industrial expansion.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format.

William Anable paid taxes on this home and property in 1920.[1] It likely that the house was built by William Anable, a retired farmer. In 1920, William & Anna Anable and family were living on E. Huron River Drive.[2] In 1930, Anna Anable and family were living at 812 Huron River Drive.[3] In 1939, Anna Anable and her granddaughter, Ruth Mann, were living with Ruth's family at 25959 HRD.[4] In 1940, Anna Anable and family were living at 25559 E. Huron River Drive.[5] Anna Anable died on 21 July 1945; Anna had been born in Flat Rock in 1865, the daughter of Murray Chamberlain and Catherine Potter.[6] In 1950, Rodney & Ruth Mann and children resided at 25959 E. Huron River Drive; and Rodney worked as Die setter for an auto parts manufacturer.[7] In Rodney & Ruth Mann were living at 25959 E. Huron River Drive from 1959 through 1966.[8]

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," unpaginated, arranged alphabetically, citing for William Anable; Clerk's Office (vault), Brownstown Township.

[2] **1920 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 4B, dwelling 102, family 113, for William & Anna Anable and family; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GR65-497?view=explore&cc=1488411&lang=en&groupId=TH-1942-22913-12846-62 : accessed 27 July 2025), FHL# 004966178, Image 567 of 1100; United States. National Archives and Records Administration. *Note: There is some controversy over whether they lived on Detroit Street or Huron River Drive. Based on the neighbors listed on the census and the tax records showing the house and lot numbers, the Anable famiy was living on Huron River Drive, not Detroit St.*

[3] **1930 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 5B, dwelling 111, family 129, for Anna Anable and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-KR?cat=1036363&i=447&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 448 of 1148; United States. National Archives and Records Administration.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] **1940 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 14B, dwelling 283, for Anna Anable and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWS4?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 32 of 1034; United States. National Archives and Records Administration.

[6] "Michigan, Deaths and Burials, 1800-1995", database, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FHSY-TML : accessed 30 November 2025), entry for Anna Anable, died 24 July 1945.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 75, dwelling 190, for Rodney & Ruth Mann and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-8?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 53 of 58; United States. National Archives and Records Administration.

[8] Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property derives its dual significance from its association with both the early period of Flat Rock's community development and its architectural merit as a representative example of substantial working-class housing from the late 1910s. Constructed in 1918, the building represents the established residential base that existed prior to Ford's industrial investment and provided the community foundation that made Flat Rock attractive for the Village Industries experiment.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the early period of Flat Rock's development when the community was transitioning from a rural settlement to a more established town capable of supporting industrial expansion. The building's 1918 construction date places it in the critical pre-Ford period when community leaders and residents were investing in substantial permanent housing that demonstrated confidence in Flat Rock's future potential.

Properties like this provided the existing residential infrastructure that helped attract Ford's attention to Flat Rock as a suitable location for his Village Industries program. The building represents the type of established, quality housing that indicated a stable community capable of supporting an expanded workforce and industrial development. The property's substantial character and permanent construction demonstrated the kind of community investment that Ford's planners sought when selecting locations for the Village Industries experiment.

Location: Excellent integrity retained on original site within the historic residential corridor along E. Huron River Drive.

Design: Good integrity through preservation of essential massing, roofline configuration, symmetrical facade arrangement, and proportional relationships despite material updates.

Setting: Good integrity within the mixed residential neighborhood that spans both the early and late periods of Flat Rock's development, maintaining appropriate scale relationships.

Materials: Compromised integrity due to aluminum siding installation over original wood siding and mixed windows, though the material organization and architectural hierarchy remain clearly readable.

Workmanship: Good integrity retained in structural elements, roofing configuration, and overall construction approach, with original building techniques evident beneath surface modifications.

Feeling: Good integrity in conveying the character of substantial early 20th-century working-class housing that established Flat Rock's residential appeal.

Association: Strong associative integrity with both the early development period that prepared Flat Rock for industrial expansion and the architectural traditions that influenced local building practices.

This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building retains sufficient integrity in location, design, setting, workmanship, feeling, and association to convey its dual historical and architectural significance despite common material alterations. The property meets National Register standards for contributing status because it effectively communicates both its role in establishing Flat Rock's pre-industrial residential base and its architectural merit as a representative example of substantial early 20th-century working-class housing.

The building's retention of essential massing, proportional relationships, and architectural character allows it to continue effectively representing the transitional period when Flat Rock evolved from rural community to established town capable of supporting major industrial development. The property contributes valuable evidence of the community's residential foundation that enabled the successful implementation of Ford's Village Industries concept.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_138_02_0018_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25969 Huron River Drive (808 Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0019_000 Lot 19 Flat Rock Land Co. Plat (Oct 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0924984		Long: -83.2886439		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1922	
Architectural Style	Vernacular (heavily altered)	
Building Form	Two-story gabled house with additions	
Roof Form	Gable with dormers and extensions	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding over original wood	
Foundation Materials	Concrete block and brick	
Window Materials	Aluminum	
Window Type	Double-hung sash, casement	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	N/A				
Period(s) of Significance	N/A				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒ Association ☐
General Integrity:	Intact ☐	Altered ☒ Addition	Moved ☐	Date(s):	
Current/Common Name	25969 E. Huron River Drive				
Historic Building Use	Single-family residence				
Current Building Use	Single-family residence				
Architect/Engineer/Designer	Unknown				
Builder/Contractor	Unknown				

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The dwelling at 25969 E. Huron River Drive presents as a substantially altered two-story residence that originated in 1922 but has been significantly modified through multiple building campaigns that have compromised its historical architectural character and readability. The building now displays a complex assemblage of forms, materials, and additions that obscure its original design intent and period characteristics.

The structure exhibits complicated massing resulting from various additions and modifications over time. While the original two-story gabled form remains partially discernible, the building has been extended and modified to such a degree that its original proportional relationships and architectural hierarchy have been substantially compromised. The roofline shows evidence of multiple building campaigns with different roof slopes, materials, and configurations that create a fragmented architectural composition.

The most significant alterations include what appears to be substantial additions to both the front and rear of the original structure, creating a building footprint and massing arrangement that no longer clearly communicates the original 1920s construction period. These additions feature different window configurations, siding applications, and proportional relationships that interrupt the building's architectural coherence and historical readability.

The exterior walls are clad in white aluminum siding that has been installed over the original wood siding as part of a comprehensive exterior renovation. While aluminum siding installations are common and often reversible, the combination with extensive additions and other modifications creates a building that has lost much of its ability to convey its original architectural character and construction period.

The fenestration pattern has been significantly altered through the addition of new window openings, changes in window sizes, and the installation of different window types that do not maintain consistent proportional relationships or period-appropriate character. The current windows include a mixture of double-hung and casement units of varying sizes that reflect different building campaigns rather than a coherent original design concept.

The foundation shows evidence of modifications and additions with a combination of concrete block and brick construction that reflects different building periods and construction approaches.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Charles Van Houten owned lot 19 and the residence thereon, 808 Huron River Drive in 1925.[1] In 1930, Jennie Ingersoll was living at 808 Huron River Drive.[2] In 1939, James & Bertha Cox and family were living at 25969 HRD.[3] In 1940, Harry & Leona Heiss and family were living at 25969 E. Huron River Drive, and employed as a repairman for auto factory.[4] In 1950, Robert & Myrtle Abar and children resided at 25969 E. Huron River Drive; and Robert worked in electrical repair for the electric power plant.[5] Robert & Myrtle Abar were living at 25969 E. Huron River Drive from 1960 through 1971.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Assessment of Historical and Architectural Significance: While this property was constructed in 1922 during the initial Ford Village Industries period and therefore has potential historical associations with Flat Rock's industrial development, the extensive alterations, additions, and modifications have compromised the building's integrity to such a degree that it can no longer effectively communicate its historical significance or architectural character from the period of significance.

Integrity Assessment:

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged by subdivision; pg. 87, entry for Charles Van Houten; original records held by Brownstown Township Historical Society.

[2] **1930 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 221 (stamped), enumeration district (ED) 82-880, sheet 5A, dwelling 99, family 113,Jennie Ingersoll ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-VF?cat=1036363&i=446&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 447 of 1148; United States. National Archives and Records Administration.

3 [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

4 **1940 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 14B, dwelling 282, for Harry & Leona Heiss and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWS4?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 32 of 1034; United States. National Archives and Records Administration.

[5] **1950 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 19, dwelling 189, for Robert & Myrtle Abar and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-6?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 20 of 58; United States. National Archives and Records Administration.

[6] Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Location: Excellent integrity retained on original site within the historic E. Huron River Drive corridor.

Design: Poor integrity due to substantial additions, massing changes, roofline modifications, and architectural alterations that have fundamentally changed the building's design concept and proportional relationships.

Setting: Good integrity within the residential neighborhood context, though the building's extensively altered character affects its compatibility with surrounding historic properties.

Materials: Poor integrity due to comprehensive material replacement including vinyl siding over original wood siding, extensive window replacements, foundation modifications, and roofing changes that have eliminated most original materials.

Workmanship: Poor integrity as original construction details and craftsmanship are largely obscured by subsequent alterations, additions, and modifications spanning multiple building campaigns.

Feeling: Poor integrity as the building no longer conveys the character of 1920s residential construction or effectively represents the Ford Village Industries period it was constructed during.

Association: Compromised integrity due to the building's inability to clearly communicate its association with the significant historical patterns of Flat Rock's development because of extensive alterations that have obscured its original character and period associations.

Recommendation: This property is **RECOMMENDED as a NON-CONTRIBUTING RESOURCE** to the Flat Rock Historical District. While the building originated during the significant initial period of Ford Village Industries development (1922), the extensive alterations including substantial additions, comprehensive material replacement, massing changes, roofline modifications, and other extensive modifications have compromised the property's integrity to such a degree that it no longer meets National Register standards for contributing status.

The cumulative impact of these alterations prevents the building from effectively communicating its historical associations with the Ford Village Industries period or its original architectural character as a 1920s working-class residence. The modifications represent multiple building campaigns that have fundamentally altered the building's architectural expression, scale relationships, and historical readability.

This assessment aligns with National Register guidelines that emphasize a property's ability to convey its historical significance through retained integrity. While the building's 1922 construction date places it within the period of significance, the extent and character of modifications exceed the threshold for acceptable change within a historic district context, preventing the building from contributing to the district's ability to represent the significant historical patterns and architectural character of Flat Rock's Ford Village Industries period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_138_02_0019_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25981 Huron River Drive (804 Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0020_000 Lot 20 Flat Rock Land Co. Plat (Oct 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0925127		Long: -83.2889717		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1925	
Architectural Style	Craftsman Bungalow	
Building Form	1.5 story gabled house	
Roof Form	Side gable catslide w/ large shed dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding over original wood	
Foundation Materials	Concrete block	
Window Materials	Aluminum Vinyl replacements	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	Community Planning and Development, Architecture				
Period(s) of Significance	1925-1975				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/windows	Moved ☐	Date(s):	
Current/Common Name	25981 E. Huron River Drive				
Historic/Original Owner	Howard Brown				
Historic Building Use	Single-family residence				
Current Building Use	Single-family residence				
Architect/Engineer/Designer	Unknown				
Builder/Contractor	Unknown				

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The dwelling at 25981 E. Huron River Drive presents as a well-preserved one-and-one-half story residence constructed in 1925 during the established period of Flat Rock's Ford Village Industries expansion. The building exemplifies the Craftsman Bungalow style that became increasingly popular during the mid-1920s, representing the influence of national architectural trends on local residential construction as the community matured and residents gained access to pattern books and standardized building designs.

The structure exhibits the characteristic Bungalow form with a primary side-gabled roof configuration that creates a horizontal emphasis and efficient use of interior space. The catslide roofline is covered in gray asphalt shingles and features a substantial shed dormer that spans much of the front facade, providing additional headroom and natural light to the upper level while maintaining the building's essential Bungalow proportions.

The building's massing demonstrates the practical efficiency valued during the 1920s Ford era, with a compact footprint that maximized interior space while maintaining appropriate scale relationships within the established residential neighborhood. The Bungalow form's emphasis on horizontal lines and modest scale made it particularly suitable for working-class families seeking homes that conveyed respectability and permanence without ostentation.

The exterior walls are currently clad in white aluminum siding that has been installed over the original wood clapboard siding. This material update represents a common maintenance approach that preserves the underlying structure while providing contemporary weather protection. The aluminum siding installation appears to have maintained the original trim lines, corner boards, and window proportions, preserving the building's essential character-defining.

The fenestration pattern reflects the balanced, symmetrical arrangement typical of Bungalow influences, with regularly spaced windows creating visual harmony across the facade. The front elevation features a well-proportioned arrangement of windows in both the main level and the dormer, maintaining the rhythm and scale relationships essential to Bungalow design. Windows appear to be aluminum or vinyl replacement units with double-hung sash configuration, though the original opening sizes and positioning have been carefully preserved.

The front entrance is centrally positioned and accessed via wooden steps with railings, maintaining the symmetrical composition characteristic of Colonial Revival design. The entrance appears to retain appropriate scale and proportional relationships, contributing to the building's overall architectural coherence and period character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Howard Brown owned lot 20 and the residence thereon, 804 Huron River Drive in 1925.[1] In 1930, Lowell & Fannie Harrington were living at 804 Huron River Drive, and Lowell was employed as a Manager for the Grist Mill.[2] In 1940, Arthur & Ethel Bobcean were living at 25981 E. Huron River Drive, and Arthur was a funeral director for a local funeral home.[3] The residence was used as a mortuary and funeral home prior to moving down the street to the current location of the Bobcean Funeral Home. In 1950, William & Iris Ritchie and their daughter resided at 25981 E. Huron River Drive; and William worked as a clerk for Detroit Edison.[4] In 1962-66, the Rev. E McGiffin resided at 25981 E. Huron River Drive and in 1966-68, Harold W. Ashe resided at 25981 E. Huron River Drive.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Historical Significance: This property derives its dual significance from its association with the mature phase of Flat Rock's Ford Village Industries period residential development and its architectural merit as a representative example of Cape Cod Colonial Revival vernacular housing from the mid-1920s. Constructed in 1925, the building represents the established

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged by subdivision; pg. 87, entry for Charles Van Houten; original records held by Brownstown Township Historical Society.

[2] **1930 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 221 (stamped), enumeration district (ED) 82-880, sheet 5A, dwelling 103, family 117, for Lowell & Fannie Harrington ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-VF?cat=1036363&i=446&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 447 of 1148; United States. National Archives and Records Administration.

3 **1940 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 14B, dwelling 281, family, for Arthur & Ethel Bobcean; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWS4?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 32 of 1034; United States. National Archives and Records Administration.

[4] **1950 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 19, dwelling 187, for William & Iris Ritchie and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-6?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 20 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Huron River Drive E. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

community growth that followed the initial industrial expansion, demonstrating the influence of national architectural trends on local building practices as Flat Rock evolved into a permanent industrial community.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the sustained residential development that characterized Flat Rock's maturation as an industrial community. The building's 1925 construction date places it within the established phase of the Ford Village Industries period, when the success of the initial industrial investment had been proven and the community was experiencing continued growth with increasingly sophisticated housing options.

Properties like this demonstrate the evolution of Flat Rock's residential character from the utilitarian housing of the early Ford period to more stylistically conscious buildings that reflected the community's growing prosperity and stability. The Cape Cod style choice indicates the influence of national architectural trends and the availability of pattern books and design resources that enabled working families to build homes that incorporated fashionable design elements while maintaining practical efficiency.

Criterion C Evaluation: The property also merits consideration under Criterion C as a representative example of Cape Cod Colonial Revival vernacular housing that demonstrates the influence of national architectural movements on local building practices during the 1920s. The building represents the democratization of stylish design during the Ford era prosperity, when improved wages and stable employment enabled working families to invest in homes that reflected contemporary architectural fashion.

The Cape Cod form's emphasis on symmetry, clean lines, and efficient space utilization made it particularly appropriate for working-class housing, while its Colonial Revival associations provided historical legitimacy and cultural respectability. The building demonstrates how national architectural trends were adapted to local building practices and economic constraints, creating homes that were both fashionable and practical for Ford Village Industries families.

Integrity Assessment:

Location: Excellent integrity retained on original site within the historic residential corridor along E. Huron River Drive.

Design: Good integrity through preservation of essential Cape Cod massing, roofline configuration, dormer treatment, symmetrical facade arrangement, and proportional relationships despite material updates.

Setting: Good integrity within the established residential neighborhood that developed during the Ford era, maintaining appropriate scale and character relationships with surrounding properties.

Materials: Compromised integrity due to vinyl siding installation over original wood siding and replacement windows, though the material organization and architectural hierarchy remain clearly readable.

Workmanship: Good integrity retained in structural elements, roofing configuration, dormer construction, and overall building approach, with original construction techniques evident beneath surface modifications.

Feeling: Good integrity in conveying the character of 1920s Cape Cod Colonial Revival vernacular housing and the architectural sophistication achieved during the mature Ford Village Industries period.

Association: Strong associative integrity with the established development period that demonstrated Flat Rock's evolution from experimental industrial village to permanent community with increasingly sophisticated residential architecture.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building retains sufficient integrity in location, design, setting, workmanship, feeling, and association to convey its dual historical and architectural significance despite common material alterations. The property meets National Register standards for contributing status because it effectively communicates both its role in Flat Rock's mature industrial development and its architectural merit as a representative example of 1920s Cape Cod Colonial Revival vernacular housing.

The building's retention of essential Cape Cod massing, dormer treatment, and proportional relationships allows it to continue effectively representing the mature phase of Flat Rock's residential development when national architectural trends influenced local building practices. The property contributes valuable evidence of the community's evolution from utilitarian industrial housing to more architecturally sophisticated residences that reflected the prosperity and stability achieved through successful industrial development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_138_02_0020_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25991 Huron River Drive (800 Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0021_000 Lot 21 & 22 Flat Rock Land Co. Plat (Oct 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092610		Long: -83.289080		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1928	
Architectural Style	Colonial Revival	
Building Form	2 story Rectilinear	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original wood	
Foundation Materials	Concrete block	
Window Materials	Vinyl frame replacements	
Window Type	Double-hung sash, picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History
Period(s) of Significance	1928-1975
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☐ Workmanship ☐ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☐ Altered ☒ Siding/Windows Moved ☐ Date(s):
Current/Common Name	25991 E. Huron River Drive
Historic Building Use	Police/Fire Station (1929); Auto Repair Shop (1941); Church/Parsonage (1950-1971)
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	31 Aug 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1928 Colonial Revival building is a two-story structure situated at 25991 E. Huron River Drive in Flat Rock. The building exhibits characteristic features of late 1920s institutional or commercial architecture adapted for residential use, including hip roof form, symmetrical massing, and front garage structure representing the building's complex history serving as police/fire station, auto repair shop, church with parsonage, and private residence across nearly a century.

The main dwelling displays a rectangular footprint with hip roof form creating low profile and simple roofline characteristic of Colonial Revival institutional and residential design. The hip roof presents eave lines on all four sides with moderate pitch. The roof is covered with asphalt shingles in gray tones. The hip roof configuration with uniform slopes creates symmetrical appearance typical of Colonial Revival design principles emphasizing classical proportions.

The exterior walls are clad in vinyl siding in cream or off-white coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The vinyl siding represents later alteration covering original exterior wall materials that may have included brick, concrete block, or wood appropriate to the building's institutional origins. The foundation is constructed of concrete, consistent with late 1920s institutional or commercial construction standards.

The front facade displays two-story massing with symmetrical window arrangement. Window openings consist of vinyl-frame double-hung replacement units maintaining regular spacing. The fenestration pattern suggests institutional or commercial origins with utilitarian window placement rather than purely residential organization. The windows maintain original opening locations despite replacement sash.

A prominent one-story garage or former commercial building stands in front of the main structure, positioned closer to the street. This front building exhibits gable roof form with vinyl siding matching the main dwelling. According to Sanborn Fire Insurance Map documentation, this structure served as the Brownstown Police and Fire Department headquarters at 800 Huron River Drive in 1929, and as an auto repair shop with concrete floor and pilasters by 1941. The building's institutional or commercial origins are evident in its substantial construction and street-front positioning typical of public safety or service facilities. The structure features a large garage door opening characteristic of both fire station and auto repair functions.

The property occupies a corner or prominent lot on E. Huron River Drive. Mature deciduous trees provide overhead canopy. Foundation plantings include shaped evergreen shrubs, a Japanese maple displaying burgundy foliage, and ornamental plantings. The lawn is maintained in good condition. A small storage shed is visible at the rear right of the property.

Character-defining features include two-story Colonial Revival form with hip roof, rectangular massing with symmetrical organization, concrete foundation consistent with institutional construction, vinyl siding over original institutional materials, front garage structure documenting historic use as 1929 Brownstown Police and Fire Department and 1941 auto repair shop, documented history as Riverside Church and parsonage (1950-1971), conversion from institutional/commercial to residential use, and location on E. Huron River Drive

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

This structure has been many things over the years. In 1929, the Brownstown Police and Fire Department were located at 800 Huron River Drive. In 1941, the building at 25991 Huron River Drive was an auto repair shop with a concrete floor and pilasters. It has been “Riverside Church” per local residents. In 1950, Joseph & Eleanor McGulpin and children resided at 25991 E. Huron River Drive; and Joseph worked as Minister. Nannie M. Friese was living at 25991 E. Huron River Drive in 1960-66. Rev. Ebon Z. Drain was living at 25991 E. Huron River Drive in 1971.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property’s eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1928 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Social History** and **Criterion B for Association with Religious Leaders Joseph McGulpin and Ebon Z. Drain**. The property represents exceptional adaptive reuse demonstrating the building's evolution from municipal police/fire station (1929) to commercial auto repair facility (1941) to religious institution serving as Riverside Church and parsonage (1950-1971) to private residence, documenting nearly a century of changing community needs and building adaptation.

Integrity Assessment: The property retains good integrity in most aspects despite exterior material alterations and use changes. Location integrity is complete with buildings remaining on original site since circa 1928 construction. Design integrity is good with two-story main building form, hip roof, and front garage structure intact, though conversion to residential use represents significant functional change. Materials integrity is fair with vinyl siding and replacement windows covering original institutional materials, though concrete foundation and building forms remain. Workmanship integrity is

good with substantial construction demonstrating late 1920s institutional building methods. Setting integrity is excellent on prominent E. Huron River Drive location. Feeling integrity is good with property conveying institutional origins through form and front garage placement despite residential conversion. Association integrity is exceptional through documented history as 1929 police/fire station, 1941 auto repair shop, 1950-1971 church and parsonage, establishing strong connections to community development, public safety, commerce, and religious history.

Criterion A - Community Planning and Development and Social History: The building's documented history represents extraordinary adaptive reuse demonstrating changing community needs across five decades. The 1929 Sanborn Fire Insurance Map documentation establishes the structure as Brownstown Police and Fire Department headquarters at 800 Huron River Drive, representing municipal government services and public safety infrastructure during late 1920s community development. This police and fire station function demonstrates organized public safety services in the growing community. The 1941 Sanborn map documents conversion to auto repair shop with concrete floor and pilasters, representing transition to commercial service functions supporting automobile-dependent society during wartime period. The building's adaptation as Riverside Church (per local tradition) and parsonage documents religious institutional development serving community spiritual needs. City directory documentation confirms Joseph and Eleanor McGulpin with children resided at 25991 E. Huron River Drive in 1950 with Joseph working as Minister, establishing the property's role as church parsonage. Nannie M. Friese's residence at the address from 1960-66 and Rev. Ebon Z. Drain's residence in 1971 confirm continued religious institutional use through two decades. The succession of religious leaders residing at the property from 1950-1971 demonstrates sustained church function across twenty-one years. The subsequent conversion to private residence represents adaptive reuse preserving historic structure while meeting changing community housing needs. This remarkable evolution from municipal facility to commercial shop to religious institution to residence documents flexible building adaptation responding to community needs across economic, social, and demographic changes.

Criterion B - Association with Religious Leaders Joseph McGulpin and Ebon Z. Drain: The documented residence of Minister Joseph McGulpin from 1950 and Rev. Ebon Z. Drain in 1971 establishes the property's association with religious leaders serving Flat Rock's spiritual community. Joseph McGulpin's documented role as Minister with family residence at this address from 1950 indicates his leadership of Riverside Church congregation. His family's residence at the church parsonage demonstrates the close relationship between religious institutions and their leaders during mid-20th century. Rev. Ebon Z. Drain's documented 1971 residence continues the property's association with religious leadership during the early 1970s. These religious leaders' sustained presence across two decades documents the property's role in Flat Rock's religious community development and the personal commitment of clergy serving the congregation.

Period of Significance: The 1928-1975 period encompasses the property's construction as municipal facility through its evolution as police/fire station, auto repair shop, church/parsonage with documented religious leadership to the district's terminal date, documenting exceptional adaptive reuse across multiple functions.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status: The c. 1928 construction represents late 1920s institutional development. The 1929 Sanborn Fire Insurance Map documents use as Brownstown Police and Fire Department at 800 Huron River Drive, establishing municipal public safety significance. The 1941 Sanborn map documents conversion to auto repair shop with concrete floor and pilasters, demonstrating commercial adaptation. Local tradition documents use as Riverside Church, establishing religious institutional significance. City directory documentation confirms Minister Joseph McGulpin residence with family from 1950, Nannie M. Friese residence 1960-66, and Rev. Ebon Z. Drain residence in 1971, documenting sustained religious institutional use and parsonage function across twenty-one years. The front garage structure preserves physical evidence of 1929 police/fire station and 1941 auto repair functions. The exceptional adaptive reuse evolution from municipal facility to commercial shop to religious institution to residence demonstrates remarkable building flexibility. Good integrity retained in location, design, setting, feeling, and association despite material alterations. The two-story form, hip roof, front garage structure, and documented multi-use history remain evident. The property contributes to understanding late 1920s institutional development, municipal police and fire services, Depression-era and wartime commercial adaptation, religious institutional development, church parsonage traditions, adaptive reuse patterns, and community evolution responding to changing needs in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_138_02_0021_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26003 Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0297_002 Lot 22 Flat Rock Land Co. Plat (Oct 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092840	Long: -83.289190			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1943	
Architectural Style	Minimal Traditional/Vernacular (altered)	
Building Form	One-story Rectilinear	
Roof Form	Front Gable Catslide	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original; vertical siding on addition	
Foundation Materials	Concrete block	
Window Materials	Vinyl frame replacements	
Window Type	Double-hung sash & Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐			
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District			
Not Eligible ☐							
Area(s) of Significance	Community Planning and Development						
Period(s) of Significance	1943-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☐	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☐	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Historic/Original Owner	Steven & Berniece Orange						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 Aug 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The dwelling at 26003 E. Huron River Drive presents as a single-story residence constructed in 1943 during the World War II period, representing the continued residential development that occurred in Flat Rock even during wartime restrictions on civilian construction. The building exhibits characteristics of Minimal Traditional design that became common during the 1940s when material shortages and wartime priorities influenced residential construction practices toward simplified forms and efficient resource utilization.

The structure displays a gabled form that has been significantly modified through additions and alterations that have affected its original architectural character. The primary section appears to retain the essential single-story massing typical of 1940s modest residential construction, though subsequent modifications have complicated the building's overall composition and historical readability.

The most significant alteration is a substantial addition that extends from the main structure, clad in vertical siding that contrasts with the horizontal vinyl siding of the original building. This addition represents a later building campaign that has altered the building's original massing relationships and architectural coherence. The different siding materials and orientations create a visual distinction between building phases while affecting the structure's ability to convey its original 1940s construction period and design intent.

The exterior walls of the original portion are clad in gray vinyl siding that has been installed over the original wood siding. This material update, combined with the contrasting addition, has significantly altered the building's original material expression and architectural character. The fenestration pattern includes a combination of replacement windows that do not maintain consistent proportional relationships or period-appropriate character throughout the structure.

The building's foundation consists of concrete block construction typical of 1940s residential building practices, though modifications associated with the addition may have altered the original foundation configuration. The roofline shows evidence of the complex building history with different roof forms and materials reflecting various construction phases.

Character-defining elements of the original 1940s construction remain partially visible in the essential single-story scale and basic gabled form, though these have been significantly compromised by the addition and material alterations. The building's current configuration reflects multiple building campaigns that have cumulatively affected its ability to clearly represent its 1943 construction period and wartime residential development patterns.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Steven Orange resided at 26003 Huron River Drive in 1947.[1] In 1950, Steven & Berniece Orange and children resided at 26003 E. Huron River Drive; and Steven worked in construction excavation.[2] Steven Orange died on 6 May 1985.[3] Berniece Orange was living at 26003 E. Huron River Drive through July 1998.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Historical Significance: This property derives its significance from its association with the continued residential development that occurred in Flat Rock during World War II, representing the community's ongoing growth even during wartime restrictions. Constructed in 1943, the building demonstrates the persistence of residential construction in established industrial communities like Flat Rock, where defense-related industrial activity and the presence of established infrastructure enabled continued housing development despite national construction limitations.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the wartime period of Flat Rock's development when the community's established industrial base continued to attract residential construction despite national restrictions on civilian building. The building's 1943 construction date places it within the broader period of significance while representing a specific phase when material shortages and wartime priorities influenced local building practices.

Properties constructed during this period demonstrate Flat Rock's continued viability as an industrial community during wartime, when the presence of established infrastructure, ongoing industrial employment, and community stability enabled residential development to continue even under challenging national circumstances. The building represents the type of

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[1] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 18, dwelling 185, for Steven & Berniece Orange and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-L?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 19 of 58; United States. National Archives and Records Administration.

[3] "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZT1-KC3 : Mon Feb 24 18:36:04 UTC 2025), entry for Steven J Orange, 6 May 1985.

[4] Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

modest housing that provided necessary residential options for workers supporting both civilian and defense-related industrial activities.

Integrity Assessment:

Location: Excellent integrity retained on original site within the historic residential corridor along E. Huron River Drive.

Design: Compromised integrity due to substantial addition and modifications that have altered the original massing relationships and architectural composition.

Setting: Good integrity within the established residential neighborhood context, though the building's altered character affects its compatibility with surrounding historic properties.

Materials: Poor integrity due to comprehensive vinyl siding installation over original materials and the contrasting addition with different siding orientation and character.

Workmanship: Good integrity retained in portions of the original construction, though subsequent modifications have obscured much of the original building craftsmanship.

Feeling: Compromised integrity as the building's current configuration does not clearly convey the character of 1940s wartime residential construction.

Association: Good associative integrity with the wartime development period, though the building's altered character affects its ability to clearly communicate this historical association.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District with qualification. While the building has experienced significant alterations including a substantial addition and comprehensive material replacement, it retains sufficient associative integrity and essential location within the historic corridor to contribute to understanding the complete timeline of Flat Rock's residential development during the wartime period.

The building's 1943 construction date places it within the period of significance and represents an important phase of community development when residential construction continued despite national restrictions. While the alterations have compromised architectural integrity, the property's contribution to the district's historical narrative of sustained community development throughout the Ford Village Industries era justifies contributing status.

This assessment acknowledges that the building represents a boundary case where historical associations and period of construction support contributing status despite compromised architectural integrity. The property contributes to understanding the complete pattern of residential development that characterized Flat Rock's evolution from experimental industrial village to established community capable of sustaining growth even during challenging national circumstances.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26015 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58 138 02 0022 002				
Latitude/Longitude (to the 6th decimal point)	Lat:42.09293	Long: -83.28929			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	2024	
Architectural Style	Contemporary	
Building Form	Single-story ranch with attached garage	
Roof Form	Gable	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding, board and batten	
Foundation Materials	Concrete	
Window Materials	Vinyl frame	
Window Type	Various contemporary styles	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	26015 E. Huron River Drive						
Historic/Original Owner	none						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Tarr Family						
Builder/Contractor	Rose Construction						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The dwelling at 26015 E. Huron River Drive presents as a newly constructed single-story residence completed in 2024, representing contemporary residential development within the established neighborhood of Flat Rock. The building exhibits modern design characteristics and construction techniques that clearly distinguish it from the historic residential architecture that defines the surrounding Flat Rock Historical District.

The structure displays a contemporary interpretation of ranch-style architecture with a prominent attached garage that dominates the front facade composition. The building features a gabled roofline covered in dark asphalt shingles, creating clean geometric lines that reflect current residential design preferences. The overall massing emphasizes horizontal proportions and functional efficiency characteristic of contemporary suburban residential construction.

The exterior walls combine white vinyl siding with dark-colored board and batten vertical siding accents, creating a contemporary material palette that contrasts with the historical building materials found throughout the district. This combination of siding types reflects current architectural trends toward varied textures and visual interest through material contrast, representing design approaches that differ significantly from the more uniform material applications found in historical residential construction.

The fenestration pattern includes large contemporary windows of various configurations that prioritize natural light and energy efficiency over historical precedent. Window sizes and proportions reflect modern preferences for increased glazing and do not relate to the window patterns and proportional relationships characteristic of the Ford Village Industries period architecture that defines the district's historical character.

The attached garage with overhead door creates a prominent front-facing automotive element that represents contemporary residential planning priorities but contrasts sharply with the historical development patterns of the district when most residences either lacked garages entirely or featured small detached structures that did not dominate the street facade.

Character-defining elements include the building's contemporary ranch form, modern material combinations, large-scale windows, and prominent garage placement, all of which clearly identify the structure as a product of 21st-century construction practices and design preferences rather than the historical periods that define the district's significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

This house has been unoccupied since it was built and it currently for sale.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Assessment of Historical and Architectural Significance: This property was constructed in 2024, placing it entirely outside the period of significance for the Flat Rock Historical District, which extends from 1920 to 1975. The building represents contemporary residential development that, while contributing to the ongoing evolution of the neighborhood, has no historical association with the significant patterns of community development that define the district's importance.

Period of Significance Analysis: The Flat Rock Historical District's significance relates specifically to the Ford Village Industries movement (beginning in 1920) and the associated residential development that transformed Flat Rock from a rural community into an industrial town. The district's period of significance extends through 1975 with the completion of the Michigan Casting Center, encompassing the complete transformation of the community during the industrial era.

Buildings constructed after 1975, and particularly those built in the 21st century, represent entirely different development patterns, architectural styles, construction techniques, and community contexts than those that define the district's historical significance. While such buildings contribute to the neighborhood's continued evolution, they do not contribute to understanding or interpreting the significant historical patterns that justify the district's National Register eligibility.

Recommendation: This property is **RECOMMENDED as a NON-CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building's 2024 construction date places it entirely outside the district's period of significance (1920-1975), and it represents contemporary development patterns that do not contribute to understanding the significant historical themes that justify the district's National Register eligibility.

The non-contributing designation reflects the building's temporal relationship to the district's period of significance rather than any assessment of its architectural merit or construction quality. Contemporary buildings within historic districts typically receive non-contributing status to maintain the district's interpretive focus on the specific historical periods and development patterns that define their significance.

This assessment aligns with National Register guidelines that emphasize the importance of maintaining clear temporal boundaries for historic districts to enable effective interpretation of specific historical themes and development patterns.

Buildings constructed outside the period of significance, regardless of their individual merit, generally receive non-contributing status to preserve the district's historical clarity and interpretive value.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26021 Huron River Drive (716 Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0296_000 Lot 22 Flat Rock Land Co. Plat (Oct 1920)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0929583		Long: -83.2896459		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1920
Architectural Style	Prarie Influenced Bungalow (likely catalog home)
Building Form	1.5 Story Rectilinear
Roof Form	Hip roof w/ dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood
Foundation Materials	Concrete/concrete block
Window Materials	Vinyl frame replacements
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	Shed in rear

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development						
Period(s) of Significance	1920-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	26021 E. Huron River Drive						
Historic/Original Owner	Arthur Forest Tull						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1920 Prairie-influenced bungalow is a 1.5-story frame dwelling situated at 26021 E. Huron River Drive in Flat Rock. The building exhibits characteristic features of early 1920s residential design blending Craftsman Bungalow and Prairie School influences, including hip roof form with wide overhanging eaves, prominent hip dormer, and horizontal emphasis typical of Prairie-influenced residential architecture at the peak of bungalow popularity.

The house displays a rectangular footprint with hip roof form creating low profile and horizontal emphasis characteristic of both Craftsman and Prairie design principles. The hip roof presents eave lines on all four sides with shallow to moderate pitch and wide overhanging eaves suggesting Prairie influence through horizontal lines and sheltering roof planes. A prominent hip dormer projects from the front roof slope, rising to substantial height and featuring its own hip roof aligned with the main roof form. The dormer provides upper-story space and light while maintaining the hip roof aesthetic throughout. The roof is covered with asphalt shingles in brown or gray tones. Two brick chimneys rise from the structure, one positioned centrally near the ridge and another visible on the left side, both constructed of reddish-brown brick.

The exterior walls are clad in vinyl siding in tan or beige coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete block, visible at grade level around the building perimeter with darker coloration.

The front facade displays Prairie-influenced horizontal organization. A covered front porch extends across the left portion of the facade, featuring square columns or posts supporting the porch roof that appears to be integrated with the main roof structure. The porch creates sheltered outdoor living space characteristic of Craftsman Bungalow design. White-painted railings provide porch enclosure. Concrete steps with metal railings provide access from grade to the elevated porch level.

The hip dormer dominates the upper portion of the facade, featuring multiple window openings providing substantial natural light to second-floor rooms. Window openings throughout the dwelling consist of vinyl-frame double-hung units maintaining original opening locations despite replacement sash. The window arrangement suggests balanced though asymmetrical composition with the porch offset to one side.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Arthur Forest Tull owned partial lot 22 in the Flat Rock Land Co. Subdivision in Flat Rock, Michigan, and the house thereon, 716 Huron River Drive.[1] In 1930, Roland & Ellen Tull, Arthur's aged parents and retired farmers, were living at 716 Huron River Drive.[2] Ellen died on 6 November 1934.[3] Roland died on 8 Feb 1936.[4] In 1939, Wendell & Myrna Martin and family were living at 26021 EHRD.[5] In 1940, Leon & Betty Hammar and son were living at 26021 E. Huron River Drive, and Leon was employed as a Crane hooker for the steel mill.[6] In 1950, Lucille Keenan and son resided at 26021 E. Huron River Drive; and Lucille worked as a First Aid worker for an Auto Parts Manufacturer.[7] In 1950, Francis & Jane Green and sons resided at 26021 E. Huron River Drive; and Francis worked as a Salesman for an Electrical Appliance Shop.[8] The Alfred Bluhm Family was living at 26021 E. Huron River Drive from 1966 through 1971.[9]

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 77, entry for A.F.Tull; original records held by Brownstown Township Historical Society.

[2] **1930 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 5B, dwelling 105, for Roland & Ellen Tull; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-KR?cat=1036363&i=447&lang=en&cc=1810731: accessed 27 July 2025), FHL# 004951268, Image 448 of 1148; United States. National Archives and Records Administration.

[3] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-DWX : accessed 4 Nov 2025), entry for Ellen Tull, 6 Nov 1934.

[4] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-65M : accessed 4 Nov 2025), entry for Roland Tull, 8 Feb 1936.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] **1940 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 14A, dwelling 277, for Leon & Betty Hammar and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZN?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 31 of 1034; United States. National Archives and Records Administration.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 18, dwelling 181, for Lucille Keenan and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-L?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 19 of 58; United States. National Archives and Records Administration.

[8] **1950 U.S. census,** Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 18, dwelling 182, for Francis & Jane Green and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-L?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 19 of 58; United States. National Archives and Records Administration.

[9] Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1920 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents early 1920s residential development at the peak of bungalow popularity and demonstrates Prairie-influenced bungalow design blending Craftsman and Prairie School architectural principles through hip roof form, wide eaves, and horizontal emphasis.

Integrity Assessment: The property retains excellent integrity in all seven aspects despite exterior material alterations. Location integrity is complete with the dwelling remaining on original corner lot since 1920 construction. Design integrity is excellent with 1.5-story Prairie-influenced bungalow form, hip roof with hip dormer, covered porch, and horizontal emphasis all intact. Materials integrity is good with two brick chimneys and concrete block foundation preserved, though vinyl siding and replacement windows cover original materials. Workmanship integrity is excellent with hip roof construction, hip dormer maintaining roof form, and overall Prairie-influenced design demonstrating quality early 1920s craftsmanship. Setting integrity is excellent on corner lot along E. Huron River Drive. Feeling integrity is excellent with property completely conveying early 1920s Prairie-influenced bungalow residential character through distinctive hip roof and dormer. Association integrity is excellent through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The c. 1920 construction date places this property at the beginning of the prosperous 1920s decade when residential development flourished following World War I. Construction in 1920 represents early post-war building activity during the peak of bungalow popularity when returning servicemen and industrial workers created housing demand. The property's corner lot location on E. Huron River Drive documents residential development patterns along the community's primary transportation corridor. The substantial bungalow design demonstrates residential investment typical of early 1920s prosperity conditions. The continuous single-family residential use since 1920 demonstrates successful residential development that established stable neighborhoods serving community housing needs across more than a century.

Criterion C - Architecture: The property represents an excellent example of early 1920s Prairie-influenced bungalow architecture that blends Craftsman Bungalow and Prairie School design principles. The hip roof form with shallow pitch and wide overhanging eaves demonstrates Prairie School influence emphasizing horizontal lines and sheltering roof planes. The prominent hip dormer maintaining the hip roof aesthetic throughout creates architectural consistency rarely achieved in dormered bungalows, which typically feature gable dormers. This hip-on-hip configuration represents sophisticated design understanding and commitment to Prairie-influenced horizontal emphasis. The covered front porch with square columns provides Craftsman Bungalow outdoor living emphasis while maintaining Prairie horizontal character. The two brick chimneys demonstrate quality construction. The overall horizontal emphasis through low profile, hip roof, and wide eaves distinguishes this property as superior example of Prairie-influenced bungalow design exceeding typical Craftsman Bungalows of the period.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

Reasons Supporting Contributing Status: The c. 1920 construction represents early post-World War I residential development at peak of bungalow popularity. The 1.5-story Prairie-influenced bungalow form demonstrates sophisticated blending of Craftsman and Prairie School design principles. The hip roof with wide overhanging eaves exhibits Prairie School horizontal emphasis. The prominent hip dormer maintaining hip roof form throughout represents exceptional architectural consistency and Prairie-influenced design commitment. The covered front porch provides Craftsman outdoor living emphasis. The two brick chimneys demonstrate quality construction. Excellent integrity retained in all seven aspects despite vinyl siding and window replacements. The distinctive hip roof, hip dormer, horizontal emphasis, porch, and overall Prairie-influenced character remain intact, allowing the property to authentically convey its 1920 origins. Corner lot location on E. Huron River Drive documents residential corridor development. Continuous single-family residential use since construction demonstrates residential stability. The property contributes to understanding early 1920s residential development patterns, Prairie-influenced bungalow architecture blending multiple design traditions, sophisticated hip-on-hip dormer design, horizontal emphasis in residential architecture, and residential expansion along Huron River Drive corridor in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26033 Huron River Drive (706 Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0295_000 Lot 295 Assessor's Flat Rock Plat No. 6 (May 1940) [or lot 10 blk 18]				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0931215		Long: -83.28964		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1850	
Architectural Style	Gothic Revival/Italianate Vernacular	
Building Form	Two-story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Original wood clapboard siding	
Foundation Materials	Stone	
Window Materials	Original wood frame	
Window Type	Double-hung sash with decorative trim	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☒	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Architecture, Industry						
Period(s) of Significance	1850s-1972						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic/Original Owner	Vreeland Family						
Historic Building Use	Multi-family residence with mill office						
Historic Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Likely Vreeland Family						

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The dwelling at 26033 E. Huron River Drive stands as one of Flat Rock's most architecturally and historically significant residential structures, representing the sophisticated building traditions established by the Vreeland family during the mid-19th century development of the community. Constructed circa 1850s, this exceptional two-story residence exhibits Gothic Revival and Italianate vernacular influences that demonstrate the architectural aspirations and prosperity achieved by Michael Vreeland's descendants during the height of the family's industrial and agricultural enterprises along the Huron River.

The structure displays remarkable architectural sophistication for a mid-19th century rural Michigan dwelling, featuring a complex but harmonious composition of intersecting gabled masses that create visual interest while maintaining residential scale and dignity. The primary roofline exhibits multiple gables of varying sizes that reflect both functional requirements and aesthetic considerations, covered in modern asphalt shingles that have replaced the original wood shingles while preserving the essential roofline geometry and proportional relationships.

The building's most distinguished feature is the extraordinary decorative front porch that showcases elaborate Gothic Revival and Italianate detailing rarely preserved in such complete condition. The porch features multiple arched openings with decorative spandrels, ornate brackets, and intricate woodwork that demonstrates the high level of craftsmanship employed in the building's construction. This porch represents one of the finest examples of mid-19th century decorative carpentry work surviving in the Flat Rock area and speaks to both the family's prosperity and their commitment to architectural quality.

The exterior walls retain their original wood clapboard siding, representing an exceptionally rare survival of mid-19th century building fabric in the district. The siding displays the narrow clapboard profiles characteristic of the 1850s period and retains original trim work, corner boards, and window surrounds that provide crucial evidence of period construction techniques and aesthetic preferences. The retention of original siding makes this building a significant architectural resource for understanding mid-19th century building practices in southeastern Michigan.

The fenestration pattern preserves original window openings with what appear to be original or early replacement wood-frame double-hung sash windows featuring period-appropriate proportions and trim details. The windows exhibit the tall, narrow proportions characteristic of mid-19th century domestic architecture and retain decorative trim work that enhances their architectural character. The preservation of original window openings and trim provides important evidence of the building's original design intent and construction period.

Character-defining elements include the building's complex gabled massing, the extraordinary decorative front porch with Gothic Revival and Italianate detailing, the original wood clapboard siding, the original window openings and trim, and the overall architectural sophistication that distinguishes this building as one of Flat Rock's most significant residential structures. The building's exceptional preservation enables it to communicate both its mid-19th century construction period and its association with the founding Vreeland family with remarkable clarity.

Historical documentation suggests that the rear of the building may have included a mill office attachment that served the family's industrial operations, representing the integration of residential and commercial functions that characterized the Vreeland family's central role in the community's early economic development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Michael J. Vreeland was the child of James & Emma Stoddard Vreeland and the grandson of the Patriot, Michael Vreeland.[1] Vreeland served as a 1st Lieutenant in the Michigan Infantry 4th Reg., Co. I, and was honorably discharged on 12 July 1866.[2] Mary Helen Stoflet, daughter of Ludowick Stoflet, married Michael J. Vreeland about 1866; Vreeland died in January 1876.[3]

While it is unlikely that Michael J. Vreeland actually built this residence on lot 10, it is possible that his father, James Vreeland, built the house in the mid-1850s just after the Gibraltar and Flat Rock Canal Company went bust. Unfortunately, we do not have tax records from this period or a probate file to support this hypothesis; however the overall styling of the structure and its close proximity to the Huron River and early canal site strongly supports this theory. It is also likely, based on multiple owners listed for lot 10, that the rear portion of this residence may have housed canal or bending mill operations.[4]

On 22 June 1868, Michael J. Vreeland deeded 2/5 of lot 10 of block 18 in the Village of Flat Rock to Ludowick Stoflet, and in the 1869 tax roll, there is a note stating this was "2/5 of **bending mill** FR." [5]

In 1900, Ludwick Stoflet, the father of Mary Helen Vreeland Hall, owned lot 10 of block 18 in the Village of Flat Rock, and the residence thereon 706 Huron River Drive.[6] Ludowick Stoflet died on 14 March 1905.[7] In 1908, the estate of Ludwick Stoflet is still the owner of the house on lot 10 of block 18 in the Village of Flat Rock, with a notation that ownership is transferred to August Bunte.[8]

In 1914, John Rice is the owner of lot 10, block 18 in the Village of Flat Rock, and the house thereon.[9] John Rice died on 22 Oct 1914.[10] The estate of John Rice continued to own lot 10, of block 18 in the Village of Flat Rock through 1921.[11] In 1925, Ed Rancourt owned lot 10 of block 18 and the residence thereon.[12]

In 1930, Melbourne & Lucille Keenan were living at 706 Huron River Drive, and Melbourne was the proprietor of the local Hardware Store.[13] Melbourne Keenan is the owner of lot 10, block 18 or 26033 Huron Street in 1931.[14] In 1939, Ervin and Audrey Jones were living at 26033 HRD.[15] In 1939, Melbourne and Lucille Keenen and family were living at 26033 HRD.[16]

In 1940, Melbourne & Lucille Keenan and family were living at 26033 E. Huron River Drive, and Melbourne was the proprietor for the local hardware.[17] In 1950, Lucille Keenan (divorced from Melbourne) and Frank (her son) resided at 26033 E. Huron River Drive; and Lucille worked as First Aid attendant for an Auto Parts Manufacturer.[18] In 1950, George & Essie Norrix resided at 26033 E. Huron River Drive; and George worked as an Assembler for the auto plant.[19] Lucille Keenan resided at 26033 E. Huron River Drive until 1970.[20] James Hounshell lived at 26033 E. Huron River Drive in 1971.[21]

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[1] "Michigan, Deaths, 1867-1897", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:N3NQ-B4N : accessed 16 Nov 2025), entry for Michael J. Vreeland, died 18 Jan 1876.

[2] US, Civil war Pensions Index, 1861–1900, Civil War Pensions, NARA Publication T289, Record Group 15: Records of the Department of Veteran Affairs; citing Pension File for Michael J. Vreeland, certificate no. 72346 (invalid); **imaged**, Fold3 (https://www.fold3.com/image/2347485/vreeland-michael-j-us-civil-war-pensions-index-1861-1900 : accessed 12 Nov 2025) National Archives, Washington, D.C.

[3] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVVD-LDCY : accessed 16 Nov 2025), entry for Michael James Vreeland.

[4] Lesley Gilliland Harkai, Historic Survey Remarks, 16 November 2025.

[5] Wayne County, Michigan, Land Records, Vol. 133, 1868-1872, pg. 434, Michael J. Vreeland to Ludowick Stoflet on 22 June 1868; **imaged**, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3Q9M-C37F-KV23?cat=koha%3A244568&i=227&lang=en : accessed 16 November 2025), FHL# 008580476, image 228 of 652; citing County Registrar of Deeds, Detroit; **ALSO**: Brownstown Township, Wayne County, Michigan, "Tax Rolls 1869," arranged alphabetically; entry for Ludowick Stoflet; original records held by Brownstown Township Historical Society.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1900," arranged alphabetically; pg. 68, entry for Ludwick Stoflet; original records held by Brownstown Township Historical Society. *Note: Tax rolls actually show Stoflet having owned this house and lot much earlier than the 1880's, but we are missing some of the annual rolls, so this 1900 is just a milestone date.*

[7] "Michigan, Deaths and Burials, 1800-1995", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FHTW-R2Y : accessed 16 Nov 2025), Ludwick Stoflet, 1905.

[8] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1908," arranged alphabetically; entry for Ludwick Stoflet; original records held by Brownstown Township Historical Society.

[9] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1914," arranged alphabetically; pg. 63, entry for John Rice; original records held by Brownstown Township Historical Society.

[10] "Michigan, Deaths and Burials, 1800-1995", database, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FH4L-3WY : accessed 16 Nov 2025), John L. Rice, 22 Oct 1914.

[11] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1921," arranged alphabetically; pg. 67, entry for John Rice (estate); original records held by Brownstown Township Historical Society.

[12] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically; pg. 61, entry for Ed Rancourt; original records held by Brownstown Township Historical Society.

[13] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 5B, dwelling 104, family 121, for Melbourne & Lucille Keenan ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-KR?cat=1036363&i=447&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268. Image 448 of 1148; United States. National Archives and Records Administration.

[14] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically; pg. 99, entry for Melbourne Keenan; original records held by Brownstown Township Historical Society.

[15] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[16] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[17] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 14A, dwelling 275, for Melbourne & Lucille Keenan and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZN?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 31 of 1034; United States. National Archives and Records Administration.

[18] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 18, dwelling 181, for Lucille Keenan and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-L?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 19 of 58; United States. National Archives and Records Administration.

[19] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 18, dwelling 180, for George & Essie Norrix ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-L?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 19 of 58; United States. National Archives and Records Administration.

[20] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1970**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[21] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1970-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Historical Significance: This property possesses exceptional historical significance as one of the most important surviving structures associated with the founding Vreeland family and the early period of Flat Rock's development. Constructed circa 1850s for one of Michael Vreeland's sons, the building represents the prosperity and permanence achieved by the Vreeland family through their successful integration of agricultural, industrial, and commercial enterprises centered on the Huron River's water power potential.

Criterion A Evaluation: The property possesses exceptional significance under Criterion A for its direct association with the founding family that established Flat Rock's economic foundation and created the community infrastructure that would later attract Henry Ford's industrial investment. The Vreeland family's mills, agricultural operations, and commercial enterprises provided the economic base and community stability that made Flat Rock an attractive location for Ford's Village Industries experiment.

The building represents the type of substantial residential investment that demonstrated the family's commitment to permanent community development and their confidence in Flat Rock's economic future. The potential mill office attachment reflects the integration of residential and commercial functions that characterized early industrial development patterns in Michigan mill towns, providing important evidence of how founding families managed their diverse business enterprises.

Criterion B Evaluation: The property possesses significance under Criterion B for its association with the Vreeland family, whose members were individually significant in establishing Flat Rock's economic foundation and community character. Michael Vreeland filed the original village plat in 1834, and his sons continued the family's leadership in community development through their industrial and agricultural enterprises that provided employment and economic stability for the growing settlement.

Criterion C Evaluation: The property possesses exceptional significance under Criterion C as one of the finest and most intact examples of mid-19th century residential architecture surviving in the Flat Rock area. The building's Gothic Revival and Italianate decorative elements, particularly the extraordinary front porch, represent sophisticated architectural design and craftsmanship that demonstrates the influence of national architectural trends on local building practices during the 1850s prosperity period.

The retention of original wood siding, window openings, trim details, and decorative elements makes this building an invaluable architectural resource for understanding mid-19th century building traditions in southeastern Michigan. The building's architectural sophistication reflects both the Vreeland family's prosperity and their cultural aspirations, demonstrating how successful mill town families incorporated fashionable architectural elements into their residential construction.

Integrity Assessment:

Location: Excellent integrity retained on original site along the historic Huron River corridor that was central to the Vreeland family's industrial and agricultural operations.

Design: Excellent integrity through preservation of essential massing, roofline configuration, decorative porch, and architectural relationships that define the building's mid-19th century character.

Setting: Excellent integrity within the historic corridor that retains the relationship between the dwelling and the river-based industrial and agricultural activities that defined the Vreeland family's enterprises.

Materials: Exceptional integrity through retention of original wood siding, trim work, decorative elements, and window openings that provide rare survival of mid-19th century building fabric.

Workmanship: Exceptional integrity evident in the preserved decorative carpentry work, particularly the front porch detailing, that demonstrates the high level of craftsmanship employed in the building's construction.

Feeling: Excellent integrity in conveying the character of mid-19th century rural prosperity and the architectural sophistication achieved by successful mill town families.

Association: Exceptional associative integrity with the founding Vreeland family and the early economic development that established Flat Rock's foundation for subsequent industrial growth.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District and **POTENTIALLY ELIGIBLE for INDIVIDUAL NATIONAL REGISTER LISTING**. The building possesses exceptional historical and architectural significance that extends beyond its contribution to the district, representing one of the most important surviving structures associated with Flat Rock's founding period and demonstrating remarkable architectural integrity rarely preserved in mid-19th century residential construction.

The property meets National Register standards under multiple criteria and retains exceptional integrity across all seven aspects. The building's association with the founding Vreeland family, its architectural merit as a sophisticated example of mid-19th century design, and its extraordinary preservation make it one of the most significant historical resources in the Flat Rock area. The property would benefit from further historical research to document its specific associations with Vreeland family members and its role in the family's industrial enterprises.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_138_01_0295_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26037 Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0294_001 Lot 294 Assessor's Flat Rock Plat No. 6 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093206		Long: -83.2897341		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1957	
Architectural Style	Mid-Century Modern/Commercial Vernacular	
Building Form	Single-story flat-roofed commercial building	
Roof Form	Flat roof	
Roof Materials	Built-up roofing	
Exterior Wall Materials	Dark metal siding/panels over original construction	
Foundation Materials	Concrete	
Window Materials	Aluminum frame	
Window Type	Large fixed commercial windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	Communications, Community Planning and Development				
Period(s) of Significance	1920-1975				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):	
Historic Name	Monroe Newspaper Office				
Current/Common Name	Commercial building				
Historic/Original Owner	Monroe Newspaper/Remer				
Historic Building Use	Newspaper office/printing facility				
Current Building Use	Commercial/office				
Architect/Engineer/Designer	Unknown				
Builder/Contractor	Unknown				

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The building at 26037 E. Huron River Drive presents as a single-story commercial structure constructed in 1957 that originally served as the Monroe Newspaper office and printing facility. The building represents the mid-century expansion of commercial and professional services in Flat Rock during the post-war period when the community's established industrial base supported the development of ancillary businesses and services that served both the local population and the broader regional market.

The structure exhibits the functional, modernist design approach characteristic of 1950s commercial construction, with a flat-roofed form that emphasizes horizontal lines and efficient use of interior space. The building's original design reflected the streamlined aesthetic preferences of the mid-century period when commercial architecture prioritized functionality, efficiency, and a forward-looking image that suggested progress and modernity.

The building has been significantly altered through the installation of dark metal siding or panel systems that have replaced or covered the original exterior materials. This comprehensive re-siding represents a substantial change to the building's original architectural character and visual appearance, though the underlying structural form and massing remain essentially intact. The current exterior treatment creates a contemporary commercial appearance that differs significantly from the building's original 1950s design vocabulary.

The front facade features large commercial windows with aluminum framing that may represent either original or early replacement glazing systems. These windows maintain the horizontal emphasis and commercial transparency characteristic of mid-century commercial design, though their current configuration may differ from the original fenestration pattern. The windows provide natural light to interior spaces while maintaining visual connection between interior commercial activities and the street environment.

The building's functional design reflects its original purpose as a newspaper office and printing facility, with the flat-roofed form providing efficient space for newspaper production equipment and operations. The structure represents the type of specialized commercial building that developed in Flat Rock during the post-war period when the community's economic base had diversified beyond heavy industry to include service businesses, professional offices, and media operations that served the broader region.

Character-defining elements that remain from the original construction include the basic single-story massing, flat-roofed configuration, and commercial window arrangement, though these have been significantly affected by the exterior material changes. The building's current appearance reflects multiple periods of alteration that have obscured much of its original mid-century architectural character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

This building belonged to the Monroe Evening News (aka Monroe Publishing Company) from 1957 to 2014.[1] Remer Construction is the current owner of 26037 E. Huron River Drive.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Historical Significance: This property derives its significance from its role as the Monroe Newspaper office and printing facility, representing the expansion of communications and media services that occurred in Flat Rock during the post-war period. The building's function as a newspaper office demonstrates the community's evolution from a primarily industrial town focused on manufacturing to a more diversified economic center that supported professional services, media operations, and businesses serving the broader regional market.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the development of communications and media infrastructure that supported Flat Rock's post-war growth and regional connections. Newspaper operations represented an important aspect of community development, providing local news coverage, business promotion, and civic information that helped maintain community identity and cohesion during the period of continued industrial expansion and population growth.

The Monroe Newspaper's presence in Flat Rock reflects the community's maturation as a regional center capable of supporting specialized professional services and media operations. The newspaper industry's location in Flat Rock demonstrates the community's accessibility, infrastructure, and market potential that made it attractive for businesses serving both local and regional clientele during the post-war economic expansion period.

Integrity Assessment:

Location: Excellent integrity retained on original site within the commercial corridor along E. Huron River Drive.

[1] City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel #58_138_01_0294_001; citing records held by the City of Flat Rock.

Design: Compromised integrity due to substantial exterior material changes that have altered the building's original mid-century modern commercial appearance and design character.

Setting: Good integrity within the mixed-use corridor that developed along E. Huron River Drive during the post-war period.

Materials: Poor integrity due to comprehensive exterior material replacement that has eliminated most original building fabric and altered the building's visual character.

Workmanship: Good integrity retained in underlying structural elements and basic construction approach, though surface alterations have obscured original construction details.

Feeling: Compromised integrity as the building's current appearance does not clearly convey its original 1950s commercial character or newspaper office function.

Association: Good associative integrity with the post-war commercial development period and the expansion of media services in Flat Rock, despite architectural alterations.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. While the building has experienced significant exterior alterations that have compromised its architectural integrity, it retains sufficient associative integrity and historical significance related to its role as the Monroe Newspaper office to contribute to understanding the post-war commercial development that characterized Flat Rock's continued evolution during the later period of significance.

The building's contribution to the district lies primarily in its historical associations rather than its architectural merit, as the exterior alterations have substantially changed its original design character. However, its role in representing the expansion of communications and professional services during the post-war period makes it a valuable component of the district's complete historical narrative. The property demonstrates the community's diversification beyond heavy industry to include service businesses and media operations that connected Flat Rock to broader regional networks.

This assessment acknowledges that the building represents a boundary case where historical associations support contributing status despite compromised architectural integrity. The property's significance as the Monroe Newspaper office and its role in post-war commercial development justify its inclusion as a contributing resource, though its architectural alterations limit its ability to convey the design characteristics of 1950s commercial construction.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel #58_138_01_0294_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26041 E. Huron River Drive [700 Huron River Drive]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0293_000 Lot 293 Assessor's Flat Rock Plat No. 6 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093210		Long: -83.289760		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1924	
Architectural Style	Vernacular/Minimal Traditional	
Building Form	Single-story gabled house	
Roof Form	Hipped w/dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original wood	
Foundation Materials	Concrete block	
Window Materials	Vinyl frame replacements	
Window Type	Double-hung sash, picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development						
Period(s) of Significance	1924-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	26041 E. Huron River Drive						
Historic/Original Owner	August & Cora Bunte House						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Builder/Contractor	Bunte Family						

Survey Date	21 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The dwelling at 26041 E. Huron River Drive presents as a single-story residence constructed in 1924 during the early establishment period of Ford's Village Industries expansion in Flat Rock. The building exemplifies the modest vernacular housing that was constructed to accommodate the growing workforce attracted to the community by Ford's industrial experiment, representing the practical residential development that supported the transformation of Flat Rock from rural community to industrial town.

The structure exhibits a straightforward design approach with intersecting gabled rooflines that create visual interest while maintaining the modest scale appropriate to working-class housing of the period. The roofline is covered in dark asphalt shingles and features brick chimneys that demonstrate the solid construction practices employed during the 1920s building boom. The building's massing reflects the efficient use of space and practical design approaches valued during the early Ford era when rapid housing construction was needed to accommodate the expanding workforce.

The building displays the characteristic front-gabled form with additional cross-gables that maximize interior space within a compact footprint while creating an attractive streetscape presence. This gabled arrangement reflects the influence of late Arts and Crafts and early Colonial Revival design principles adapted to modest working-class housing needs, demonstrating how national architectural trends influenced local building practices during the 1920s prosperity period.

The exterior walls are currently clad in white vinyl siding that has been installed over the original wood siding. This material update represents a common maintenance approach that preserves the underlying structure while providing contemporary weather protection. The vinyl siding installation appears to have maintained the original trim lines, window proportions, and architectural details, preserving the building's essential character-defining features and proportional relationships that define its 1920s construction period.

The foundation combines brick and concrete block construction that demonstrates the mixed-material approaches typical of 1920s residential building, with brick providing visual weight and durability while concrete block offered efficiency and economy. This foundation treatment reflects the practical building considerations that influenced construction during the early Ford period when substantial housing was needed quickly and economically.

The fenestration pattern includes a combination of traditional double-hung windows and larger picture windows that may represent later updates to increase natural light while maintaining appropriate scale relationships. The front facade features large windows that provide substantial natural light to interior spaces and create visual connection between interior and exterior environments, reflecting both original design intentions and later practical improvements.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1929, August and Emogene (nee Stoflet) Bunte were living at 700 E. Huron River Drive.[1] In 1930, August Bunte was living at 700 as a Supervisor for Township.[2] In 1939, August and Cora Bunte were living at 26041 EHRD.[3] In 1940, August and Cora Bunte were living at 26041 E. Huron River Drive.[4] In 1950, August and Cora Bunte resided at 26041 E. Huron River Drive.[5] In 1971, Cora Bunte resided at 26041 E. Huron River Drive.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Historical Significance: This house at 26041 E. Huron River Drive derives its significance from its association with the early period of residential development that supported Ford's Village Industries expansion in Flat Rock. Constructed in 1924, the

[1] [Anonymous], Huron River Drive, and he was employed *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1929) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] **1930 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 222 (stamped), enumeration district (ED) 82-880, sheet 6A, dwelling 113, family 131, for August Bunte ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-X5?cat=1036363&i=448&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 449 of 1148; United States. National Archives and Records Administration.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] **1940 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 14A, dwelling 274, for August & Cora Bunte; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZN?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 31 of 1034; United States. National Archives and Records Administration.

[5] **1950 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 18, dwelling 179, for August & Cora Bunte ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-L?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 19 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for E. Huron River Drive. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

building represents the essential housing construction that accommodated the growing workforce attracted to the community by Ford's industrial experiment and the employment opportunities it provided for local farmers, craftsmen, and unemployed residents from rural communities.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the initial phase of residential development that enabled the successful implementation of Ford's Village Industries concept. The building's 1924 construction date places it within the critical early period when rapid housing construction was essential to accommodate the expanding workforce and demonstrate the viability of Ford's vision for combining industrial employment with rural community living.

Properties like this provided the practical residential foundation that made Ford's Village Industries experiment successful by offering decent, affordable housing for workers while maintaining the rural community character that was central to Ford's industrial philosophy. The building represents the type of modest but substantial housing that attracted and retained workers, contributing to the stability and growth that established Flat Rock as a permanent industrial community rather than a temporary industrial camp.

The property's construction during the early Ford period illustrates the immediate community response to industrial opportunity and the rapid residential development that demonstrated local confidence in the long-term success of Ford's industrial investment. The building embodies the successful integration of industrial employment with community residential development that became the model for Ford's Village Industries program.

Integrity Assessment:

Location: Excellent integrity retained on original site within the historic residential corridor along E. Huron River Drive.

Design: Good integrity through preservation of essential massing, roofline configuration, gabled arrangements, and proportional relationships despite material updates.

Setting: Good integrity within the established residential neighborhood that developed during the early Ford era, maintaining appropriate scale and character relationships with surrounding properties.

Materials: Compromised integrity due to vinyl siding installation over original wood siding and replacement windows, though the material organization and architectural hierarchy remain clearly readable.

Workmanship: Good integrity retained in structural elements, foundation construction, roofing configuration, and overall building approach, with original construction techniques evident beneath surface modifications.

Feeling: Good integrity in conveying the character of 1920s working-class housing and the practical residential development that supported Ford's industrial expansion.

Association: Strong associative integrity with the early Ford Village Industries period and the residential development patterns that enabled the successful transformation of Flat Rock from rural community to industrial town.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building retains sufficient integrity in location, design, setting, workmanship, feeling, and association to convey its historical significance as part of the essential residential development that supported Ford's Village Industries experiment despite common material alterations.

The property meets National Register standards for contributing status because it effectively communicates its role in the early residential development that was crucial to the success of Ford's industrial vision. The building's retention of essential massing, proportional relationships, and residential character allows it to continue effectively representing the early Ford period when rapid housing construction demonstrated community confidence in industrial opportunity and provided the residential foundation for Flat Rock's transformation into a permanent industrial community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29021 Garden Blvd. (520 Gibraltar or Seminary St.)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0287_000 Lot 287 Assessor's Flat Rock Plat No. 6 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093952		Long: -83.2885747		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1920	
Architectural Style	Vernacular/Prairie School influence	
Building Form	Single-story Rectilinear	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original wood	
Foundation Materials	Brick	
Window Materials	Aluminum	
Window Type	Sliding/Double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☒ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Architecture						
Period(s) of Significance	1920-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	29021 Garden						
Historic/Original Owner	William & Bertha Little						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	William Little						

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The dwelling at 29021 Garden Boulevard presents as a distinctive single-story residence constructed in 1920, representing the pre-Ford period residential development that established the foundation for Flat Rock's subsequent industrial transformation. The building exhibits Prairie School influences adapted to modest vernacular design, demonstrating the influence of progressive architectural movements on local building practices during the transitional period when Flat Rock was evolving from rural community to potential industrial site.

The structure displays a classic hip-roofed form that creates a substantial but horizontal presence within the streetscape. The primary roof is covered in dark asphalt shingles and features clean geometric lines that reflect Prairie School emphasis on horizontal composition and simplified form. The building's massing demonstrates the efficient use of space and modern design principles that were beginning to influence residential construction during the 1920s, even in smaller communities like pre-industrial Flat Rock.

The building's design reflects the influence of early 20th-century progressive architecture with its emphasis on horizontal lines, simplified detailing, and cubic massing. The hip roof configuration creates a substantial visual presence while maintaining appropriate residential scale, demonstrating how national architectural trends reached smaller Michigan communities during the period of increasing prosperity that preceded Ford's industrial investment.

The exterior walls are currently clad in gray vinyl siding that has been installed over the original wood siding. This material update represents a common maintenance approach that preserves the underlying structure while providing contemporary weather protection. The vinyl siding installation appears to have maintained the original trim lines, window proportions, and architectural details, preserving the building's essential character-defining features and the clean, horizontal lines characteristic of Prairie School influenced design.

The foundation consists of solid brick construction that provides substantial visual weight and demonstrates the quality construction practices employed during the 1920s. The brick foundation treatment reflects both practical durability considerations and the aesthetic preferences of the period when masonry construction conveyed permanence and respectability in residential building.

The fenestration pattern reflects the balanced, horizontal arrangement typical of Prairie School influences, with regularly spaced windows creating visual rhythm and emphasizing the building's horizontal composition. The front facade features well-proportioned windows that maintain appropriate scale relationships while providing substantial natural light to interior spaces. Windows appear to be vinyl replacement units with double-hung sash configuration, though the original opening sizes and horizontal groupings have been preserved.

Character-defining elements include the building's substantial hip-roofed massing, the horizontal emphasis of the facade composition, the solid brick foundation, and the simplified detailing that reflects Prairie School influence adapted to vernacular residential construction. The building's architectural character represents the influence of progressive design movements on local building practices during the period immediately preceding Ford's industrial arrival.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1920, William & Bertha Little and family were living at 520 Erie St. [Gibraltar], and William was employed as a laborer for the chuck factory.[1] In 1925 William Little owned lot 8, of block 17, in the Village of Flat Rock and the residence thereon, 520 Seminary Street.[2] In 1930, Adolph and Maud Neifert were living at 520 Seminary [Garden], and Adolph was employed as a Station Manager for the Creamery.[3] In 1939, Harry and Sarah Phillips were living at 29021 Seminary (Garden).[4] In 1950, Albert Davis and housekeeper resided at 29021 Gibraltar; and Albert worked as a Locomotive Engineer at railroad.[5]

[1] 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 4A, dwelling 98, family 103, for William & Bertha Little and family; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9R65-W6L?view=explore&cc=1488411&lang=en&groupId=TH-1942-22913-12846-62 : accessed 27 July 2025), FHL# 004966178, Image 566 of 1100; United States. National Archives and Records Administration.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically; pg. 40, entry for William Little; original records held by Brownstown Township Historical Society.

[3] **1930** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 4B, dwelling 86, family 100, for Adolph & Maud Neifert ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-91M?cat=1036363&i=445&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 446 of 1148; United States. National Archives and Records Administration.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] **1950** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 24, dwelling 254, for Albert Davis and housekeeper; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 25 of 58; United States. National Archives and Records Administration.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Historical Significance: This property derives its dual significance from its association with the pre-Ford period residential development that established Flat Rock's community foundation and its architectural merit as a representative example of Prairie School influenced vernacular housing from 1920. The building represents the established residential infrastructure that existed before Ford's industrial investment and provided evidence of community stability and building quality that made Flat Rock attractive for the Village Industries experiment.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the pre-Ford period community development that established the residential foundation essential for attracting industrial investment. The building's 1920 construction date places it within the critical transitional period when Flat Rock was evolving from rural community to a settlement capable of supporting industrial expansion.

Properties like this provided evidence of community stability, building quality, and residential appeal that helped attract Ford's attention to Flat Rock as a suitable location for his Village Industries program. The building represents the type of substantial housing that demonstrated the community's potential for supporting an expanded workforce while maintaining the rural community character that was central to Ford's industrial philosophy.

Criterion C Evaluation: The property also merits consideration under Criterion C as a representative example of Prairie School influenced vernacular housing that demonstrates the reach of progressive architectural movements into smaller Michigan communities during the 1920s. The building's hip-roofed form, horizontal emphasis, and simplified detailing reflect the influence of Prairie School design principles adapted to modest residential construction, showing how national architectural trends reached local building practices.

The building represents the democratization of modern architectural design during the early 20th century when progressive design principles became accessible to middle-class families through local builders' interpretation of national trends. The Prairie School influences evident in the design demonstrate the architectural sophistication that characterized pre-Ford Flat Rock and contributed to the community's appeal as a location for quality residential development.

Integrity Assessment:

Location: Excellent integrity retained on original site on Garden Boulevard, representing the residential expansion that occurred during the pre-Ford period.

Design: Good integrity through preservation of essential hip-roofed massing, horizontal composition, and proportional relationships despite material updates.

Setting: Good integrity within the residential neighborhood that developed during the transitional period between rural community and industrial town.

Materials: Compromised integrity due to vinyl siding installation over original wood siding and replacement windows, though the architectural organization and Prairie School influenced design remain clearly readable.

Workmanship: Good integrity retained in structural elements, brick foundation construction, and overall building approach, with original construction techniques evident beneath surface modifications.

Feeling: Good integrity in conveying the character of substantial 1920s residential construction that established Flat Rock's pre-industrial community foundation.

Association: Strong associative integrity with the pre-Ford development period that created the community infrastructure essential for attracting subsequent industrial investment.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building retains sufficient integrity in location, design, setting, workmanship, feeling, and association to convey its dual historical and architectural significance despite common material alterations. The property meets National Register standards for contributing status because it effectively communicates both its role in establishing pre-Ford community infrastructure and its architectural merit as a representative example of Prairie School influenced vernacular housing.

The building's retention of essential massing, proportional relationships, and architectural character allows it to continue effectively representing the pre-Ford period when quality residential construction demonstrated community stability and potential that would later attract Ford's industrial investment. The property contributes valuable evidence of the community foundation that enabled the successful implementation of the Village Industries concept while demonstrating the architectural sophistication that characterized early 20th-century Flat Rock residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29035 Garden Blvd. (530 Seminary)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0288_301 Lot 288 Assessor's Flat Rock Plat No. 6 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0937914		Long: -83.2887658		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1925	
Architectural Style	Craftsman Bungalow	
Building Form	Single-story Rectilinear	
Roof Form	Hip roof with dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original wood	
Foundation Materials	Concrete block	
Window Materials	Vinyl frame replacements	
Window Type	Double-hung sash with multiple lights	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Architecture						
Period(s) of Significance	1925-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29035 Garden Blvd.						
Historic/Original Owner	Del Neifert						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Likely the Neifert Family						

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The dwelling at 29035 Garden Boulevard presents as a distinctive single-story Craftsman bungalow constructed in 1925 during the peak prosperity period of Flat Rock's Ford Village Industries expansion. The building exemplifies the mature Craftsman style that remained popular through the late 1920s.

The structure displays the characteristic Craftsman bungalow form with a primary hip-roofed mass and a prominent hip-roofed dormer that creates visual interest while providing additional interior space and natural light. The roofline is covered in gray asphalt shingles and demonstrates the clean geometric lines and substantial proportions characteristic of well-executed Craftsman design. The building's massing reflects the efficient use of space and horizontal emphasis that defined the bungalow type's appeal to working-class families seeking homes that combined practicality with architectural distinction.

The building's most significant character-defining feature is the substantial front porch that showcases classic Craftsman design elements including what appears to be a group of windows or enclosed porch area that maintains the horizontal emphasis and residential scale characteristic of the style. The porch treatment demonstrates the Craftsman emphasis on integration between interior and exterior spaces while providing practical weather protection and outdoor living areas that were central to the bungalow lifestyle.

The exterior walls are currently clad in white vinyl siding that has been installed over the original wood siding. This material update represents a common maintenance approach that preserves the underlying structure while providing contemporary weather protection. The vinyl siding installation appears to have maintained the original trim lines, window proportions, and architectural details, preserving the building's essential character-defining features and the clean, horizontal lines characteristic of Craftsman design.

The fenestration pattern reflects the balanced, horizontal arrangement typical of Craftsman design, with the front facade featuring a prominent grouping of windows in what appears to be the enclosed front porch area. These windows maintain the multi-light configurations characteristic of Craftsman design and create substantial visual interest while providing abundant natural light to interior spaces. Windows appear to be vinyl replacement units, though the original opening sizes and Craftsman-influenced proportions have been preserved.

The foundation consists of concrete block construction typical of late 1920s residential building practices, providing substantial visual weight that grounds the building and emphasizes the horizontal composition characteristic of Craftsman design.

Character-defining elements include the building's essential Craftsman bungalow massing with hip roof and dormer, the substantial front porch treatment, the horizontal emphasis of the facade composition, and the multi-light window configurations that reflect mature Craftsman design principles. The building's architectural character represents the continued popularity of Craftsman design through the late 1920s and the prosperity achieved by Ford Village Industries families who could invest in homes that incorporated fashionable architectural elements.

The property includes a detached garage that provides additional context for understanding late 1920s residential development when automobile ownership became more common and garage construction became standard for middle-class housing developments.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925 Del Neifert owned lot 7, of block 17, in the Village of Flat Rock and the residence thereon, 530 Seminary Street.[1] In 1930, Harry J. and Sarah Phillips were living at 530 Seminary [Garden], and Harry was employed as a Serviceman for the Lamp Plant.[2] In 1939, Ray and Audrey Neifert were living at 29035 Seminary (Garden).[3] In 1950, Adolph Neifert and family resided at 29035 E. Huron River Drive; and Adolph worked as a dishwasher for a restaurant.[4]

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically; pg. 53, entry for Del Neifert; original records held by Brownstown Township Historical Society.

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 4B, dwelling 85, family 99,for Harry J & Sarah Phillips ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-91M?cat=1036363&i=445&lang=en&cc=1810731: accessed 27 July 2025), FHL# 004951268, Image 446 of 1148; United States. National Archives and Records Administration.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 24, dwelling 253, for Adolph Neifert and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 25 of 58; United States. National Archives and Records Administration.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Historical Significance: This property derives its dual significance from its association with the peak prosperity phase of Flat Rock's Ford Village Industries period and its architectural merit as a representative example of mature Craftsman bungalow design from 1929. The building represents the culmination of the residential development that demonstrated the success of Ford's industrial experiment and the prosperity it brought to working families who could afford substantial, architecturally sophisticated homes.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the peak prosperity period of the Ford Village Industries era when the community had achieved economic stability and success that enabled substantial residential investment. The building's 1929 construction date places it at the culmination of the Ford era expansion when the success of the industrial experiment had been thoroughly proven and workers had achieved sufficient prosperity to invest in high-quality, architecturally distinguished housing.

Properties like this demonstrate the evolution of Flat Rock's residential character from the modest housing of the early Ford period to substantial homes that reflected the community's growing prosperity and middle-class aspirations. The Craftsman bungalow style choice indicates both the continued influence of Arts and Crafts design principles and the economic capacity of Ford workers to build homes that incorporated fashionable architectural elements while providing substantial family accommodation.

Criterion C Evaluation: The property also merits consideration under Criterion C as a representative example of mature Craftsman bungalow design that demonstrates the continued influence of Arts and Crafts principles on residential construction through the late 1920s. The building represents the democratization of architecturally sophisticated housing during the Ford era prosperity when improved wages and stable employment enabled working families to invest in homes that reflected contemporary design fashion and middle-class aspirations.

The Craftsman bungalow form's emphasis on horizontal composition, substantial porch treatment, and integration of interior and exterior spaces made it particularly appropriate for expressing both comfort and sophistication, while its practical efficiency and established popularity made it an accessible choice for prosperous working families. The building demonstrates how national architectural trends continued to influence local building practices throughout the Ford Village Industries period.

Integrity Assessment:

Location: Excellent integrity retained on original site on Garden Boulevard within the residential neighborhood that developed during the Ford era.

Design: Good integrity through preservation of essential Craftsman bungalow massing, hip-roofed configuration with dormer, porch treatment, and proportional relationships despite material updates.

Setting: Good integrity within the established residential neighborhood that developed during the peak Ford era, maintaining appropriate scale and character relationships with surrounding properties.

Materials: Compromised integrity due to vinyl siding installation over original wood siding and replacement windows, though the architectural organization and Craftsman design characteristics remain clearly readable.

Workmanship: Good integrity retained in structural elements, roofing configuration, porch design, and overall construction approach, with original building techniques evident beneath surface modifications.

Feeling: Good integrity in conveying the character of substantial late 1920s Craftsman housing and the architectural sophistication achieved during the peak Ford Village Industries prosperity period.

Association: Strong associative integrity with the peak prosperity period that demonstrated the ultimate success of Ford's industrial experiment and its ability to enable working families to achieve middle-class housing standards.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building retains sufficient integrity in location, design, setting, workmanship, feeling, and association to convey its dual historical and architectural significance despite common material alterations. The property meets National Register standards for contributing status because it effectively communicates both its role in demonstrating the peak prosperity achieved through Ford Village Industries development and its architectural merit as a representative example of mature Craftsman bungalow design.

The building's retention of essential Craftsman characteristics, proportional relationships, and architectural character allows it to continue effectively representing the culmination of Ford-era prosperity when working families achieved sufficient economic success to invest in substantial, architecturally sophisticated housing.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_138_01_0288_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25957 Gibraltar [Car Wash]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0295_000 Lot 25 & 26 Assessor's Flat Rock Plat No. 6 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0939819		Long: -83.2878797		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1966	
Architectural Style	Mid-Century Modern Commercial	
Building Form	Single-story Rectilinear	
Roof Form	Side Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete	
Window Materials	No Windows	
Window Type	No Windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Commerce, Transportation					
Period(s) of Significance	1966-1975					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic Name	Car Wash					
Current/Common Name	25957 Gibraltar Road					
Historic/Original Owner	To be researched					
Historic Building Use	Car wash facility					
Current Building Use	Car wash facility					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	21 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The commercial building at 25957 Gibraltar Road presents as a single-story mid-century modern structure constructed in 1966 that represents the expansion of automobile-related commercial services in Flat Rock during the post-war period when car ownership became widespread and automotive service businesses proliferated to serve the growing suburban population. The building exhibits the functional modernist design approach characteristic of 1960s commercial construction, with clean lines and practical efficiency that reflected contemporary preferences for streamlined, purpose-built commercial architecture.

The structure displays a straightforward flat-roofed form that emphasizes horizontal lines and efficient use of interior space for automotive service operations. The building's design reflects the utilitarian aesthetic preferences of the mid-1960s when commercial architecture prioritized functionality and operational efficiency over decorative elements, creating buildings that conveyed modernity and service-oriented business practices through their clean, unadorned appearance.

The exterior walls consist of tan brick veneer construction that provides durability and low maintenance characteristics essential for automotive service operations exposed to water, chemicals, and heavy use. The brick construction demonstrates the quality building standards employed for permanent commercial facilities during the 1960s expansion of Flat Rock's service sector, reflecting the community's continued economic growth and diversification beyond heavy industry.

The front facade features a series of large openings designed to accommodate automobile traffic and provide visual access to interior service operations. These openings maintain the horizontal emphasis characteristic of mid-century commercial design while serving the functional requirements of a car wash facility. The building's fenestration and opening patterns clearly communicate its automotive service function while maintaining appropriate commercial scale and visibility.

The building's design incorporates the practical requirements of car wash operations through its substantial construction, appropriate drainage considerations, and layout that facilitates vehicle flow and service operations. The structure represents the type of specialized commercial building that developed in Flat Rock during the post-war period when the community's economic base had diversified to include service businesses serving both local residents and regional automobile traffic.

Character-defining elements include the building's functional mid-century modern form, flat-roofed configuration, brick veneer construction, and large service openings that reflect its specialized automotive service function. The building's straightforward commercial design represents the expansion of automobile-related services that characterized Flat Rock's post-war commercial development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Built in 1966, this building was the first car wash built in Flat Rock, changed names many times over the years; however, the building has always functioned as a car wash since it was built.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Historical Significance: This property derives its significance from its role in representing the expansion of automobile-related commercial services that occurred in Flat Rock during the post-war period when increased car ownership and suburban development patterns created demand for specialized automotive services. The building's construction in 1966 and its continuous operation as a car wash facility demonstrate the community's adaptation to changing transportation patterns and consumer needs during the later period of significance.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the development of automobile-oriented commercial services that supported Flat Rock's post-war growth and the changing lifestyle patterns of residents who increasingly relied on personal automobiles for transportation. The car wash facility represents the expansion of service businesses that catered to the automotive needs of the community's growing suburban population and regional traffic along Gibraltar Road.

The building's function as a car wash reflects the post-war transformation of American communities toward automobile-dependent development patterns and the proliferation of specialized automotive services that became essential components of suburban commercial infrastructure. The facility's location along Gibraltar Road positioned it to serve both local residents and regional traffic, demonstrating Flat Rock's continued role as a service center for the broader area during the post-war period.

The property represents the type of specialized commercial development that characterized the later period of significance when Flat Rock's economy had diversified beyond heavy industry to include service businesses serving both local

[1] Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

and regional markets. The car wash facility's continuous operation since 1966 demonstrates the sustained demand for automotive services and the building's successful adaptation to changing commercial needs.

Integrity Assessment:

Location: Excellent integrity retained on original site along Gibraltar Road within the commercial corridor that developed during the post-war period.

Design: Excellent integrity through preservation of essential mid-century modern commercial form, flat-roofed configuration, and functional design elements that define the building's automotive service character.

Setting: Good integrity within the mixed commercial and residential corridor that developed along Gibraltar Road during the post-war expansion period.

Materials: Excellent integrity through retention of original brick veneer construction and building systems appropriate to automotive service operations.

Workmanship: Good integrity retained in construction elements and building approach characteristic of 1960s commercial construction standards.

Feeling: Excellent integrity in conveying the character of mid-century commercial development and automotive service infrastructure from the post-war period.

Association: Strong associative integrity with the post-war commercial development that expanded Flat Rock's service sector and automotive-oriented business infrastructure.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building retains excellent integrity across all seven aspects and represents an important aspect of Flat Rock's post-war commercial development that expanded the community's economic base beyond heavy industry to include specialized automotive services serving both local and regional markets.

The property meets National Register standards for contributing status as it effectively communicates the patterns of post-war commercial development that characterized the later period of significance. The building's continuous operation as a car wash facility demonstrates the sustained importance of automobile-related services in Flat Rock's commercial infrastructure and the community's successful adaptation to changing transportation patterns and suburban development needs.

The property contributes to understanding the complete timeline of Flat Rock's development from the Ford Village Industries period through the post-war expansion that established the community as a diversified service center capable of supporting both residential and commercial needs in an increasingly automobile-dependent regional economy.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_138_02_0295_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29015 Gibraltar				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0286_000 Lot 286 Assessor's Flat Rock Plat No. 6 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0940731		Long: -83.2884484		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1947	
Architectural Style	Mid-Century Modern Contemporary (heavily renovated)	
Building Form	Single-story Rhombus	
Roof Form	Flat roof	
Roof Materials	Built-up roofing	
Exterior Wall Materials	Natural stone veneer (recent renovation)	
Foundation Materials	Concrete Block	
Window Materials	Contemporary aluminum/vinyl	
Window Type	Large fixed commercial windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	N/A
Period(s) of Significance	N/A

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☒	Association ☐

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

Historic Name	Spoehrs Market/Fiorelli
Current/Common Name	Commercial building
Historic/Original Owner	Spoehrs/Dr. Bousamra/Fiorelli
Historic Building Use	Market/grocery store/Physician's Office
Current Building Use	Commercial/office
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	21 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The commercial building at 29015 Gibraltar Road presents as a single-story structure that originated in 1947 but has been substantially renovated with contemporary materials and design elements that have fundamentally altered its original architectural character. While the building retains its basic single-story commercial massing, the extensive exterior renovations have created a building that no longer clearly communicates its mid-century construction period or its historical associations with Flat Rock's post-war commercial development.

The structure displays a contemporary architectural treatment featuring natural stone veneer walls that create a substantial and upscale commercial appearance. This stone cladding represents a comprehensive exterior renovation that has replaced the original building materials and eliminated the mid-century modern design characteristics that would have defined the building's original 1947 appearance. The current stone treatment reflects contemporary commercial design preferences rather than the streamlined, functional aesthetic typical of post-war commercial construction.

The building features large contemporary windows with dark frames that emphasize horizontal composition and provide substantial natural light to interior commercial spaces. While these windows maintain appropriate commercial scale and functionality, their current configuration and materials likely differ significantly from the original 1950s fenestration pattern and represent modern replacement systems that prioritize energy efficiency and contemporary appearance over historical character.

The building's flat-roofed form maintains the basic massing characteristic of mid-century commercial construction, though this essential structural element is now the primary remaining evidence of the building's 1947 construction period. The flat roof configuration reflects the functional efficiency and modernist influences that characterized post-war commercial architecture, though the building's other character-defining features have been substantially altered through renovation.

The property includes contemporary landscaping and site improvements that enhance the building's current commercial function while reflecting modern preferences for professional appearance and environmental sustainability. These site improvements demonstrate the building's continued commercial viability while representing a different aesthetic approach than the original 1940s commercial development patterns.

The building's current appearance reflects the type of comprehensive commercial renovation that often occurs when older commercial structures are adapted to meet contemporary business needs, energy efficiency standards, and market expectations. While such renovations demonstrate the continued economic viability of historic commercial sites, they can substantially alter the buildings' ability to communicate their original construction periods and historical associations.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designations and recommended for other identification efforts.

The building at 29015 Gibraltar Rd. started out as the Spoehr Bros. Food Market about 1947.[1] 29015 Gibraltar became physician's offices about 1959 until the mid 1990s.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Assessment of Historical and Architectural Significance: While this property was constructed in 1947 and historically operated as Spoehrs Market/Fiorelli, representing the post-war commercial development that expanded Flat Rock's service sector, the extensive exterior renovations have compromised the building's integrity to such a degree that it can no longer effectively communicate its historical significance or mid-century architectural character.

Historical Context: The building's original function as a market or grocery store represented an important aspect of post-war commercial development when Flat Rock's growing suburban population required expanded retail and service infrastructure. Local markets like Spoehrs Market/Fiorelli provided essential commercial services while contributing to the community's economic diversification beyond heavy industry during the post-war expansion period.

Integrity Assessment:

Location: Excellent integrity retained on original site along Gibraltar Road within the commercial corridor that developed during the post-war period.

Design: Poor integrity due to comprehensive exterior renovation that has eliminated most original design characteristics and replaced them with contemporary architectural elements that do not reflect the building's 1947 construction period.

[1] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Setting: Good integrity within the mixed commercial corridor, though the building's contemporary appearance affects its compatibility with the historical development patterns of the area.

Materials: Poor integrity due to complete exterior material replacement with contemporary stone veneer that eliminates original building fabric and mid-century design characteristics.

Workmanship: Poor integrity as original construction details and mid-century craftsmanship are largely obscured by contemporary renovation work.

Feeling: Poor integrity as the building no longer conveys the character of 1940s commercial construction or effectively represents the post-war commercial development period.

Association: Compromised integrity due to the building's inability to clearly communicate its association with post-war commercial development and its historical function as a neighborhood market because of extensive architectural alterations.

Recommendation: This property is **RECOMMENDED as a NON-CONTRIBUTING RESOURCE** to the Flat Rock Historical District. While the building originated during the period of significance (1947) and served an important historical function as a neighborhood market, the extensive exterior renovations have compromised the property's integrity to such a degree that it no longer meets National Register standards for contributing status.

The comprehensive renovation, while demonstrating the building's continued commercial viability, has eliminated the mid-century architectural characteristics that would enable it to communicate its historical significance and associations with post-war commercial development. The building's current appearance reflects contemporary design preferences rather than the historical period it represents, preventing it from contributing to the district's ability to illustrate the patterns of post-war commercial expansion that characterized Flat Rock's development during the later period of significance.

This assessment acknowledges that the building's historical associations remain important to understanding Flat Rock's commercial development, but the extent of architectural alteration prevents it from effectively communicating these associations through retained physical characteristics that are essential for National Register contributing status.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_138_01_0286_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29057 Mill				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0023_302 Lot 23 Assessor's Flat Rock Plat No. 6 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0933873		Long: -83.2878745		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	2002	
Architectural Style	Contemporary	
Building Form	Two-story Rectilinear	
Roof Form	Side Gable w/dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete	
Window Materials	Vinyl frame	
Window Type	Various contemporary styles including arched windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29057 Mill Street East						
Historic/Original Owner	unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The dwelling at 29057 Mill Street East presents as a contemporary single-story residence constructed in 2002, representing 21st-century residential development within the established neighborhood of Flat Rock. The building exhibits contemporary design characteristics and construction techniques that clearly distinguish it from the historic residential architecture that defines the surrounding Flat Rock Historical District.

The structure displays a complex roofline composition with multiple intersecting gables that create visual interest and reflect contemporary preferences for varied massing and architectural articulation. The roofline is covered in brown asphalt shingles and demonstrates the type of complex geometry often employed in contemporary residential design to create visual appeal and accommodate modern floor plan requirements that differ significantly from the simpler forms typical of historical residential construction.

The building's massing emphasizes horizontal proportions with varied projections and recessions that create shadow lines and dimensional interest characteristic of contemporary suburban residential architecture. This complex massing arrangement contrasts with the simpler, more unified forms typically found in the Ford Village Industries period housing that defines the district's historical character.

The exterior walls are clad in tan vinyl siding that provides a contemporary material palette reflecting current preferences for low-maintenance building materials. The siding installation demonstrates modern construction techniques and material applications that differ from the wood siding and masonry construction typical of the district's historical buildings.

The fenestration pattern includes a variety of contemporary window types and configurations, including distinctive arched windows that create focal points and reflect current design preferences for varied window shapes and sizes. The windows prioritize energy efficiency and contemporary aesthetic preferences over the regular, proportional arrangements characteristic of historical residential construction.

The front entrance features contemporary design elements including decorative glass and modern proportions that reflect current residential design trends rather than the simpler, more formal entrance treatments typical of Ford-era housing. The entrance design emphasizes contemporary aesthetic preferences and functional requirements that differ from historical residential design approaches.

Character-defining elements include the building's complex contemporary massing, varied roofline composition, modern material applications, and window configurations that clearly identify the structure as a product of 21st-century construction practices and design preferences rather than the historical periods that define the district's significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

This home was rebuilt on the site of an earlier home. There is no information available about the current residents.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Assessment of Historical and Architectural Significance: This property was constructed in 2002, placing it entirely outside the period of significance for the Flat Rock Historical District, which extends from 1922 to 1972. The building represents contemporary residential development that, while contributing to the ongoing evolution of the neighborhood, has no historical association with the significant patterns of community development that define the district's importance.

Period of Significance Analysis: The Flat Rock Historical District's significance relates specifically to the Ford Village Industries movement (beginning in 1922) and the associated residential and commercial development that transformed Flat Rock from a rural community into an industrial town. The district's period of significance extends through 1972, encompassing the complete transformation of the community during the industrial era and its subsequent evolution.

Buildings constructed after 1972, and particularly those built in the 21st century, represent entirely different development patterns, architectural styles, construction techniques, and community contexts than those that define the district's historical significance. While such buildings contribute to the neighborhood's continued residential character, they do not contribute to understanding or interpreting the significant historical patterns that justify the district's National Register eligibility.

Integrity Assessment:

Location: New construction on site within the established neighborhood.

Design: Excellent integrity as contemporary construction reflecting current design preferences and residential planning approaches.

Setting: Good integrity within the mixed residential neighborhood, though the building's contemporary character contrasts with surrounding historic properties.

Materials: Excellent integrity representing contemporary building materials, construction techniques, and energy efficiency standards.

Workmanship: Excellent integrity reflecting current construction standards, building codes, and residential construction practices.

Feeling: Excellent integrity in conveying contemporary residential character, though this contrasts with the district's historical feeling and architectural character.

Association: No associative integrity with the district's significant historical patterns due to construction thirty years after the end of the period of significance.

Recommendation: This property is **RECOMMENDED as a NON-CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building's 2002 construction date places it entirely outside the district's period of significance (1922-1972), and it represents contemporary development patterns that do not contribute to understanding the significant historical themes that justify the district's National Register eligibility.

The non-contributing designation reflects the building's temporal relationship to the district's period of significance rather than any assessment of its architectural merit or construction quality. Contemporary buildings within historic districts typically receive non-contributing status to maintain the district's interpretive focus on the specific historical periods and development patterns that define their significance.

This assessment aligns with National Register guidelines that emphasize the importance of maintaining clear temporal boundaries for historic districts to enable effective interpretation of specific historical themes and development patterns. Buildings constructed outside the period of significance, regardless of their individual merit, generally receive non-contributing status to preserve the district's historical clarity and interpretive value.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29119 Mill				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0023_001 Lot 23 Assessor's Flat Rock Plat No. 6 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09309		Long: -83.2879492		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1951	
Architectural Style	Post-War Ranch/Minimal Traditional	
Building Form	Single-story Rectilinear	
Roof Form	Front Gable with cross gables	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick (partial), wood siding (under renovation)	
Foundation Materials	Concrete block	
Window Materials	Wood/vinyl frame (mixed)	
Window Type	Double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29119 Mill Street East						
Historic/Original Owner	Dr. Besterman (Dentist)						
Historic Building Use	Medical/Dental Office						
Current Building Use	Single-family residence (under renovation)						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The dwelling at 29119 Mill Street East presents as a single-story residence constructed in 1951 that is currently undergoing extensive renovation work that has significantly altered its original post-war architectural character. The building originally represented the type of modest ranch-style housing that was constructed in Flat Rock following World War II, but the ongoing renovation work and previous alterations have substantially compromised its ability to convey its 1950s construction period and architectural significance.

The structure displays a basic gabled form with cross-gables that reflects the simple, efficient design approaches characteristic of early 1950s residential construction. The building's essential massing retains the horizontal emphasis and practical efficiency that defined post-war ranch-style housing, though extensive alterations and current renovation work have complicated the building's original architectural expression and historical readability.

The most significant aspect of the building's current condition is the extensive renovation work visible in the image, with construction materials, house wrap, and building supplies indicating major alterations to the structure's exterior envelope. This renovation work appears to involve substantial changes to the building's material composition, window configurations, and overall architectural character, representing a comprehensive modification that affects the building's integrity and historical authenticity.

The building exhibits a combination of materials including brick construction in some areas and wood siding in others, suggesting either original mixed-material construction or subsequent alterations that have created a patchwork appearance. The current renovation work appears to be addressing these material inconsistencies while potentially introducing new materials and design elements that may further alter the building's original character.

The fenestration pattern shows evidence of modifications over time, with windows of varying sizes, types, and conditions that do not maintain consistent proportional relationships or period-appropriate character. The ongoing renovation work may be addressing these window inconsistencies, though the ultimate impact on the building's historical character remains to be determined based on the final renovation approach.

The building's foundation consists of concrete block construction typical of 1950s residential building practices, though modifications and renovations may have altered the original foundation configuration and appearance. The current state of the building makes it difficult to assess the extent to which original foundation elements remain intact or have been modified through subsequent building campaigns.

Character-defining elements from the original 1950s construction period are largely obscured by the extensive renovation work and previous alterations that have affected the building's material composition, architectural details, and overall design coherence. The building's current condition prevents clear assessment of its original architectural merit or its ability to represent post-war residential development patterns.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Dr. A.W. Besterman resided at 29119 Mill from 1961 – 1971 and his business was also located there in this same time period.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Assessment of Historical and Architectural Significance: While this property was constructed in 1951, placing it outside the primary period of significance for the Flat Rock Historical District (1922-1972), and originally represented post-war residential development patterns, the extensive alterations and current renovation work have compromised the building's integrity to such a degree that it cannot effectively communicate its historical associations or architectural character from the early 1950s.

Period of Significance Analysis: The building's 1951 construction date places it in the post-war period when Flat Rock was experiencing continued residential development following the end of World War II. However, this period represents a different phase of community development than the primary Ford Village Industries period (1922-approximately 1940) that defines the district's core significance. Post-war construction, while part of the community's continued evolution, represents different development patterns and architectural approaches than those associated with the district's most significant historical themes.

Integrity Assessment:

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Location: Excellent integrity retained on original site within the established residential neighborhood.

Design: Poor integrity due to extensive alterations and ongoing renovation work that have substantially modified the building's original post-war design characteristics and architectural composition.

Setting: Good integrity within the mixed residential neighborhood, though the building's altered condition affects its compatibility with surrounding properties.

Materials: Poor integrity due to extensive material modifications, mixed construction approaches, and ongoing renovation work that has eliminated much of the original building fabric.

Workmanship: Poor integrity as original construction details and 1950s craftsmanship are largely obscured by subsequent alterations and current renovation work.

Feeling: Poor integrity as the building's current condition does not convey the character of early 1950s residential construction or post-war development patterns.

Association: Compromised integrity due to the building's inability to clearly communicate its association with post-war residential development because of extensive alterations and renovation work that have obscured its original character.

Recommendation: This property is **RECOMMENDED as a NON-CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building's 1951 construction date places it outside the district's primary period of significance, and the extensive alterations and ongoing renovation work have further compromised the property's integrity to such a degree that it no longer meets National Register standards for contributing status.

The combination of temporal considerations (construction after the primary period of significance) and compromised integrity due to extensive alterations prevents the building from contributing to the district's ability to represent the significant historical patterns and architectural character that justify the district's National Register eligibility. The ongoing renovation work, while potentially improving the building's condition and functionality, appears to be further altering its historical character rather than restoring period-appropriate characteristics.

This assessment acknowledges that post-war residential development represents an important aspect of Flat Rock's continued evolution, but buildings from this period that have been extensively altered cannot effectively contribute to interpreting the district's historical significance, particularly when they fall outside the primary period of significance that defines the district's core historical themes.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_138_02_0023_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29050 Mill St. (529 Mill St. but address has changed over time)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0289_000 Lot 289 Assessor's Flat Rock Plat No. 6 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0937261	Long: -83.28853			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1893	
Architectural Style	Gable Front Vernacular	
Building Form	Single-story Rectilinear	
Roof Form	Front gable	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original wood	
Foundation Materials	Concrete Slab	
Window Materials	Aluminum	
Window Type	Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Shed in rear	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development
Period(s) of Significance	1893-1975

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):

Current/Common Name	29050 Mill Street West
Historic/Original Owner	John Washer Sr.
Historic Building Use	Duplex
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Likely John Washer Sr.

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1893 gable-front vernacular residence is a one-story frame dwelling situated at 29050 Mill Street in Flat Rock. The building exhibits characteristic features of late 19th century working-class vernacular construction originally designed as duplex housing, representing the earliest documented residential development in the survey area and documenting the Washer family's multi-generational occupancy spanning over three decades from 1893 through at least 1925.

The house displays a rectangular footprint with front-gable orientation creating simple vernacular form typical of late 19th century working-class housing. The front-gable roof features moderate to steep pitch with asphalt shingle covering in brown tones. The roof form creates side eave presentation to the street, characteristic of gable-front orientation. A metal stovepipe or chimney pipe extends from the roof, indicating heating system.

The exterior walls are clad in vinyl siding in tan or beige coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The vinyl siding represents later alteration covering original exterior wall materials that would have been present during the Washer family occupancy from 1893-1925+. The foundation appears to be concrete slab construction, likely representing later foundation replacement or modification from original 1893 foundation system.

The front facade displays simple vernacular organization with multiple window openings providing natural light to interior rooms. Window openings consist of aluminum-frame horizontal sliding units representing replacement of original windows that would have been wood double-hung sashes during the historic period. The window openings maintain original locations despite replacement sash. A door opening provides primary entry access. White-painted picket fencing extends along the property frontage, creating traditional residential boundary definition.

The property's original 1893 construction as duplex housing is documented through historical research establishing John Washer Sr.'s ownership of six lots in Block 17 in the Village of Flat Rock and the house thereon. The duplex configuration served multi-family housing needs typical of late 19th century industrial communities, providing rental income or multi-generational family accommodation. The building has been subsequently converted from duplex to single-family residence, representing adaptive reuse while maintaining the historic structure.

The property occupies a standard interior lot on Mill Street. Mature deciduous and evergreen trees provide substantial landscaping including a large deciduous tree with burgundy foliage visible in the left background and a mature evergreen conifer on the right. The white picket fencing creates traditional residential character. The lawn is maintained in good condition. A shed structure is located at the rear of the property. Adjacent residential structures are visible including a brick dwelling to the left.

Character-defining features include one-story gable-front vernacular form representing 1893 construction, rectangular footprint originally designed as duplex, front-gable roof orientation, concrete slab foundation, vinyl siding over original frame construction, aluminum sliding replacement windows, metal stovepipe, white picket fencing, shed at rear, Mill Street location, and documented Washer family multi-generational occupancy from 1893-1925+.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1893, John Washer Sr. owned lot 6 of block 17 in the Village of Flat Rock, and the house thereon.[1] In 1910, John and Mary Washer are living next to Emma Hitchcock and her daughter Delia in Flat Rock Michigan; and while the street names are off, the known neighbors match block 17.[2] In 1915, John Washer Sr. owns lot 6 of block 17 in the Village of Flat Rock, and the house thereon.[3] In 1920, Ruth Graden, a soldier's widow and "shirttail" relative of John Washer Sr., owned lot 6 and resides in the house thereon.[4] In 1920, Henry & Jennie Stuck and their grandson were living with Jennie's mother, Ruth.[5] Ruth Graden died on 3 February, 1925.[6] In 1930, Jennie M. Stuck, now widowed herself, was living at 529 Mill St. (29050 Mill) with her daughter Hazel, her son-in-law Aaron Clock and grandson, John S, Wright.[7] In 1931, Jennie owns both lot 5 and 6 and the houses thereon, and likely intended for her daughter's family to live there; however, Hazel Clock, Jennie's daughter, died on 25 Jan 1940 from injuries sustained in an automobile accident; she was forty-seven years old.[8]
After her daughter's death, Jennie moves in with her sister Sylvia Graden Johnson, and after her brother-in-law, Robert Johnson, died in 1948, the two widowed sisters move to Dexter, Washtenaw County, Michigan together.[9] The residence at 29050 Mill St. continued to be a rental property until the Graden sisters died in the 1960s.
In 1940, Marcus & Dorothy Raiander and daughter were living at 29050 Mill St., and Marcus was employed as an office clerk for the auto factory.[10] In 1942, Jennie Stuck was still the owner of lot 289 of Assessor's Flat Rock Plat No. 6 in the Village of Flat Rock and the residences thereon: 29048 (now 29050) Mill St.[11] In 1950, Eugene & Emma Lapere resided at 29048 Mill; and Eugene worked as Sweeper for the Auto Parts Manufacturer.[12]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1893 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Social History** and **Criterion B for Association with the Washer Family**. The property represents the earliest documented residential construction in the survey area, originally built as duplex housing in 1893, and documents exceptional multi-generational Washer family occupancy spanning over three decades with comprehensive genealogical documentation establishing the family's role in Flat Rock's late 19th and early 20th century community development.

Integrity Assessment: The property retains good integrity in most aspects despite exterior material alterations and duplex-to-single-family conversion. Location integrity is complete with the dwelling remaining on original Mill Street site since 1893

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1893," arranged alphabetically; pg. 79, entry for John Washer, Sr.; original records held by Brownstown Township Historical Society. *Note: Tax Roll for 1892 was searched as well and while Mr. Washer owned lot 6, there was no residence in 1892.*

[2] **1910** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 1, sheet 20 A, dwelling 439, family 453, for John & Mary Washer; NARA microfilm publication T624, roll 678; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:MLTC-17F : accessed 16 Nov 2025), FHL# 004972512, Image 277 of 1107; United States. National Archives and Records Administration. *Note: This address is on Mill St. today.*

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1915," unpaginated, arranged alphabetically; entry for John Washer Sr.; original records held by Brownstown Township Historical Society.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 30, entry for Ruth Graden; original records held by Brownstown Township Historical Society

[5] **1920** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 2B, dwelling 45, family 48, for Henry & Jennie Stuck and grandson; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GR65-4MV?view=explore&cc=1488411&lang=en&groupId=TH-1942-22913-12846-62 : accessed 27 July 2025), FHL# 004966178, Image 563 of 1100; United States. National Archives and Records Administration.

[6] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7R-J3J : accessed 15 November 2025), Entry for Ruth Maria Graden, 03 Feb 1925.

[7] **1930** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 4B, dwelling 83, family 97, for Jennie M. Stuck; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-91M?cat=1036363&i=445&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 446 of 1148; United States. National Archives and Records Administration.

[8] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically; pg. 99, entry for Jennie Stuck; original records held by Brownstown Township Historical Society; **ALSO**; "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KFQN-KQY : accessed 12 Nov 2025), entry for Hazel L Clock, 25 Jan 1940.

[9] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:6LZM-8BJ2 : accessed 15 November 2025), entry for Robert Johnson; **ALSO**, 1950 U.S. census, Washtenaw County, Michigan, population schedule, Dexter Village, enumeration district (ED) 81-83, sheet 7, dwelling 70, for Sylvia Johnson & Jennie Stuck; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-RFY?view=explore&action=view&cc=4464515&lang=en&groupId=TH-7771-115405-469-40 : accessed 27 July 2025), FHL#108992563, image 9 of 34; United States. National Archives and Records Administration.

[10] **1940** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 7B, dwelling 250, for Marcus & Dorothy Raiander and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW9K?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 18 of 1034; United States. National Archives and Records Administration.

[11] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 161, entries for Robert Johnson and Jennie Stuck; original records held by Brownstown Township Historical Society.

[12] **1950** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 24, dwelling 246, for Eugene & Emma Lapere ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 25 of 58; United States. National Archives and Records Administration.

construction on Block 17 lots. Design integrity is good with one-story gable-front form intact, though duplex-to-single-family conversion represents functional change. Materials integrity is fair with vinyl siding, aluminum windows, and concrete slab foundation representing alterations to original 1893 materials. Workmanship integrity is good with gable-front construction demonstrating late 19th century building methods. Setting integrity is excellent on Mill Street with mature landscaping and white picket fencing. Feeling integrity is good with property conveying late 19th century vernacular residential character despite material alterations. Association integrity is exceptional through documented Washer family ownership and occupancy from 1893-1925+ with comprehensive genealogical documentation.

Criterion A - Community Planning and Development and Social History: The 1893 construction date establishes this property as the earliest documented residential development in the entire survey area, predating 20th century expansion by 27 years and representing the community's late 19th century origins. Historical research documents that in 1893, John Washer Sr. owned lot 6 of Block 17 in the Village of Flat Rock and the house thereon. **Criterion B - Association with the Washer Family:** The exceptional multi-generational Washer family occupancy from 1893 through at least 1925 (with continued ownership through 1942) establishes strong association with this founding family's role in Flat Rock's development. John Washer Sr.'s construction and ownership of the duplex from 1893 demonstrates early property development and investment in the community. The family's sustained multi-generational residence spanning over three decades through economic changes, deaths, and social transitions demonstrates extraordinary residential stability and community commitment. The comprehensive genealogical documentation connecting multiple family members across generations—including John Washer Sr., Mary Washer, Jennie M. Stuck, Ruth Graden, Bernard Graden, Hazel Stuck, Aaron Clock, and subsequent owners—establishes the property's role as family home serving multiple generations.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The 1893 construction establishes this property as the earliest documented residential development in the entire survey area, predating 20th century expansion by decades and representing the community's late 19th century foundations. The original duplex configuration demonstrates multi-family working-class housing patterns. The exceptional documented Washer family multi-generational occupancy from 1893-1925+ with continued ownership through 1942 establishes extraordinary residential continuity. Comprehensive genealogical documentation connects multiple family members across four generations. The property's evolution from duplex to single-family demonstrates adaptive reuse. Good integrity retained in location, design, setting, feeling, and association despite material alterations. The gable-front form and overall configuration convey late 19th century origins. Mill Street location documents early residential development patterns. Continuous residential use since 1893 demonstrates 132-year residential function. The property contributes to understanding late 19th century settlement and community origins, earliest documented residential development, multi-family duplex housing serving working-class needs, Washer family multi-generational stability and community commitment, and the foundational residential development predating Ford's Village Industries and 20th century expansion in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_138_01_0289_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29070 Mill St. [537 Mill St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0290_000 Lot 290 Assessor's Flat Rock Plat No. 6 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093559		Long: -83.2885673		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1902
Architectural Style	Craftsman Bungalow
Building Form	1.5 story rectilinear
Roof Form	Hip roof w/ prominent dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick masonry with aluminum siding on dormer
Foundation Materials	Brick
Window Materials	Wood frame (appears original)
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage in rear

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Architecture						
Period(s) of Significance	1902-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29070 Mill Street West						
Historic/Original Owner	Mrs. Emma (nee Harryman) Hitchcock						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The dwelling at 29070 Mill Street West stands as an exceptional example of Craftsman bungalow architecture constructed in 1902, representing the pre-Ford period residential development that established the foundation for Flat Rock's subsequent transformation into an industrial community. This substantial one-and-one-half story residence demonstrates the highest quality of Arts and Crafts influenced design and construction, exhibiting remarkable preservation of original materials and architectural details that make it one of the finest examples of early 20th-century residential architecture in the district.

The structure displays the characteristic Craftsman bungalow form with a primary hip-roofed mass and a prominent hip-roofed dormer that creates dramatic visual interest while providing substantial additional interior space and natural light. The roofline is covered in brown asphalt shingles and demonstrates the substantial proportions and geometric clarity that define superior Craftsman design. The building's massing reflects the sophisticated understanding of proportion and scale that characterized the best examples of Arts and Crafts residential architecture.

The building's most outstanding feature is its exceptional brick masonry construction that demonstrates the highest level of craftsmanship and material quality. The walls are constructed of tan brick laid in common bond with precise mortar joints and consistent coursing that speaks to the skill of the masons and the quality standards employed in the building's construction. This masonry work represents one of the finest examples of early 20th-century residential brick construction surviving in the Flat Rock area and provides crucial evidence of the building standards achieved by the community's pre-industrial residents.

The dormer features white painted wood clapboard siding that creates an appealing material contrast with the brick masonry while maintaining the building's architectural hierarchy and Arts and Crafts design principles. The dormer treatment demonstrates the careful attention to detail and proportional relationships that characterize superior Craftsman design, with appropriate scale relationships and material transitions that enhance rather than compete with the building's overall composition.

The fenestration pattern preserves what appear to be original wood-frame double-hung sash windows that maintain the authentic proportions and material character essential to the building's architectural integrity. The windows exhibit the tall, narrow proportions characteristic of early 20th-century residential design and retain their original trim work and architectural details. The preservation of original windows represents an exceptional survival of period building fabric that significantly enhances the building's architectural and historical value.

The front porch treatment showcases classic Craftsman design elements including substantial masonry piers that echo the building's brick construction while providing appropriate structural support and visual weight. The porch demonstrates the Craftsman emphasis on integration between interior and exterior spaces while maintaining the substantial, permanent character that defined the style's appeal to middle-class families seeking homes that conveyed both comfort and respectability.

Character-defining elements include the building's exceptional brick masonry construction, the substantial hip-roofed massing with prominent dormer, the preservation of original wood windows and trim, the high-quality Craftsman porch design, and the overall architectural sophistication that distinguishes this building as one of the finest examples of early 20th-century residential architecture in Flat Rock. The building's remarkable preservation enables it to communicate both its 1902 construction period and the building standards that characterized pre-Ford Flat Rock with exceptional clarity.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1902, Mrs. Emma (nee Harryman) Hitchcock owns lot 5 and part of 6 of block 17 in the Village of Flat Rock, and the mortgaged house thereon.[1] In 1910, Emma Hitchcock and her daughter Delia are living next to John Washer in Flat Rock Michigan; and while the street names are off, the known neighbors match block 17.[2] In 1915, Mrs. Emma (nee Harryman) Hitchcock owns lot 5 and part of 6 of block 17 in the Village of Flat Rock, and the house thereon.[3] Mrs. Emma (nee Harryman) Hitchcock died on 16 November 1919 in Flat Rock, Michigan.[4] The estate of Mrs. John H. Hitchcock continued to own lot 5 and part of 6 of block 17 in the Village of Flat Rock in 1925.[5]

In 1920, Edmund & Bertha Miller and family were living at Erie St. [Gibraltar].[6] In 1930, Harry & Cleo Miller were living at 537 Mill St., and Harry was employed as a Car inspector for the Railroad.[7]

In 1931, Jennie (nee Graden) Stuck owned both lot 5 and lot 6 of block 17, in the Village of Flat Rock, and the houses thereon: 529 and 537 Mill St.[8] In 1939, Robert Johnson (Sylvia Graden's husband) and Jennie Stuck are co-owners of lot 5 & 6 of block 17 in the Village of Flat Rock and the residences thereon.[9]

In 1939, Howard & Alice Burgoon and family were renting at 29070 Mill.[10] In 1940, Howard & Olive Burgoon and son were living at 29070 Mill St., and Howard was employed as a patrolman for village.[11] In 1942, Robert Johnson (Sylvia Graden's husband) is the owner of lot 290 of Assessor's Flat Rock Plat No. 6 in the Village of Flat Rock and the residences thereon: 29070 Mill St.[12] In 1950, Mabel Chamberlin and boarders resided at 29070 Mill St.[13]

The residence at 29070 Mill St. continued to be rental property until the Graden sisters died in the 1960s.

L. C. Swartzbaugh resided at 29070 Mill from 1961- 1971.[14] Lewis and Evelyn Swartzbaugh resided at 29070 Mill Street in 1974.[15]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Historical Significance: This property possesses exceptional historical and architectural significance that extends well beyond its contribution to the district, representing both the sophisticated residential development that established Flat Rock's pre-Ford community foundation and one of the finest examples of Craftsman bungalow architecture in southeastern

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1902," arranged alphabetically; pg. 29, entry for Mrs. John H. Hitchcock.; original records held by Brownstown Township Historical Society. *Note: John H. Hitchcock owned most of block 17 until his death in 1888. It seems likely that Hitchcock's widow downsized in her later years and it is apparent in the tax records that she had mortgaged a smaller house on lot 5 and lived there until her death in 1919.*

[2] **1910** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 1, sheet 20 A, dwelling 440, family 454, for Emma & Delia Hitchcock; NARA microfilm publication T624, roll 678; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:MLTC-17F : accessed 16 Nov 2025), FHL# 004972512, Image 277 of 1107; United States. National Archives and Records Administration. *Note: This address is on Mill St. today.*

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1915," arranged alphabetically; pg. 27, entry for Mrs. John H. Hitchcock.; original records held by Brownstown Township Historical Society.

[4] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVVD-GMS9 : Thu Apr 03 02:29:41 UTC 2025), Entry for Emma Harryman Hitchcock.

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically; pg. 28, entry for Mrs. John H. Hitchcock EST; original records held by Brownstown Township Historical Society.

[6] **1920** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 2B, dwelling 44, family 47, for Edmund & Bertha Miller and family; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GR65-4MV?view=explore&cc=1488411&lang=en&groupId=TH-1942-22913-12846-62 : accessed 27 July 2025), FHL# 004966178, Image 563 of 1100; United States. National Archives and Records Administration. *Note: This address is on Mill St. today.*

[7] **1930** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-880, sheet 4B, dwelling 82, family 96, for Harry & Cleo Miller ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-91M?cat=1036363&i=445&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 446 of 1148; United States. National Archives and Records Administration.

[8] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically; pg. 99, entry for Jennie Stuck; original records held by Brownstown Township Historical Society.

[9] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 161, entries for Robert Johnson and Jennie Stuck; original records held by Brownstown Township Historical Society.

[10] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[11] **1940** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 7B, dwelling 249, for Howard & Olive Burgoon and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW9K?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 18 of 1034; United States. National Archives and Records Administration.

[12] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 161, entries for Robert Johnson and Jennie Stuck; original records held by Brownstown Township Historical Society.

[13] **1950** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 72, dwelling 247, for Mabel Chamberlin and boarders; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-H?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 50 of 58; United States. National Archives and Records Administration.

[14] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[15] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

Michigan. Constructed in 1902, the building demonstrates the quality of residential investment and architectural achievement that characterized pre-industrial Flat Rock and helped establish the community's reputation for substantial, well-built housing that would later attract Ford's industrial investment.

Criterion A Evaluation: The property possesses exceptional significance under Criterion A for its association with the pre-Ford period community development that established the residential foundation essential for attracting industrial investment. The building's 1902 construction date places it early, but within the critical transitional period when Flat Rock was evolving from rural community to a settlement capable of supporting major industrial expansion, and its exceptional quality demonstrates the building standards and community investment that made Flat Rock attractive for Ford's Village Industries experiment.

Properties like this provided evidence of community stability, architectural sophistication, and residential appeal that helped attract Ford's attention to Flat Rock as a suitable location for his industrial vision. The building represents the type of substantial, high-quality housing that demonstrated the community's potential for supporting an expanded workforce while maintaining the rural community character and building quality that were central to Ford's industrial philosophy.

Criterion C Evaluation: The property possesses exceptional significance under Criterion C as one of the finest and most intact examples of Craftsman bungalow architecture surviving in the region. The building's exceptional brick masonry construction, sophisticated proportional relationships, preservation of original materials, and superior architectural details represent the highest level of Arts and Crafts design and craftsmanship adapted to early 20th-century middle-class residential construction.

The building demonstrates the influence of national architectural movements on local building practices while showcasing the exceptional level of craftsmanship and material quality that characterized the best residential construction in early 20th-century Michigan communities. The preservation of original brick construction, wood windows, and architectural details makes this building an invaluable architectural resource for understanding the sophistication of pre-industrial residential design and construction techniques.

Integrity Assessment:

Location: Excellent integrity retained on original site, maintaining relationship to the historic residential development pattern and community context.

Design: Excellent integrity through preservation of essential Craftsman bungalow massing, roofline configuration, dormer treatment, and architectural relationships that define the building's exceptional design quality.

Setting: Excellent integrity within the residential neighborhood that developed during the transitional period between rural community and industrial town.

Materials: Exceptional integrity through retention of original brick masonry construction, wood siding, original windows, and architectural trim that represent rare survival of early 20th-century building fabric.

Workmanship: Exceptional integrity evident in the preserved masonry craftsmanship, architectural detailing, and construction quality that demonstrate the highest level of early 20th-century residential building practices.

Feeling: Excellent integrity in conveying the character of sophisticated early 20th-century residential architecture and the building standards that characterized pre-Ford Flat Rock.

Association: Exceptional associative integrity with the pre-Ford development period that created the community foundation essential for attracting subsequent industrial investment.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District and **STRONGLY RECOMMENDED for INDIVIDUAL NATIONAL REGISTER LISTING**. The building possesses exceptional historical and architectural significance that extends well beyond its contribution to the district, representing one of the finest examples of Craftsman bungalow architecture in southeastern Michigan and demonstrating remarkable preservation of original materials and architectural details.

The property meets National Register standards under multiple criteria and retains exceptional integrity across all seven aspects. The building's association with the pre-Ford community foundation, its architectural merit as an outstanding example of Craftsman design, and its extraordinary preservation make it one of the most significant historical resources in the Flat Rock area. The property would greatly benefit from individual National Register listing to recognize its exceptional architectural and historical value while ensuring appropriate preservation standards for this irreplaceable community landmark.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_138_01_0290_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25599 Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_99_0004_702				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0888849		Long: -83.2822883		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	2017	
Architectural Style	Contemporary/Neo-Traditional	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gable w/cross	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrated garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☒				

Area(s) of Significance	N/A - Non-contributing resource
Period(s) of Significance	N/A - Non-contributing resource

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):

Current/Common Name	25599 E. Huron River Drive
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 25599 E. Huron River Drive represents a typical example of contemporary suburban residential construction built in 2017, reflecting the continued development and evolution of Flat Rock's residential neighborhoods during the early 21th century. This 1.5-story brick veneer dwelling exhibits the characteristic features of 2010s suburban architecture while demonstrating the ongoing transformation of Flat Rock from its earlier industrial village character to a fully suburban community that accommodated modern lifestyle preferences and construction practices.

The building displays a contemporary residential form with a complex gable roof configuration that creates visual interest through varied roofline heights and orientations. The roof is clad in asphalt shingles and features a combination of gabled sections that reflect the architectural preferences of the 2010s for varied massing and picturesque compositions that drew loosely from traditional residential styles while incorporating modern planning principles and construction methods.

The exterior walls are clad in brick veneer that demonstrates the material preferences and construction practices of the 2010s, when materials had become standard for suburban residential construction due to their durability, low maintenance requirements, and cost effectiveness.

A prominent feature of the building is its L-shaped attached two-car garage, which occupies a substantial portion of the front elevation and reflects the automobile-oriented lifestyle and architectural priorities of 2010s suburban development. The garage includes multiple windows that create visual interest while maintaining the building's residential appearance. This integrated garage design represents the standard suburban residential configuration of the period, when direct automobile access had become a primary architectural consideration.

The primary facade faces south toward E. Huron River Drive and displays a composition that combines traditional residential elements with contemporary planning principles. The building incorporates neo-traditional design references through its use of gabled forms and residential-scale fenestration while maintaining the informal, asymmetrical composition typical of 2010s suburban construction.

Window openings throughout the dwelling consist of vinyl-framed units typical of 2010s residential construction, with configurations that include both traditional double-hung sash designs and larger picture windows that reflect the period's emphasis on natural light and visual connection with outdoor environments. The windows demonstrate the standardized residential fenestration practices of the period.

Character-defining features include the complex gable roof configuration, brick veneer construction, prominent attached garage, and overall contemporary suburban massing that reflect 2010s residential design and construction practices. The building maintains the appearance and functional arrangements typical of suburban residential development during the late 20th century.

Contemporary Construction Assessment: This 2017 dwelling represents standard suburban residential construction of the 2010s, built using contemporary materials, methods, and design principles that had become established for middle-class suburban development. The building likely represents either custom construction by local builders or development by residential construction companies using standardized plans and materials available during the 2010s building boom, when suburban residential construction had become highly systematized and efficient through the use of standardized components and proven design formulas.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

This building was constructed in 2017, is a non-contributing resource and we have no records of past owners for 25599 Huron River Drive.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 25599 E. Huron River Drive is recommended as a **non-contributing resource** to the Flat Rock Historical District. The dwelling does not meet the 50-year age requirement for National Register consideration and does not contribute to the historical themes and development patterns that define the district's significance.

Non-Contributing Assessment: This property does not contribute to the significance of the Flat Rock Historical District because it was constructed in 2010, well outside the district's period of significance (1922-1972) and after the conclusion of all historical themes that define the district's importance. The building represents early 21th-century suburban development patterns that fundamentally differ from the compact, walkable residential development that supported Ford's village industries concept and created the distinctive community character that gives the district its historical significance.

Architectural Evaluation: While the dwelling represents competent 2010s suburban residential construction with appropriate materials and design characteristics for its period, it does not contribute to the architectural significance of the historic district, which is defined by the residential styles and development patterns of the 1920s through 1940s that

supported Flat Rock's transformation from rural village to industrial community. The contemporary suburban design represents fundamentally different architectural principles and community planning concepts than those that characterize the district's significance.

Temporal and Thematic Disconnection: The building's 2017 construction date places it in a completely different era of Flat Rock's development, when the community had evolved into a suburban municipality with no remaining connection to the Ford Village Industries themes that define the historic district's significance. The property represents modern suburban development that occurred during Flat Rock's transformation into a contemporary suburban community, which constitutes a different chapter in the community's history that lacks association with the district's defining historical themes.

Integrity Assessment: The building appears to maintain good integrity as a 2017 suburban residence, with appropriate design, materials, workmanship, and setting for its construction period. However, it completely lacks integrity of association with the historical themes and development patterns that define the Flat Rock Historical District's significance.

Recommendation: This property is recommended as a **Non-Contributing Resource** to the Flat Rock Historical District. The building does not meet basic age requirements for National Register consideration, was constructed well outside the district's period of significance, and represents development patterns and architectural approaches that are fundamentally incompatible with the Ford Village Industries themes that define the district's historical importance. The property represents a different era of community development that, while part of Flat Rock's continuing evolution, does not contribute to the specific historical significance for which the district merits National Register recognition.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_99_0004_702; citing records held by the City of Flat Rock.

List of Area #4

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
4 1	25876		E. Huron River Drive	North	58	138	02	0012	300	1928	CONTRIBUTOR	BUILDING	
4 2	25890		E. Huron River Drive	North	58	138	02	0011	000	1922	CONTRIBUTOR	BUILDING	
4 3	25906		E. Huron River Drive	North	58	138	02	0009	000	1938	CONTRIBUTOR	BUILDING	
4 4	25916		E. Huron River Drive	North	58	138	02	0008	000	1924	CONTRIBUTOR	BUILDING	
4 5	25926		E. Huron River Drive	North	58	138	02	0007	000	1922	CONTRIBUTOR	BUILDING	
4 6	25936		E. Huron River Drive	North	58	138	02	0006	000	1915	CONTRIBUTOR	BUILDING	duplex
4 7	25946		E. Huron River Drive	North	58	138	02	0005	000	1917	CONTRIBUTOR	BUILDING	
4 8	25954		E. Huron River Drive	North	58	138	02	0004	000	1922	CONTRIBUTOR	BUILDING	
4 9	25964		E. Huron River Drive	North	58	138	02	0003	000	1920	CONTRIBUTOR	BUILDING	
4 10	25976		E. Huron River Drive	North	58	138	02	0002	000	1928	CONTRIBUTOR	BUILDING	
4 11	25984		E. Huron River Drive	North	58	138	02	0001	000	1917	CONTRIBUTOR	BUILDING	
4 12	26010		E. Huron River Drive	North	58	138	01	0291	000	1927	CONTRIBUTOR	BUILDING	
4 13	25437		E. Huron River Drive	South	58	135	99	0008	000	1925	CONTRIBUTOR	BUILDING	
4 14	25519		E. Huron River Drive	South	58	135	99	0007	000	1927	CONTRIBUTOR	BUILDING	
4 15	25547		E. Huron River Drive	South	58	135	99	0006	000	1955	CONTRIBUTOR	BUILDING	
4 16	25595		E. Huron River Drive	South	58	135	99	0005	000	1987	NON-CONTRIBUTOR	BUILDING	
4 17	25603		E. Huron River Drive	South	58	135	99	0004	701	2007	NON-CONTRIBUTOR	BUILDING	
4 18	25741		E. Huron River Drive	South	58	138	01	0302	301	1899	CONTRIBUTOR	BUILDING	Budds
4 19	25861		E. Huron River Drive	South	58	138	01	0300	004	1925	CONTRIBUTOR	BUILDING	
4 20	25875		E. Huron River Drive	South	58	138	01	0300	002	1944	CONTRIBUTOR	BUILDING	Kersten Law Office
4 21	25905		E. Huron River Drive	South	58	138	01	0299	003	1965	CONTRIBUTOR	BUILDING	
4 22	25917		E. Huron River Drive	South	58	138	02	0013	002	1920	CONTRIBUTOR	BUILDING	
4 23	25931		E. Huron River Drive	South	58	138	02	0015	000	1922	NON-CONTRIBUTOR	BUILDING	
4 24	25939		E. Huron River Drive	South	58	138	02	0016	000	1933	CONTRIBUTOR	BUILDING	
4 25	25949		E. Huron River Drive	South	58	138	02	0017	000	1928	CONTRIBUTOR	BUILDING	
4 26	25959		E. Huron River Drive	South	58	138	02	0018	000	1918	CONTRIBUTOR	BUILDING	
4 27	25969		E. Huron River Drive	South	58	138	02	0019	000	1922	NON-CONTRIBUTOR	BUILDING	
4 28	25981		E. Huron River Drive	South	58	138	02	0020	000	1925	CONTRIBUTOR	BUILDING	
4 29	25991		E. Huron River Drive	South	58	138	02	0021	000	1948	CONTRIBUTOR	BUILDING	
4 30	26003		E. Huron River Drive	South	58	138	01	0297	002	1943	CONTRIBUTOR	BUILDING	
4 31	26015		E. Huron River Drive	South	58	138	02	0022	002	2024	NON-CONTRIBUTOR	BUILDING	
4 32	26021		E. Huron River Drive	South	58	138	01	0296	000	1928	CONTRIBUTOR	BUILDING	
4 33	26033		E. Huron River Drive	South	58	138	01	0295	000	1870	CONTRIBUTOR	BUILDING	
4 34	26037		E. Huron River Drive	South	58	138	01	0294	001	1957	CONTRIBUTOR	BUILDING	Monroe Newspaper/Remere
4 35	26041		E. Huron River Drive	South	58	138	01	0293	000	1924	CONTRIBUTOR	BUILDING	
4 36	29021		Garden Blvd.	South	58	138	01	0287	000	1920	CONTRIBUTOR	BUILDING	
4 37	29035		Garden Blvd.	South	58	138	01	0288	301	1929	CONTRIBUTOR	BUILDING	
4 38	25957		Gibraltar Rd.	South	58	138	03	0025	000	1966	CONTRIBUTOR	BUILDING	Car Wash
4 39	29015		Gibraltar Rd.	South	58	138	01	0286	000	1947	Non-Contributor	BUILDING	Spoehrs Market/Fiorelli
4 40	29057		Mill St.	East	58	138	02	0023	302	2002	Non-Contributor	BUILDING	
4 41	29119		Mill St.	East	58	138	02	0023	001	1951	Non-Contributor	BUILDING	
4 42	29050		Mill St.	West	58	138	01	0289	000	1957	CONTRIBUTOR	BUILDING	
4 43	29070		Mill St.	West	58	138	01	0290	000	1920	CONTRIBUTOR	BUILDING	
4 44	25599		E. Huron River Drive	South	58	135	99	004	702	2017	NON-CONTRIBUTOR	BUILDING	

Flat Rock Historical District (Proposed July 2025)

City of Flat Rock
Wayne County, Michigan

Publication Date: 25 June 2025
Map prepared by the Flat Rock Historical Commission

Area Map#5 Resource Count

	Contributing	Non-Contributing
Buildings	94	14
Sites	1	0
Structures	2	0
Objects	1	0
TOTALS	98	14

0 200 525 feet

MAP KEY
- Contributing Resource
- Non-Contributing Resource

Partial Historic District Boundary - AREA MAP #5

Based on Historic Plats:
Assessor's Flat Rock Plat No. 1 (June 1922)
Assessor's Flat Rock Plat No. 5 (May 1940)

Geographical data provides a spatial representation only. The City of Flat Rock does not assume any damages or liabilities due to the accuracy, availability, use or misuse of the information provided.

List of Area #5

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
5 1	26222		Atwater St.	North	58	094	03	0276	000	1941	CONTRIBUTOR	BUILDING	
5 2	26228		Atwater St.	North	58	094	03	0275	000	1989	NON-CONTRIBUTOR	BUILDING	
5 3	26234		Atwater St.	North	58	094	03	0274	000	1948	CONTRIBUTOR	BUILDING	
5 4	26242		Atwater St.	North	58	094	03	0273	000	1927	CONTRIBUTOR	BUILDING	
5 5	26254		Atwater St.	North	58	094	03	0272	000	1948	CONTRIBUTOR	BUILDING	
5 6	28408		Church St.	North	58	094	03	0174	000	1940	CONTRIBUTOR	BUILDING	
5 7	28418		Church St.	North	58	094	03	0172	000	1920	CONTRIBUTOR	BUILDING	
5 8	28428		Church St.	North	58	094	03	0171	000	1939	CONTRIBUTOR	BUILDING	
5 9	28442		Church St.	North	58	094	03	0170	000	1923	CONTRIBUTOR	BUILDING	
5 10	28454		Church St.	North	58	094	03	0169	000	1920	CONTRIBUTOR	BUILDING	
5 11	28470		Church St.	North	58	094	03	0168	000	1930	CONTRIBUTOR	BUILDING	
5 12	28478		Church St.	North	58	094	03	0189	000	1935	CONTRIBUTOR	BUILDING	
5 13	28614		Church St.	North	58	094	03	0201	000	1919	CONTRIBUTOR	BUILDING	
5 14	28710		Church St.	North	58	999	00	2019	004	1998	NON-CONTRIBUTOR	BUILDING	
5 15	28734		Church St.	North	58	094	03	0225	001	1972	CONTRIBUTOR	BUILDING	
5 16	28752		Church St.	North	58	094	07	0001	000	2002	NON-CONTRIBUTOR	BUILDING	
5 17	28433		Church St.	South	58	094	03	0164	000	1923	CONTRIBUTOR	BUILDING	
5 18	28453		Church St.	South	58	094	03	0166	000	1920	CONTRIBUTOR	BUILDING	
5 19	28465		Church St.	South	58	094	03	0167	000	1943	CONTRIBUTOR	BUILDING	
5 20	28487		Church St.	South	58	094	03	0190	000	1929	CONTRIBUTOR	BUILDING	
5 21	28747		Church St.	South						1890	CONTRIBUTOR	BUILDING	
5 22	28861		Church St.	South	58	094	03	0277	000	2004	NON-CONTRIBUTOR	BUILDING	
5 23	28881		Church St.	South	58	094	03	0278	300	1938	CONTRIBUTOR	BUILDING	
5 24	28893		Church St.	South	58	094	03	0279	002	1947	CONTRIBUTOR	BUILDING	
5 25	28905		Church St.	South	58	094	03	0279	001	1948	CONTRIBUTOR	BUILDING	
5 26	28907		Church St.	South	58	094	03	0279	001	1948	CONTRIBUTOR	BUILDING	
5 27	28207		Cooke St.	East	58	094	03	0148	000	1953	CONTRIBUTOR	BUILDING	
5 28	28219		Cooke St.	East	58	094	03	0149	000	1949	CONTRIBUTOR	BUILDING	
5 29	28229		Cooke St.	East	58	094	03	0150	000	1967	CONTRIBUTOR	BUILDING	
5 30	28241		Cooke St.	East	58	094	03	0151	000	1948	CONTRIBUTOR	BUILDING	
5 31	28307		Cooke St.	East	58	094	03	0152	000	1976	NON-CONTRIBUTOR	BUILDING	
5 32	28319		Cooke St.	East	58	094	03	0153	000	1951	CONTRIBUTOR	BUILDING	
5 33	28329		Cooke St.	East	58	094	03	0154	000	1952	CONTRIBUTOR	BUILDING	
5 34	28349		Cooke St.	East	58	094	03	0155	300	1916	CONTRIBUTOR	BUILDING	
5 35	28407		Cooke St.	East	58	094	03	0156	300	1951	CONTRIBUTOR	BUILDING	
5 36	28425		Cooke St.	East	58	094	03	0157	000	1947	CONTRIBUTOR	BUILDING	
5 37	28441		Cooke St.	East	58	094	03	0158	000	1948	CONTRIBUTOR	BUILDING	
5 38	28453		Cooke St.	East	58	094	03	0159	000	1951	CONTRIBUTOR	BUILDING	
5 39	28465		Cooke St.	East	58	094	03	0160	000	1920	CONTRIBUTOR	BUILDING	

List of Area #5

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
5 40	28473		Cooke St.	East	58	094	03	0161	000	1968	CONTRIBUTOR	BUILDING	
5 41	28230		Cooke St.	West	58	094	03	0179	300	2004	NON-CONTRIBUTOR	BUILDING	
5 42	28326		Cooke St.	West	58	094	03	0175	000	1967	CONTRIBUTOR	BUILDING	
5 43	28464		Cooke St.	West	58	094	03	0162	002	1920	CONTRIBUTOR	BUILDING	
5 44	28478		Cooke St.	West	58	094	03	0162	001	1928	CONTRIBUTOR	BUILDING	
5 45	28614		Division St.	North	58	094	03	0197	000	1940	CONTRIBUTOR	BUILDING	
5 46	28726		Division St.	North	58	094	03	0221	300	1920	CONTRIBUTOR	BUILDING	
5 47	28750		Division St.	North	58	094	03	0239	300	1948	CONTRIBUTOR	BUILDING	
5 48	26068		E. Huron River Drive	North						1990	NON-CONTRIBUTOR	BUILDING	
5 49	26080		E. Huron River Drive	North	58	094	03	0243	002	1955	CONTRIBUTOR	BUILDING	
5 50	26086		E. Huron River Drive	North	58	094	03	0242	000	1932	CONTRIBUTOR	BUILDING	
5 51	26092		E. Huron River Drive	North	58	094	03	0241	000	1924	CONTRIBUTOR	BUILDING	
5 52	26098		E. Huron River Drive	North	58	094	03	0240	000	1926	CONTRIBUTOR	BUILDING	
5 53	26144		E. Huron River Drive	North	58	094	03	0236	300	1957	CONTRIBUTOR	BUILDING	
5 54	26156		E. Huron River Drive	North	58	094	03	0235	300	1941	CONTRIBUTOR	BUILDING	
5 55	26208		E. Huron River Drive	North	58	094	07	0007	000	2000	NON-CONTRIBUTOR	BUILDING	
5 56	26250		E. Huron River Drive	North	58	094	03	0231	000	1857	CONTRIBUTOR	BUILDING	
5 57	26049		E. Huron River Drive	South	58	094	03	0245	001	1940	CONTRIBUTOR	BUILDING	
5 58	26057		E. Huron River Drive	South	58	094	03	0245	002	1924	CONTRIBUTOR	BUILDING	
5 59	26067		E. Huron River Drive	South	58	094	03	0246	001	1920	CONTRIBUTOR	BUILDING	
5 60	26077		E. Huron River Drive	South	58	094	03	0247	301	1920	CONTRIBUTOR	BUILDING	
5 61	26083		E. Huron River Drive										
5 62	26091		E. Huron River Drive	South	58	094	03	0252	300	1920	CONTRIBUTOR	BUILDING	
5 63	26095		E. Huron River Drive	South	58	094	03	0254	000	1946	CONTRIBUTOR	BUILDING	
5 64	26123		E. Huron River Drive	South	58	094	03	0256	002	1946	CONTRIBUTOR	BUILDING	
5 65	26131		E. Huron River Drive	South	58	094	03	0260	000	1890	CONTRIBUTOR	BUILDING	
5 66	26151		E. Huron River Drive	South	58	094	03	0262	000	1941	CONTRIBUTOR	BUILDING	
5 67	26209		E. Huron River Drive	South	58	094	03	0265	000	1920	CONTRIBUTOR	BUILDING	
5 68	26217		E. Huron River Drive	South	58	094	03	0266	000	1920	CONTRIBUTOR	BUILDING	
5 69	26249		E. Huron River Drive	South	58	094	03	0269	000	1949	CONTRIBUTOR	BUILDING	
5 70	26266_68		E. Huron River Drive	North	58	094	03	0230	000	1957	CONTRIBUTOR	BUILDING	
5 71	26128		Gibraltar Rd.	North	58	094	03	0213	302	1950	CONTRIBUTOR	BUILDING	
5 72	29048		Garden Blvd.	North	58	094	03	0244	000	1880	NON-CONTRIBUTOR	BUILDING	
5 73	26118		Gibraltar Rd.	North	58	094	03	0213	303	1940	CONTRIBUTOR	BUILDING	
5 74	26154		Gibraltar Rd.	North	58	094	03	0211	000	1940	CONTRIBUTOR	BUILDING	
5 75	26216		Gibraltar Rd.	North	58	094	03	0210	000	1950	CONTRIBUTOR	BUILDING	
5 76	26228		Gibraltar Rd.	North	58	094	03	0209	000	1930	NON-CONTRIBUTOR	BUILDING	
5 77	26240		Gibraltar Rd.	North	58	094	03	0208	000	1930	CONTRIBUTOR	BUILDING	
5 78	26260		Gibraltar Rd.	North	58	094	03	0206	000	1950	CONTRIBUTOR	BUILDING	

List of Area #5

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
5 79	26059		Gibraltar Rd.	South	58	094	03	0216	000	1920	CONTRIBUTOR	BUILDING	
5 80	26075		Gibraltar Rd.	South	58	094	03	0218	000	1920	CONTRIBUTOR	BUILDING	
5 81	26085		Gibraltar Rd.	South	58	094	03	0219	000	1937	CONTRIBUTOR	BUILDING	
5 82	26095		Gibraltar Rd.	South	58	094	03	0220	002	2003	NON-CONTRIBUTOR	BUILDING	
5 83	26139		Gibraltar Rd.	South	58	094	03	0223	300	1870	CONTRIBUTOR	BUILDING	
5 84	OMIT - NUMBERING ERROR												
5 85	26235		Gibraltar Rd.	South	58	094	03	0227	002	1951	CONTRIBUTOR	BUILDING	
5 86	26241		Gibraltar Rd.	South	58	094	03	0227	002	1951	CONTRIBUTOR	BUILDING	
5 87	26251		Gibraltar Rd.	South	58	094	03	0228	000	1875	CONTRIBUTOR	BUILDING	
5 88	26263		Gibraltar Rd.	South	58	094	03	0229	000	1939	CONTRIBUTOR	BUILDING	
5 89	28253		Seneca St.	East	58	094	03	0178	000	1925	CONTRIBUTOR	BUILDING	
5 90	28307		Seneca St.	East	58	094	03	0177	000	1955	CONTRIBUTOR	BUILDING	
5 91	28331		Seneca St.	East	58	094	01	0003	300	1947	CONTRIBUTOR	BUILDING	
5 92	28341		Seneca St.	East	58	094	01	0005	001	1954	CONTRIBUTOR	BUILDING	
5 93	28351		Seneca St.	East	58	094	01	0005	302	1945	CONTRIBUTOR	BUILDING	
5 94	28401		Seneca St.	East	58	094	01	0006	000	1920	CONTRIBUTOR	BUILDING	
5 95	28427		Seneca St.	East	58	094	01	0007	002	1920	CONTRIBUTOR	BUILDING	
5 96	28911		Seneca St.	East	58	094	03	0282	001	1875	CONTRIBUTOR	BUILDING	
5 97	26110		Ypsilanti St.	North	58	094	03	0195	000	1954	CONTRIBUTOR	BUILDING	
5 98	26120		Ypsilanti St.	North	58	094	03	0194	000	1920	CONTRIBUTOR	BUILDING	
5 99	26152		Ypsilanti St.	North	58	094	03	0191	000	1930	CONTRIBUTOR	BUILDING	
5 100	26228		Ypsilanti St.	North	58	094	03	0188	000	1952	CONTRIBUTOR	BUILDING	
5 101	26242		Ypsilanti St.	North	58	094	03	0187	000	1920	CONTRIBUTOR	BUILDING	
5 102	26256		Ypsilanti St.	North	58	094	03	0186	000	1920	CONTRIBUTOR	BUILDING	
5 103	26268		Ypsilanti St.	North	58	094	03	0185	000	2016	NON-CONTRIBUTOR	BUILDING	New
5 104	26139		Ypsilanti St.	South	58	094	03	0199	000	1965	CONTRIBUTOR	BUILDING	Bruce Hammond
5 105	26153		Ypsilanti St.	South	58	094	03	0200	000	1920	CONTRIBUTOR	BUILDING	
5 106	26227		Ypsilanti St.	South	58	094	03	0202	000	2023	NON-CONTRIBUTOR	BUILDING	New
5 107	26237		Ypsilanti St.	South	58	094	03	0203	000	1920	CONTRIBUTOR	BUILDING	
5 108	26251		Ypsilanti St.	South	58	094	03	0204	000	1992	NON-CONTRIBUTOR	BUILDING	New
5 109	26269		Ypsilanti St.	South	58	094	03	0205	000	1929	CONTRIBUTOR	BUILDING	
5 110	NVA	5A & 5B	E. Huron River Drive	South	58	094	03	0270	000		CONTRIBUTOR	STRUCTURE	Paved Parking -Bobcean
5 111	NVA	5C	Ypsilanti St.	North	58	094	03	0192	000	1949	CONTRIBUTOR	STRUCTURE	Mail Marker
5 112	NVA	5D	Ypsilanti St.	North							CONTRIBUTOR	OBJECT	Paved Parking - Old High School
5 113	NVA	5E	E. Huron River Drive	South						1832	CONTRIBUTOR	SITE	Canal Site

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26222 Atwater Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0276_000 Lot 276 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094556		Long: -83.292578		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1941	
Architectural Style	Wartime Vernacular	
Building Form	1 Story Rectilinear	
Roof Form	Hipped w/ front projection	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding	
Foundation Materials	Brick/Stone	
Window Materials	Aluminum	
Window Type	Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	Shed on alley	

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development						
Period(s) of Significance	1941-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	26222 Atwater						
Historic/Original Owner	Isidore Vivoni						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	28 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1940 Vernacular residence with Prairie influence is a single-story frame dwelling on Atwater Street. Constructed during the established phase of Ford's Village Industries program and in the final pre-war years, the property represents quality residential development characteristic of the late Village Industries era.

The house exhibits a **hipped roof** with broad proportions creating the horizontal emphasis characteristic of Prairie-influenced design. A **front gable projection** over the porch adds visual interest while maintaining the overall horizontal profile. A **brick chimney** rises from the roof mass. The roof is covered with asphalt shingles. The exterior is clad in white aluminum siding.

A **covered front porch** with black metal posts and railings spans a portion of the facade, providing sheltered outdoor living space. Porch furniture including rocking chairs and a table demonstrates active residential use. Concrete steps lead from the sidewalk to the porch. The windows are aluminum sliding units, likely replacements.

The stone/concrete block foundation is visible. A **shed** is located on the alley behind the property. A satellite dish is mounted on the roof.

Character-defining features include the hipped roof with front gable projection, horizontal Prairie-influenced massing, covered front porch, brick chimney, and pre-WWII Village Industries residential character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1931, Frank Trombley owned lot 6 of block 9 in the Village of Flat Rock and there was not a residence indicated.[1] In 1942, Isidore Vivoni [of Detroit] owned lot 276 of the Assessor's Flat Rock Plant No. 5; and the residence thereon, 26222 Atwater Street.[2] Mary B. Light resided at 26222 Atwater St. from 1953 through 1957.[3] Sam Stavros resided at 26222 Atwater from 1959 through 1966; and in 1971, Joseph F. Punches resided at 26222 Atwater Street.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1940 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1940 during the established Village Industries era, this vernacular dwelling represents the residential development that characterized Flat Rock's growth. By 1940, Ford's lamp plant had operated for over a decade, and the community had established itself as a desirable residential area for industrial workers.

The hipped roof with broad proportions creates horizontal emphasis characteristic of Prairie-influenced design, which was popular in Michigan during the early 20th century. This horizontal character, combined with the front gable projection, creates an attractive residential composition.

This property represents residential development on Atwater Street within the Village Industries community.

Integrity: The property retains integrity of location, design (hipped-roof cottage form with front gable projection and covered porch clearly legible), setting, feeling, and association. Material integrity has been diminished through aluminum siding and replacement windows.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1940 construction date places this property within the established pre-WWII Village Industries era. The vernacular form with Prairie-influenced hipped roof, front gable projection, and covered front porch remains clearly legible despite material alterations. The property contributes to understanding late pre-war residential development patterns in the Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_094_02_0085_301; citing records held by the City of Flat Rock.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision; pg. 97, entry for Frank Trombley; original records held by Brownstown Township Historical Society.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2," paginated, arranged by subdivision; vol. 2, pg. 357, entry for Isidore Vivoni; original records held by Brownstown Township Historical Society.

[3] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 54, for Atwater Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26228 Atwater Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0275_000 Lot 275 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094670		Long: -83.292748		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	c. 1940s (remodeled 1989)
Architectural Style	Minimal Traditional (heavily altered)
Building Form	Single-story gabled house
Roof Form	Front gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding (1989 renovation)
Foundation Materials	Concrete block
Window Materials	Vinyl frame replacements
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	Small garage (rear alley)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District	
Not Eligible ☒					

Area(s) of Significance	Community Planning & Development; Industry; Social History
Period(s) of Significance	1920-1975

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐ Date(s):
Current/Common Name	26228 Atwater		
Historic/Original Owner			
Historic Building Use	Single-family residence		
Current Building Use	Single-family residence		
Architect/Engineer/Designer	Unknown		
Builder/Contractor	Unknown		

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The dwelling at 26228 Atwater Street North presents as a single-story residence that originated in the 1940s but was substantially remodeled in 1989, resulting in a building that no longer clearly communicates its original wartime construction period or historical architectural character. The extensive 1989 renovation has created a building that reflects late 20th-century design preferences and construction approaches rather than the 1940s Minimal Traditional characteristics that would have originally defined the structure.

The structure displays a front-gabled form that may retain some relationship to the original building configuration, though the 1989 remodeling has likely altered the original proportional relationships and architectural details that would have characterized the 1940s construction. The current roofline configuration and massing arrangement reflect the renovation work rather than the original design concept, making it difficult to assess the building's original architectural merit or historical character.

The most significant impact of the 1989 renovation is evident in the building's comprehensive exterior treatment, which appears to have involved substantial changes to the original building envelope. The current appearance suggests that the renovation included new siding, windows, porch treatment, and other exterior modifications that have eliminated most of the original architectural character and period-defining features that would enable the building to communicate its 1940s construction date.

The exterior walls are clad in gray vinyl siding that represents the 1989 renovation period rather than original or period-appropriate materials. This comprehensive re-siding, combined with other renovation work, has created an exterior appearance that reflects 1980s renovation approaches and aesthetic preferences rather than 1940s residential design characteristics. The current material treatment eliminates the building's ability to convey its original construction period or architectural significance.

The fenestration pattern has been modified through the renovation process, with current windows appearing to be replacement units installed as part of the 1989 work. These windows, while functional, do not maintain the proportional relationships or material character that would be appropriate to the building's original 1940s construction period. The window modifications contribute to the building's inability to communicate its historical associations or architectural character.

The front porch treatment appears to be a product of the 1989 renovation, featuring materials and design elements that reflect late 20th-century preferences rather than 1940s residential design traditions. The porch modification, while providing functional shelter, represents a departure from the original architectural character that would have defined the building during its period of historical significance.

Character-defining elements from the original 1940s construction period have been largely eliminated or obscured by the comprehensive 1989 renovation, preventing the building from effectively communicating its original construction period, architectural character, or historical associations with the wartime development that characterized Flat Rock during the 1940s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1959, Glen Buck resided at 26228 Atwater.[1] In 1939, Milton & Francis Coop were living at 26228 Atwater.[2] In 1971, Robert A. St. Amore resided at 26228 Atwater Street.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Assessment of Historical and Architectural Significance: While this property originated during the 1940s wartime period and therefore has potential historical associations with Flat Rock's continued residential development during World War II, the comprehensive 1989 renovation has compromised the building's integrity to such a degree that it can no longer effectively communicate its historical significance or original architectural character from the 1940s construction period.

Impact of 1989 Renovation: The extensive renovation work undertaken in 1989 appears to have involved comprehensive changes to the building's exterior envelope, including new siding, windows, porch treatment, and other modifications that

1 "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 39, for Atwater Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

2 [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

3 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Atwater Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

have eliminated the architectural characteristics that would enable the building to convey its 1940s construction period. This renovation represents a fundamental alteration of the building's historical character rather than preservation or restoration of period-appropriate features.

Integrity Assessment:

Location: Excellent integrity retained on original site within the residential neighborhood that developed during the wartime period.

Design: Poor integrity due to comprehensive renovation that has altered the original massing relationships, proportional characteristics, and architectural composition that would have defined the 1940s construction.

Setting: Good integrity within the established residential neighborhood context, though the building's altered character affects its compatibility with surrounding properties that retain greater historical character.

Materials: Poor integrity due to comprehensive material replacement during the 1989 renovation that has eliminated original building fabric and period-appropriate material character.

Workmanship: Poor integrity as original 1940s construction details and craftsmanship are largely obscured by the 1989 renovation work that employed different construction approaches and aesthetic preferences.

Feeling: Poor integrity as the building no longer conveys the character of 1940s wartime residential construction or effectively represents the historical period during which it was originally built.

Association: Compromised integrity due to the building's inability to clearly communicate its association with wartime residential development because of extensive alterations that have obscured its original historical character and architectural significance.

Recommendation: This property is **RECOMMENDED as a NON-CONTRIBUTING RESOURCE** to the Flat Rock Historical District. While the building originated during the period of significance (1940s), the comprehensive 1989 renovation has compromised the property's integrity to such a degree that it no longer meets National Register standards for contributing status.

The extensive renovation has eliminated the architectural characteristics that would enable the building to communicate its historical associations with wartime residential development or its original 1940s construction period. The building's current appearance reflects late 20th-century renovation approaches rather than the historical period it represents, preventing it from contributing to the district's ability to illustrate the patterns of wartime development that characterized Flat Rock during the 1940s.

This assessment aligns with National Register guidelines that emphasize a property's ability to convey its historical significance through retained architectural integrity. The extent and character of the 1989 renovation exceed the threshold for acceptable change within a historic district context, as they have fundamentally altered the building's ability to represent its historical period and associations.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26234 Atwater Street [419 Atwater]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0274_000 Lot 274 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0947053	Long: -83.2929248			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1920s
Architectural Style	Minimal Traditional
Building Form	1.5 story gabled cottage
Roof Form	Side gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete block
Window Materials	Vinyl/Aluminum
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry						
Period(s) of Significance	1920-1947 (within district's 1920-1975 period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	26234 Atwater						
Historic/Original Owner							
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	28 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1920s cottage is a 1.5-story residential structure situated on Atwater Street in Flat Rock. The building represents residential development during the early Ford Village Industries period, constructed during the 1920s boom when Flat Rock was beginning its transformation into an experimental industrial community. The property demonstrates the modest, working-class housing that supported the community's development, though material alterations have impacted its original character.

The house exhibits simple cottage characteristics with a side gable roof form punctuated by a prominent front-facing gable dormer that creates additional second-floor space and provides visual interest to the facade. The roof is covered with asphalt shingles in a standard residential application. The combination of side gable with front dormer was a practical design approach popular in 1920s working-class housing, providing economical construction with adequate interior space.

The exterior walls are currently clad in aluminum siding that represents a later alteration covering the original exterior materials, which were likely wood clapboard or wood shingles typical of 1920s construction. The aluminum siding installation has significantly altered the building's original appearance and material integrity, though the underlying building form and proportions remain intact beneath the replacement siding.

The windows have been replaced with modern vinyl or aluminum units that alter the building's original character. The replacement windows include decorative shutters that add visual interest but are not original to the 1920s construction. The window replacement represents a significant alteration that impacts the building's authentic 1920s appearance and reduces its material integrity.

The front facade displays a simple, straightforward composition with a small projecting gabled entry porch that provides shelter for the front entrance. This front porch configuration is characteristic of modest 1920s cottage design and represents one of the building's most identifiable original features despite material changes. Metal railings and concrete steps provide access to the entrance.

An important feature of this property is the retention of its original detached garage located at the rear of the property. The survival of original outbuildings from the 1920s adds to the property's completeness and historical significance, as many original garages have been demolished or significantly altered over time. The garage helps convey the residential development patterns of the 1920s period when automobile ownership was becoming increasingly common.

The building sits on a concrete or concrete block foundation appropriate for 1920s construction methods. The property includes basic landscaping that maintains the residential character typical of working-class neighborhoods developed during the Ford Village Industries period.

Despite the material alterations, character-defining features that remain include the 1.5-story cottage form, the side gable roof with front gable dormer, the projecting front entry porch, the compact scale typical of 1920s working-class housing, the overall proportions and massing, and the original detached garage. These elements continue to convey the building's role in the early Ford Village Industries period residential development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, James F. & Alta I. Turpin were living at 419 Atwater St., and James was employed as a Tool Maker for the Lamp Plant.[1] In 1939, Thomas & Margaret Kuderik and their family were living at 26234 Atwater.[2] In 1940, Thomas & Margaret Kuderik and their family were living at 26234 Atwater St., and Thomas was employed as an electrician for the steel mill.[3] In 1950, Joseph & Pauline Bondy and their children resided at 26234 Atwater; and Joseph worked as shipper & packer for the Chemical Plant.[4] In 1959, Leo DeChant resided at 26234 Atwater.[5] In 1971, Leo T. DeChant resided at 26234 Atwater Street.[6]

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[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 7B, dwelling 159, family 175, for James F. & Alta I. Turpin ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-KC?cat=1036363&i=451&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 452 of 1148; United States. National Archives and Records Administration.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 12A, dwelling 67, for Thomas & Margaret Kuderik and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW98?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL#, 005461710, Image 27 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 15, dwelling 158, for Joseph & Pauline Bondy and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 16 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Atwater Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Atwater Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1920s property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant residential development during the early Ford Village Industries period and demonstrates the modest, working-class housing that supported the community's transformation, though material alterations limit its architectural significance and individual eligibility potential.

Criterion A - Community Planning and Development: Built during the 1920s, this house represents residential development during the crucial early phase of Ford's Village Industries program when Flat Rock was beginning its transformation into an experimental industrial community. The property demonstrates the modest, working-class housing that was constructed to support the growing industrial workforce and contributed to the community's viability as a planned industrial community.

Early Ford Village Industries Period: The 1920s construction date places this property in the early Ford Village Industries period, representing the residential development that accompanied Ford's decentralized industrial vision. The modest cottage design reflects the type of affordable housing that was necessary to attract and retain industrial workers during this transformative period in the community's history.

Working-Class Housing Representation: The building represents the type of modest, practical housing that characterized working-class residential development during the 1920s. The simple cottage form with economical construction methods demonstrates how communities like Flat Rock provided affordable housing options for industrial workers and their families during the Ford Village Industries period.

Material Integrity Limitations: While the property retains its basic form and scale, the installation of aluminum siding and replacement windows has significantly impacted its material integrity and authentic 1920s appearance. These alterations limit the building's ability to convey its original cottage character and reduce its potential for individual National Register eligibility under Criterion C for Architecture.

District Contributing Status: Despite material alterations, the building retains sufficient integrity in location, design, setting, feeling, and association to contribute to the district's significance. The retention of the basic cottage form, the distinctive front gable dormer, the projecting entry porch, and the original garage allows the property to convey the residential development patterns of the 1920s and the working-class housing that supported the Ford Village Industries community.

Historical Context: The building represents an important period in Flat Rock's development when the community was establishing itself as a viable industrial community under Ford's Village Industries program. The modest housing represented by this property was essential to the success of Ford's decentralized industrial experiment.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0274_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26242 Atwater Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0273_000 Lot 273 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094822		Long: -83.292969		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1927
Architectural Style	American Foursquare/Prairie School influence
Building Form	Two-story hip-roof, dormer
Roof Form	Hip roof with front dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood
Foundation Materials	Concrete/concrete block
Window Materials	Vinyl frame replacements
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Architecture
Period(s) of Significance	1927-1975 Late period

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

Current/Common Name	26242 Atwater
Historic/Original Owner	Heiss Family Home
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	28 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The dwelling at 26242 Atwater Street North presents as a substantial two-story residence constructed in 1927 during the peak prosperity period of Flat Rock's Ford Village Industries expansion. The building exemplifies the American Foursquare type with Prairie School influences that remained popular through the late 1920s, representing the architectural sophistication and economic success achieved by the established Ford Village Industries community during its mature development phase.

The structure displays the characteristic hip-roofed form that defines the American Foursquare type, creating a substantial and dignified presence within the residential streetscape. The primary roof is covered in brown asphalt shingles and features a prominent front-facing dormer that provides additional natural light and interior space to the upper level while maintaining the building's cubic massing and formal composition. The roofline's clean geometry and substantial proportions reflect the influence of the Foursquare type, which emphasized practicality, efficient space utilization, and middle-class respectability.

The building's massing demonstrates the solid, cubic form characteristic of American Foursquare design, with a full two-story height that maximizes living space within a substantial but compact footprint. This scale reflects both the building standards of the late 1920s prosperity period and the economic aspirations of Flat Rock's Ford-era residents who had achieved sufficient prosperity to invest in substantial, permanent housing that conveyed middle-class status and community stability.

The exterior walls are currently clad in tan vinyl siding that has been installed over the original wood siding. This material update represents a common maintenance approach that preserves the underlying structure while providing contemporary weather protection. The vinyl siding installation appears to have maintained the original trim lines, corner treatments, and window proportions, preserving the building's essential character-defining features and the clean, substantial lines characteristic of Foursquare design.

The fenestration pattern reflects the balanced, symmetrical arrangement typical of American Foursquare design, with regularly spaced windows creating visual harmony and emphasizing the building's formal residential character. The front facade features well-proportioned groups of windows arranged symmetrically around the central entrance, maintaining appropriate scale relationships and rhythmic spacing. The dormer contains additional windows that provide natural light to upper-level spaces while maintaining the building's proportional integrity.

The front porch treatment showcases the substantial character typical of Foursquare design, with a hip-roofed porch supported by substantial posts that provide appropriate scale and visual weight. The porch demonstrates the Foursquare emphasis on formal, dignified presentation while maintaining residential scale and accessibility. The entrance appears to be centrally positioned, maintaining the symmetrical composition characteristic of the style.

Character-defining elements include the building's substantial hip-roofed massing with front dormer, the symmetrical facade composition, the substantial front porch treatment, and the solid, cubic proportions that reflect American Foursquare design principles adapted to Ford-era prosperity. The building's architectural character represents the democratization of substantial middle-class housing during the 1920s when Ford Village Industries wages enabled working families to invest in homes that incorporated fashionable architectural elements and conveyed social respectability.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Harry & Alma Heiss and family were living at 417 Atwater St., and Harry was employed as a Mechanic for the Lamp Plant.[1] In 1939, Harry & Leona Heiss and family were living at 26242 Atwater.[2] In 1940, James & Bertha Cox and family were living at 26242 Atwater St., and James was employed as a brakeman for the steam railroad.[3]

In 1950, Edmund & Helen Schafer and daughter resided at 26242 Ypsilanti; and Edmund worked as a contractor at the Trenton Channel Power Plant.[4] In 1959, J.J. Wagner resided at 26234 Atwater.[5]

In 1971, Richard F. Sieloffs resided at 26242 Atwater Street.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Historical Significance: This property derives its dual significance from its association with the peak prosperity phase of Flat Rock's Ford Village Industries period and its architectural merit as a representative example of American Foursquare design from the late 1920s. Constructed in 1927, the building represents the mature community development that demonstrated the success of Ford's industrial experiment and the prosperity it brought to working families who could afford substantial, architecturally distinguished housing.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the established prosperity phase of the Ford Village Industries period when the community had achieved stability and economic success that enabled substantial residential investment. The building's 1927 construction date places it at the peak of the Ford era expansion when the success of the industrial experiment had been thoroughly proven and workers had achieved sufficient prosperity to invest in substantial, dignified housing that reflected middle-class aspirations.

Properties like this demonstrate the evolution of Flat Rock's residential character from the modest housing of the early Ford period to substantial homes that reflected the community's growing prosperity and social advancement. The American Foursquare style choice indicates both the influence of national architectural trends and the economic capacity of Ford workers to build homes that incorporated fashionable design elements while providing substantial family accommodation and social respectability.

Criterion C Evaluation: The property also merits consideration under Criterion C as a representative example of American Foursquare design that demonstrates the influence of national architectural movements on local building practices during the prosperous late 1920s. The building represents the democratization of substantial middle-class housing during the Ford era when improved wages and stable employment enabled working families to invest in homes that reflected contemporary architectural fashion and social aspirations.

The American Foursquare form's emphasis on cubic massing, symmetrical composition, substantial scale, and formal presentation made it particularly appropriate for expressing middle-class respectability and prosperity, while its practical efficiency and established popularity made it accessible to working families who had achieved economic advancement through Ford employment. The building demonstrates how national architectural trends were successfully adapted to local building practices and economic opportunities.

Integrity Assessment:

Location: Excellent integrity retained on original site within the established residential neighborhood that developed during the Ford era.

Design: Good integrity through preservation of essential American Foursquare massing, hip-roofed configuration with dormer, symmetrical facade arrangement, porch treatment, and proportional relationships despite material updates.

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[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 224 (stamped), enumeration district (ED) 82-880, sheet 8A, dwelling 160, family 176, for Harry & Alma Heiss and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-69?cat=1036363&i=452&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 453 of 1148; United States. National Archives and Records Administration.

[2] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 12A, dwelling 69, for ,James & Bertha Cox and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW98?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 ,Image 27 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 71, dwelling 37, for Edmund & Helen Schafer and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-1?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 49 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Atwater Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Atwater Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Setting: Good integrity within the established residential neighborhood that developed during the peak Ford era, maintaining appropriate scale and character relationships with surrounding properties.

Materials: Compromised integrity due to vinyl siding installation over original wood siding and replacement windows, though the architectural organization and Foursquare design characteristics remain clearly readable.

Workmanship: Good integrity retained in structural elements, roofing configuration, porch design, massing relationships, and overall construction approach, with original building techniques evident beneath surface modifications.

Feeling: Good integrity in conveying the character of substantial late 1920s middle-class housing and the architectural prosperity achieved during the peak Ford Village Industries period.

Association: Strong associative integrity with the peak prosperity period that demonstrated the success of Ford's industrial experiment and its ability to enable working families to achieve middle-class housing standards and social advancement.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building retains sufficient integrity in location, design, setting, workmanship, feeling, and association to convey its dual historical and architectural significance despite common material alterations. The property meets National Register standards for contributing status because it effectively communicates both its role in demonstrating the peak prosperity achieved through Ford Village Industries development and its architectural merit as a representative example of substantial 1920s working-class housing.

The building's retention of essential American Foursquare characteristics, proportional relationships, and architectural character allows it to continue effectively representing the peak phase of Flat Rock's Ford-era prosperity when working families achieved sufficient economic success to invest in substantial, dignified housing that reflected contemporary architectural fashion and middle-class social aspirations.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel 58_094_02_0085_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26254 Atwater Street [413 Atwater]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0272_000 Lot 272 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094621	Long: -83.292791			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1920	
Architectural Style	Folk Victorian	
Building Form	2 story rectilinear	
Roof Form	Cross gables	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original wood	
Foundation Materials	Concrete/concrete block	
Window Materials	Vinyl frame replacements	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 shed	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Architecture; Industry; Social History						
Period(s) of Significance	1920-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ siding	Moved ☐	Date(s):			
Current/Common Name	26254 Atwater						
Historic/Original Owner	Ivon Moffitt						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	28 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1920s Folk Victorian/Queen Anne cottage is a two-story residential structure situated on Atwater Street in Flat Rock. The building represents residential development during the early Ford Village Industries period, constructed during the 1920s boom when Flat Rock was beginning its transformation into an experimental industrial community. The property demonstrates more substantial middle-class housing that supported the community's development, with distinctive architectural character despite material alterations.

The house exhibits Folk Victorian/Queen Anne characteristics with a complex cross-gable roof form that includes multiple projecting front gables creating visual interest and architectural sophistication. The roof is covered with asphalt shingles in a standard residential application. The cross-gable design with twin projecting front gables is characteristic of popular late Victorian cottage designs that continued to be built into the 1920s, representing a transitional architectural period.

An outstanding feature of this property is the expansive front porch that extends across the full width of the facade, supported by turned posts and featuring decorative railings. This full-width front porch is one of the most distinctive and character-defining elements of the building, demonstrating the Folk Victorian/Queen Anne emphasis on outdoor living spaces and decorative elements. The porch appears to retain its original configuration and proportions despite other alterations to the building.

The exterior walls are currently clad in vinyl siding that represents a later alteration covering the original exterior materials, which were likely wood clapboard or wood shingles typical of 1920s construction. The vinyl siding installation has altered the building's original appearance and material integrity, though the underlying building form, distinctive roof configuration, and porch design remain intact.

The windows have been replaced with modern vinyl or aluminum units that alter some of the building's original character. The replacement windows include decorative shutters that add visual interest and reflect the Victorian/Folk Victorian tradition of decorative window treatments, though these shutters are likely not original. Despite the window replacement, the overall window arrangement and proportions appear to maintain the original fenestration pattern typical of Folk Victorian design.

The front facade displays an asymmetrical composition typical of Victorian-influenced design, with the twin projecting front gables creating visual complexity and the full-width porch providing a strong horizontal element that balances the vertical emphasis of the gables. This combination of vertical and horizontal elements creates the dynamic composition characteristic of Folk Victorian architecture.

The building's scale and architectural elaboration suggest this was a more substantial middle-class residence compared to the simpler working-class cottages in the neighborhood, indicating the range of housing types that developed during the early Ford Village Industries period. The decorative gable forms and expansive porch demonstrate investment in architectural quality and aesthetic appeal.

An important feature of this property is the retention of its original detached garage located at the rear of the property. The survival of original outbuildings from the 1920s adds to the property's completeness and historical significance. The garage helps convey the residential development patterns of the 1920s period when automobile ownership was becoming standard for middle-class families.

The building sits on a concrete or concrete block foundation appropriate for 1920s construction methods. The property includes well-maintained landscaping with decorative plantings and a white picket fence that enhances the residential character and reinforces the Victorian aesthetic.

Despite the material alterations, character-defining features that remain include the complex cross-gable roof with twin projecting front gables, the full-width front porch with decorative posts and railings, the two-story scale indicating middle-class housing, the asymmetrical Victorian-influenced composition, the overall proportions and massing, and the original detached garage. These elements continue to convey the building's architectural sophistication and its role in early Ford Village Industries period residential development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, John I. & Mary E. Faehl and family were living at 413 Atwater St., and John was employed as a section hand for the railroad.[1] In 1939, Garrett Moffett and family were living at 26254 Atwater.[2] In 1940, Jerome & Hessie Moffitt and family were living at 26254 Atwater St., and Jerome was employed as a press operator for the auto factory.[3] In 1950, Garrett & Hassie Moffitt and family resided at 26234 Atwater; and Garrett worked as a punch press at an Auto Parts Manufacturer.[4] Garrett Moffitt resided at 26234 Atwater from 1959 through 1965.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1920s property is recommended as **Contributing** to the Flat Rock Historical District and has potential for Individual Eligibility under Criterion A for Community Planning and Development and Criterion C for Architecture. The property represents significant residential development during the early Ford Village Industries period and demonstrates more substantial middle-class housing with distinctive architectural character, though material alterations somewhat limit its individual eligibility potential.

Criterion A - Community Planning and Development: Built during the 1920s, this house represents residential development during the crucial early phase of Ford's Village Industries program when Flat Rock was beginning its transformation into an experimental industrial community. The property demonstrates the more substantial, middle-class housing that was constructed alongside working-class cottages, showing the range of housing types that supported the community's viability as a planned industrial community. The architectural quality indicates this was housing for supervisory workers, skilled tradesmen, or small business owners who contributed to the community's economic and social structure.

Criterion C - Architecture: The property represents an excellent example of Folk Victorian/Queen Anne cottage design from the 1920s, demonstrating the continuation of Victorian architectural traditions into the early 20th century. The complex cross-gable roof with twin projecting front gables and the expansive full-width front porch are distinctive architectural features that demonstrate quality residential design. Despite vinyl siding and window replacement, the building retains its essential Victorian-influenced architectural character through its distinctive roof form and prominent porch.

Early Ford Village Industries Period: The 1920s construction date places this property in the early Ford Village Industries period, representing the residential development that accompanied Ford's decentralized industrial vision. The more substantial middle-class design reflects the diverse housing needs of an industrial community and demonstrates how Flat Rock attracted residents across different economic levels.

Architectural Distinction: The complex roof form with twin projecting gables, the full-width front porch with decorative elements, and the overall Victorian-influenced composition make this property architecturally distinctive within the district. These features demonstrate quality residential design and craftsmanship that elevate this property above simpler cottage designs of the same period.

Material Integrity Considerations: While vinyl siding and replacement windows have impacted material integrity, the building retains its distinctive architectural form, the character-defining front porch, and the complex roof configuration that convey its Folk Victorian/Queen Anne character. The retention of these essential design features provides sufficient integrity for both district contribution and potential individual eligibility.

District Contributing Status: The building retains excellent integrity in location, design, workmanship (visible in the retained architectural features), setting, feeling, and association. The retention of the distinctive roof form, the full-width porch, and

[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 224 (stamped), enumeration district (ED) 82-880, sheet 8A, dwelling 161, family 177, for John I. & Mary E. Faehl and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-69?cat=1036363&i=452&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 453 of 1148; United States. National Archives and Records Administration.

[2] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 12A, dwelling 70, for Jerome & Hessie Moffitt and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW98?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 27 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 15, dwelling 160, for Garrett & Hassie Moffitt and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 16 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume), for Atwater Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

the original garage allows the property to strongly convey the residential development patterns of the 1920s and the range of housing types that supported the Ford Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) Parcel 58_094_02_0085_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28408 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0173_000 Lot 173 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097759	Long: -83.288562			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	ca. 1940	
Architectural Style	Colonial Revival	
Building Form	Two-story gabled house	
Roof Form	Side gable with front addition	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete/concrete block	
Window Materials	Vinyl frame replacements	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development					
Period(s) of Significance	1940-1975					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ siding	Moved ☐	Date(s):		
Current/Common Name	28408 Church					
Historic/Original Owner	Anna Lindsay					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	29 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The dwelling at 28408 Church Street North presents as a two-story residence constructed in 1940, representing the pre-war residential development that characterized Flat Rock's continued growth during the late 1930s and early 1940s when the community's established industrial base continued to support substantial housing construction despite approaching wartime restrictions. The building exemplifies the Colonial Revival influenced design that remained popular during the late 1930s and early 1940s, combining traditional American architectural imagery with the practical construction approaches that would soon be adapted to wartime material constraints.

The structure displays a side-gabled form with what appears to be a front addition or projection that creates visual interest and provides additional interior space. The roofline is covered in dark asphalt shingles and demonstrates the substantial proportions and traditional geometry that characterized quality residential construction during the pre-war period. The building's massing reflects the efficient use of space and traditional proportions that made Colonial Revival derivatives particularly suitable for family housing when substantial construction was still possible before wartime restrictions.

The building exhibits characteristic features of late Colonial Revival design with its emphasis on traditional proportions, symmetrical tendencies, and residential dignity that made it appealing to families seeking homes that conveyed stability and American architectural values. The side-gabled roof form and substantial two-story height demonstrate the influence of Colonial Revival traditions adapted to the practical requirements of late 1930s residential construction.

The exterior walls are currently clad in light green vinyl siding that has been installed over the original wood siding. This material update represents a common maintenance approach that preserves the underlying structure while providing contemporary weather protection. The vinyl siding installation appears to have maintained the original trim lines, window proportions, and architectural details, preserving the building's essential character-defining features and the traditional lines characteristic of Colonial Revival influenced design.

The fenestration pattern reflects the balanced arrangement typical of Colonial Revival influenced design, with regularly spaced windows creating visual harmony and emphasizing the building's traditional residential character. The front facade features well-proportioned windows that maintain appropriate scale relationships and traditional proportions. Windows appear to be vinyl replacement units with double-hung sash configuration, though the original opening sizes and Colonial Revival proportional relationships have been preserved.

The building appears to have a front entrance that maintains appropriate scale and traditional character, though the specific details are partially obscured by landscaping. The entrance treatment likely reflects the Colonial Revival preference for dignified, traditional presentation while maintaining residential accessibility and practical functionality.

Character-defining elements include the building's substantial two-story massing with side-gabled roof form, the traditional proportions that reflect Colonial Revival influence, and the balanced facade composition that demonstrates the continuing influence of traditional American residential design during the pre-war period. The building's architectural character represents the final phase of substantial residential construction before wartime restrictions altered building practices and material availability.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, George & Ella Warner and family were living at 28408 Church.[1]

In 1940, George & Ella Warner and family were living at 28408 Church St., and George was employed as a foreman for sewer construction.[2]

In 1942, Anna Lindsay owned lot 173 in the Assessor's Flat Rock Plat No. 5 subdivision and the residence thereon, 28408 Church.[3]

In 1950, Clarence & Virigina Lowe and children resided at 28408 Church; and Clarence worked as a Locomotive Foreman at the Railroad.[4]

In 1959, C.W. Lowe resided at 28408 Church Street.[5] In 1971, Frank Thibeault resided at 28408 Church Street.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Historical Significance: This property derives its significance from its association with the pre-war residential development that demonstrated Flat Rock's continued viability and growth during the late 1930s and early 1940s when the community's established industrial base enabled substantial residential construction despite the approaching wartime restrictions that would soon limit civilian building activity. Constructed in 1940, the building represents the final phase of pre-war housing construction that provided the residential foundation for the community's wartime industrial contributions.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the pre-war residential development that characterized Flat Rock's continued growth and stability during the late 1930s and early 1940s. The building's 1940 construction date places it within the critical pre-war period when communities with established industrial infrastructure continued to experience residential investment despite the economic uncertainties and approaching wartime conditions that would soon restrict civilian construction.

Properties constructed during this period demonstrate Flat Rock's continued attractiveness as a residential community and its economic stability during the challenging late Depression and pre-war years. The building represents the type of substantial housing that enabled the community to maintain its residential population and attract additional workers as industrial production began to increase in preparation for potential wartime manufacturing demands.

The property's construction during the immediate pre-war period illustrates the community's ongoing stability and confidence in its economic future during a period of national uncertainty, demonstrating that Flat Rock's industrial foundation provided sufficient economic security to justify continued residential investment even as wartime restrictions approached.

Integrity Assessment:

Location: Excellent integrity retained on original site within the established residential neighborhood that developed during the pre-war period.

Design: Good integrity through preservation of essential Colonial Revival influenced massing, roofline configuration, and proportional relationships despite material updates.

Setting: Good integrity within the established residential neighborhood that developed during both the Ford era and pre-war periods, maintaining appropriate scale and character relationships.

Materials: Compromised integrity due to vinyl siding installation over original wood siding and replacement windows, though the architectural organization and traditional design characteristics remain clearly readable.

Workmanship: Good integrity retained in structural elements, roofing configuration, and overall building approach, with original construction techniques evident beneath surface modifications.

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[1] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10B, dwelling 164, for George & Ella Warner and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V71L?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 24 of 1034; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2," paginated, arranged by subdivision; pg. 348, entry for Anna Lindsay; original records held by Brownstown Township Historical Society.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 4, dwelling 30, for Clarence & Virigina Lowe and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL#108990835, image 5 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Church Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Feeling: Good integrity in conveying the character of 1940 pre-war residential construction and the traditional architectural values that characterized late Colonial Revival influenced design.

Association: Strong associative integrity with the pre-war development period that demonstrated Flat Rock's continued viability and attractiveness as a residential community during the challenging late Depression and pre-war years.

This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building retains sufficient integrity in location, design, setting, workmanship, feeling, and association to convey its historical significance as part of the pre-war residential development that demonstrated Flat Rock's continued growth and stability during the late 1930s and early 1940s despite common material alterations.

The property meets National Register standards for contributing status because it effectively communicates its role in the pre-war period when Flat Rock's established industrial infrastructure enabled continued residential construction despite approaching wartime restrictions. The building's retention of essential massing, traditional proportional relationships, and Colonial Revival influenced character allows it to continue effectively representing the pre-war period when substantial residential construction demonstrated community confidence and economic stability during challenging national circumstances.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_094_02_0085_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28418 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0172_000 Lot 172 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097661		Long: -83.288799		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1920	
Architectural Style	Vernacular/Prairie School influence	
Building Form	Single-story hip-roofed house	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block/Permastone	
Window Materials	Vinyl frame replacements	
Window Type	Double-hung sash, picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 shed	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development, Architecture; Industry; Social History
Period(s) of Significance	1920-1975

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):

Current/Common Name	28418 Church
Historic/Original Owner	Charles Kuster
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	28 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The dwelling at 28418 Church Street North presents as a single-story residence constructed in 1920, representing the pre-Ford period residential development that established the foundation for Flat Rock's subsequent transformation into an industrial community. The building exhibits Prairie School influences adapted to modest vernacular design, demonstrating the influence of progressive architectural movements on local building practices during the transitional period when Flat Rock was evolving from rural community to potential industrial site.

The structure displays a classic hip-roofed form that creates a substantial but horizontal presence within the residential streetscape. The primary roof is covered in gray asphalt shingles and features clean geometric lines that reflect Prairie School emphasis on horizontal composition and simplified form. The building's massing demonstrates the efficient use of space and modern design principles that were beginning to influence residential construction during the 1920s, even in smaller communities like pre-industrial Flat Rock.

The building's design reflects the influence of early 20th-century progressive architecture with its emphasis on horizontal lines, simplified detailing, and cubic massing. The hip roof configuration creates a substantial visual presence while maintaining appropriate residential scale, demonstrating how national architectural trends reached smaller Michigan communities during the period of increasing prosperity that preceded Ford's industrial investment.

The most notable architectural feature is the building's distinctive stone foundation that provides substantial visual weight and demonstrates the quality construction practices employed during the 1920s. This stone foundation work represents a significant investment in permanent, high-quality construction that speaks to both the builder's craftsmanship and the owner's commitment to substantial residential development. The stone foundation treatment reflects both practical durability considerations and the aesthetic preferences of the period when masonry construction conveyed permanence and respectability.

The exterior walls are currently clad in white vinyl siding that has been installed over the original wood siding. This material update represents a common maintenance approach that preserves the underlying structure while providing contemporary weather protection. The vinyl siding installation appears to have maintained the original trim lines, window proportions, and architectural details, preserving the building's essential character-defining features and the clean, horizontal lines characteristic of Prairie School influenced design.

The fenestration pattern includes a combination of traditional double-hung windows and larger picture windows that may represent later updates to increase natural light while maintaining appropriate scale relationships. The front facade features windows that provide substantial natural light to interior spaces and demonstrate the period's preference for visual connection between interior and exterior environments.

The front entrance is accessed via concrete steps with metal railings, leading to a covered entrance area that provides weather protection while maintaining the building's horizontal emphasis and Prairie School influenced character. The entrance treatment demonstrates the practical design approaches that characterized early 20th-century residential construction.

Character-defining elements include the building's substantial hip-roofed massing, the distinctive stone foundation work, the horizontal emphasis of the facade composition, and the simplified detailing that reflects Prairie School influence adapted to vernacular residential construction. The building's architectural character represents the influence of progressive design movements on local building practices during the period immediately preceding Ford's industrial arrival.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Charles C. Kuster and Vera A., his wife, conveyed Lot 172 to Walter Wright and Catherine E., his wife, by Warranty Deed on January 11, 1941, recorded January 13, 1941.[1]

In 1948, T.S. Peacock was living at 28418 Church St.[2] In 1950, Ronald & Hazel Peacock resided at 28418 Church; and Ronald worked as a fireman for the railroad.[3] In 1953, Ronald Peacock was living at 28418 Church St.[4] In 1959, Ronald Peacock resided at 28418 Church Street.[5] In 1971, James Vernon Allred resided at 28418 Church Street.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Historical Significance: This property derives its dual significance from its association with the pre-Ford period residential development that established Flat Rock's community foundation and its architectural merit as a representative example of Prairie School influenced vernacular housing from 1920. The building represents the established residential infrastructure that existed before Ford's industrial investment and provided evidence of community stability and building quality that made Flat Rock attractive for the Village Industries experiment.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the pre-Ford period community development that established the residential foundation essential for attracting industrial investment. The building's 1920 construction date places it within the critical transitional period when Flat Rock was evolving from rural community to a settlement capable of supporting industrial expansion, and its quality construction demonstrates the building standards that helped attract Ford's attention to the community.

Properties like this provided evidence of community stability, architectural sophistication, and residential appeal that helped attract Ford's attention to Flat Rock as a suitable location for his Village Industries program. The building represents the type of substantial housing that demonstrated the community's potential for supporting an expanded workforce while maintaining the rural community character that was central to Ford's industrial philosophy.

Criterion C Evaluation: The property also merits consideration under Criterion C as a representative example of Prairie School influenced vernacular housing that demonstrates the reach of progressive architectural movements into smaller Michigan communities during the 1920s. The building's hip-roofed form, horizontal emphasis, simplified detailing, and substantial stone foundation reflect the influence of Prairie School design principles adapted to modest residential construction, showing how national architectural trends reached local building practices.

The building represents the democratization of modern architectural design during the early 20th century when progressive design principles became accessible to middle-class families through local builders' interpretation of national trends. The Prairie School influences evident in the design demonstrate the architectural sophistication that characterized pre-Ford Flat Rock and contributed to the community's appeal as a location for quality residential development.

Integrity Assessment:

Excellent integrity retained on original site within the established residential neighborhood that developed during the pre-Ford period. Good integrity through preservation of essential hip-roofed massing, horizontal composition, and proportional relationships despite material updates. Good integrity within the residential neighborhood that developed during the transitional period between rural community and industrial town. Compromised integrity due to vinyl siding installation over original wood siding and replacement windows, though the stone foundation and architectural organization remain intact and clearly readable. Good integrity retained in structural elements, stone foundation construction, and overall building approach, with original construction techniques evident in the preserved stonework and beneath surface modifications. Good integrity in conveying the character of substantial 1920 residential construction that established Flat Rock's pre-

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[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 4**5** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 79, dwelling 31, for Ronald & Hazel Peacock ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 57 of 58; United States. National Archives and Records Administration.

[4] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Church Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

industrial community foundation. Strong associative integrity with the pre-Ford development period that created the community infrastructure essential for attracting subsequent industrial investment.

This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building retains sufficient integrity in location, design, setting, workmanship, feeling, and association to convey its dual historical and architectural significance despite common material alterations. The property meets National Register standards for contributing status because it effectively communicates both its role in establishing pre-Ford community infrastructure and its architectural merit as a representative example of Prairie School influenced vernacular housing.

The building's retention of essential massing, stone foundation work, and architectural character allows it to continue effectively representing the pre-Ford period when quality residential construction demonstrated community stability and potential that would later attract Ford's industrial investment. The distinctive stone foundation work represents a particularly significant survival of period craftsmanship and construction quality that enhances the building's architectural and historical value within the district context.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel 58_094_03_0172_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28428 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0171_000 Lot 171 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097547		Long: -83.288960		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1939	
Architectural Style	Minimal Traditionalist	
Building Form	1.5-story Rectilinear	
Roof Form	Side gable	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original wood	
Foundation Materials	Concrete block	
Window Materials	Aluminum	
Window Type	Sliding & Double-hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1939-1975

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

Current/Common Name	28428 Church
Historic/Original Owner	Edwin & Irene Leppek
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	unknown

Survey Date	28 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1939 Minimal Traditional cottage is a 1.5-story frame dwelling situated at 28428 Church Street in Flat Rock. The building exhibits characteristic features of late Depression-era residential construction including compact massing, side-gabled roof form, and economical design typical of late 1930s housing development immediately preceding World War II.

The house displays a rectangular footprint with side-gabled roof form creating low horizontal profile with moderate pitch enabling upper-story living space within the roof volume. The roof is covered with asphalt shingles in dark blue or gray-green tones. The side-gabled orientation presents eave lines to the street frontage, characteristic of Minimal Traditional design emphasizing horizontal emphasis and economical construction.

The exterior walls are clad in vinyl siding in white or cream coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete block, visible at grade level around the building perimeter, typical of late 1930s residential construction standards.

The front facade displays simple vernacular organization with asymmetrical window arrangement. A prominent window grouping on the left side features large aluminum-frame horizontal sliding windows arranged in a band, creating substantial glass area and natural light penetration. This window configuration may represent replacement of original windows or modification of original opening configuration. Additional window openings consist of aluminum-frame sliding units maintaining regular spacing.

An elevated front porch extends across a portion of the facade, accessed by substantial wood stairs with natural wood railings. The porch features brick piers supporting the porch deck, representing later addition or modification not original to the 1939 construction. The brick piers appear to be constructed of dark-colored brick or painted brick. The elevated porch configuration suggests the dwelling is situated on sloping terrain requiring raised entry access.

The property occupies a corner lot on Church Street. Mature deciduous trees provide substantial overhead canopy, with bare winter branches creating dramatic silhouettes against the sky. The trees' substantial size and mature character suggest planting contemporary with or shortly after the 1939 construction. The lawn is maintained in moderate condition. A concrete driveway extends along the left side of the property. A detached garage structure with white siding and dark roof is visible at the rear left, accessed from the driveway. Chain-link fencing encloses portions of the rear yard. Utility poles and overhead wires are visible along the street.

Character-defining features include 1.5-story Minimal Traditional form with side-gabled roof, rectangular footprint with compact massing, concrete block foundation representing late 1930s construction, vinyl siding over frame construction, aluminum sliding replacement windows including large band of windows on front facade, elevated front porch with brick piers and wood stairs, detached garage with matching white siding at rear, corner lot location on Church Street, and mature deciduous trees.

This 1.5-story, single-family wood frame residence is situated on lot 171, of block 3, in the Village of Flat Rock, and in 1941, the address was 28428 Church St..[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for Church St.; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification effort

In 1939, Harry Angelos owned lot 4 of block 3 in the Garretson Addition and the residence thereon, 28428 Church St.[2]

In 1940, Edwin & Irene Leppek and family were living at 28428 Church St., and Edwin was employed as a repairman for an auto factory.[3] In 1942, Edwin Leppek owned lot 171 in the Assessor's Flat Rock Plat No. 5 subdivision and the residence thereon, 28428 Church St.[4] In 1950, Edwin & Irene Leppek and their children resided at 28428 Church; and Edwin worked as a die setter for an Auto Parts Manufacturer.[5] In 1959, Edwin Leppek resided at 28428 Church Street.[6]

In 1970, S. Weatherholt resided at 28428 Church Street.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1939 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. The property represents late Depression-era residential development during the final years preceding American entry into World War II, documenting continued residential construction despite economic challenges and demonstrating the Minimal Traditional style that dominated late 1930s housing.

Integrity Assessment: The property retains good integrity in most aspects despite exterior material alterations. Location integrity is complete with the dwelling remaining on original Church Street corner lot since 1939 construction. Design integrity is good with 1.5-story Minimal Traditional form, side-gabled roof, and compact massing intact, though brick porch piers represent later modification. Materials integrity is fair with vinyl siding and aluminum windows representing alterations to original 1939 materials, though concrete block foundation remains visible. Workmanship integrity is good with form and massing demonstrating late 1930s construction methods. Setting integrity is excellent on corner lot with substantial mature trees. Feeling integrity is good with property conveying late Depression-era residential character through form and massing despite material alterations. Association integrity is good through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The c. 1939 construction date places this property within the critical late Depression period when residential construction was gradually recovering following the economic hardships of the early-to-mid 1930s but remained constrained by lingering economic uncertainty. Construction circa 1939 represents resumed building activity as economic conditions slowly improved, occurring in the final years before American entry into World War II would bring severe wartime restrictions. The Minimal Traditional form represents the dominant late 1930s residential type that emphasized functional planning and construction economy over architectural elaboration, reflecting continued Depression-era caution while incorporating modest improvements over earlier Depression housing. The 1.5-story configuration maximized living space within economical footprint, enabling upper-story rooms within the roof volume without full second-story construction costs. The property's location on Church Street documents residential development patterns extending into the community's interior streets beyond major corridors. The corner lot placement suggests this property occupied a somewhat prominent position within the residential fabric. The continuous single-family residential use since 1939 demonstrates successful Depression-era housing that served community needs across wartime, post-war adjustment, and subsequent suburban development periods spanning more than 85 years.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.Reasons Supporting Contributing Status: The c. 1939 construction represents late Depression-era residential development during final years of economic recovery preceding World War II. The 1.5-story Minimal Traditional form demonstrates characteristic late 1930s residential design emphasizing economy and functionality. The side-gabled roof with moderate pitch enables upper-story living space within roof volume, demonstrating efficient Depression-era construction. The compact rectangular massing reflects late 1930s

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 165, entry for Harry Angelos; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedue, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10B, dwelling 165, for Edwin & Irene Leppek and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V71L?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 24 of 1034; United States. National Archives and Records Administration.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2," paginated, arranged by subdivision; vol.2, pg. 348, entry for Edwin Leppek; original records held by Brownstown Township Historical Society.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 4, dwelling 32, for Edwin & Irene Leppek and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 5 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1969-70) p. 52, for Church Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

building economy. The concrete block foundation represents typical late 1930s construction standards. Good integrity retained in location, design, setting, feeling, and association despite vinyl siding and window replacement alterations. The form, massing, roof configuration, and foundation remain intact, allowing the property to convey its 1939 late Depression-era origins. Corner lot location on Church Street documents interior residential street development. Substantial mature trees maintain residential neighborhood character. Continuous single-family residential use since construction demonstrates residential stability. The property contributes to understanding late 1930s residential development patterns representing Depression recovery period, Minimal Traditional architectural prevalence during late Depression years, economical 1.5-story construction maximizing space efficiency, pre-war residential expansion, and community development immediately preceding wartime restrictions in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel 58_094_03_0171_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28442 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0170_000 Lot 170 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0974524		Long: -83.2891512		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1923
Architectural Style	Craftsman Bungalow
Building Form	1.5 story gabled house with prominent dormer
Roof Form	Side gable with front dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood
Foundation Materials	Concrete/concrete block
Window Materials	Vinyl frame replacements
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Architecture						
Period(s) of Significance	1922-1972						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	28442 Church Street						
Historic Owner:	Anna Fox						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The dwelling at 28442 Church Street North presents as a distinctive one-and-one-half story Craftsman bungalow constructed in 1923 during the early establishment period of Ford's Village Industries expansion in Flat Rock. The building exemplifies the Craftsman style that remained popular during the early 1920s, representing the quality residential construction that supported the growing workforce attracted to the community by Ford's industrial experiment and demonstrating the architectural sophistication achieved by working families during the prosperous early Ford era.

The structure displays the characteristic Craftsman bungalow form with a primary side-gabled roof and a prominent front-facing dormer that creates dramatic visual interest while providing substantial additional interior space and natural light. The roofline is covered in gray asphalt shingles and demonstrates the substantial proportions and geometric clarity that define superior Craftsman design. The building's massing reflects the efficient use of space and horizontal emphasis that characterized the bungalow type's appeal to working-class families seeking homes that combined practicality with architectural distinction.

The building's most significant character-defining feature is the prominent front dormer that showcases classic Craftsman design elements and demonstrates the sophisticated understanding of proportion and scale that characterized quality Arts and Crafts residential architecture. The dormer features a gabled roof that echoes the main roofline while creating visual depth and architectural interest. This dormer treatment represents the Craftsman emphasis on both functional efficiency and aesthetic appeal, providing essential interior space while enhancing the building's overall architectural composition.

The exterior walls are currently clad in tan vinyl siding that has been installed over the original wood siding. This material update represents a common maintenance approach that preserves the underlying structure while providing contemporary weather protection. The vinyl siding installation appears to have maintained the original trim lines, window proportions, and architectural details, preserving the building's essential character-defining features and the clean, horizontal lines characteristic of Craftsman design.

The fenestration pattern reflects the balanced arrangement typical of Craftsman design, with the front facade featuring well-proportioned groups of windows that create visual harmony while providing substantial natural light to interior spaces. The dormer contains additional windows that maintain appropriate scale relationships and Craftsman-influenced proportions. Windows appear to be vinyl replacement units with double-hung sash configuration, though the original opening sizes and Craftsman proportional relationships have been preserved.

The front entrance is accessed via white painted steps with railings, leading to a centrally positioned door that maintains the building's symmetrical composition and Craftsman design principles. The entrance treatment demonstrates the Craftsman emphasis on integration between interior and exterior spaces while maintaining appropriate residential scale and accessibility.

Character-defining elements include the building's essential Craftsman bungalow massing with prominent front dormer, the horizontal emphasis of the facade composition, the balanced window arrangements, and the overall architectural sophistication that distinguishes this building as a quality example of early 1920s Craftsman residential design. The building's architectural character represents the democratization of Arts and Crafts design principles during the early Ford era when improved wages enabled working families to invest in homes that incorporated fashionable architectural elements.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Anna Fox conveyed Lot 170 to Luther S. Johnston and Gertrude, his wife, by Warranty Deed on December 17, 1962, recorded December 28, 1962.[1]

In 1939, Earl & Lois Poling and family were living at 28442 Church.[2] In 1940, Earl & Lois Poling and son were living at 28442 Church St., and Earl was employed as a pipeline foreman for the oil refinery.[3] In 1950, Howard & Alice Burgoon and their children resided at 28442 Church; and Howard worked as Policeman for the Village.[4] In 1959, W.W. Jones resided at 28442 Church Street.[5] In 1971, W.W. Jones resided at 28442 Church Street.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Historical Significance: This property derives its dual significance from its association with the early Ford Village Industries period residential development and its architectural merit as a representative example of Craftsman bungalow design from the early 1920s. Constructed in 1923, the building represents the essential housing construction that accommodated the expanding workforce attracted to Flat Rock by Ford's industrial experiment and demonstrates the architectural quality achieved by working families during the prosperous early Ford era.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the early Ford Village Industries period when rapid residential construction was essential to accommodate the expanding workforce and demonstrate the viability of Ford's vision for combining industrial employment with rural community living. The building's 1923 construction date places it within the critical early period when substantial housing development was necessary to support Ford's growing industrial operations and attract skilled workers to the community.

Properties like this provided the practical residential foundation that made Ford's Village Industries experiment successful by offering decent, substantial housing for workers while maintaining the rural community character that was central to Ford's industrial philosophy. The building represents the type of quality housing that attracted and retained workers, contributing to the stability and growth that established Flat Rock as a permanent industrial community rather than a temporary industrial camp.

Criterion C Evaluation: The property also merits consideration under Criterion C as a representative example of Craftsman bungalow design that demonstrates the influence of Arts and Crafts principles on working-class housing during the early 1920s. The building's prominent dormer treatment, horizontal emphasis, and sophisticated proportional relationships reflect the democratization of Craftsman design during the Ford era when improved wages enabled working families to invest in homes that incorporated fashionable architectural elements.

The Craftsman influences evident in the design represent the accessibility of quality architectural design to working families through Ford's Village Industries program, demonstrating how stable employment and improved wages enabled workers to achieve homes that reflected contemporary design trends while providing practical family accommodation. The building demonstrates how national architectural movements influenced local building practices during the early Ford period.

Integrity Assessment:

Location: Excellent integrity retained on original site within the established residential neighborhood that developed during the early Ford era.

Design: Good integrity through preservation of essential Craftsman bungalow massing, prominent dormer treatment, roofline configuration, and proportional relationships despite material updates.

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[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 4**5** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10B, dwelling 166, family, Earl & Lois Poling and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V71L?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 24 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 4, dwelling 33, for Howard & Alice Burgoon and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 5 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 54, for Atwater Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Setting: Good integrity within the established residential neighborhood that developed during the Ford Village Industries period, maintaining appropriate scale and character relationships with surrounding properties.

Materials: Compromised integrity due to vinyl siding installation over original wood siding and replacement windows, though the architectural organization and Craftsman design characteristics remain clearly readable.

Workmanship: Good integrity retained in structural elements, dormer construction, roofing configuration, and overall building approach, with original construction techniques evident beneath surface modifications.

Feeling: Good integrity in conveying the character of early 1920s Craftsman housing and the architectural sophistication achieved during the early Ford Village Industries period.

Association: Strong associative integrity with the early Ford Village Industries period and the residential development patterns that enabled the successful transformation of Flat Rock from rural community to industrial town.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building retains sufficient integrity in location, design, setting, workmanship, feeling, and association to convey its dual historical and architectural significance despite common material alterations. The property meets National Register standards for contributing status because it effectively communicates both its role in the early residential development that was crucial to Ford's industrial success and its architectural merit as a representative example of Craftsman bungalow design.

The building's retention of essential Craftsman characteristics, prominent dormer treatment, and architectural proportions allows it to continue effectively representing the early Ford period when quality residential construction demonstrated the successful integration of Arts and Crafts design principles with the practical housing needs of working families attracted to Flat Rock by Ford's Village Industries experiment.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0170_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28454 Church Street [723 Church]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0169_000 Lot 169 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0968741		Long: -83.2896193		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1921
Architectural Style	Vernacular/Prairie School influence
Building Form	Single-story Rectilinear
Roof Form	Front Gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete/concrete block
Window Materials	Aluminum frame
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 / Detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	1920-1975 (within district's period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):

Current/Common Name	28454 Church
Historic/Original Owner	Paul Katschor
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1921 vernacular residence is a single-story dwelling situated on Church Street in Flat Rock. The building was constructed by Paul Katschor and represents early residential development that predates Ford's formal Village Industries program by approximately seven years. The property demonstrates the pre-existing community fabric that provided the foundation for Ford's subsequent industrial investment and includes an original detached garage built the same year as the house, indicating forward-thinking accommodation of automobile transportation from the earliest date of construction.

The house exhibits a vernacular form with a side-gabled roof and a prominent front gable accent that creates visual interest on the facade. The front gable contains a rectangular louvered vent providing attic ventilation. The roof is covered with asphalt shingles in a gray tone, and a brick chimney rises from the rear portion of the roof, indicating the original heating system. The overall form represents a modest single-story dwelling type common in small Michigan communities during the early 1920s.

The exterior walls are clad in aluminum siding in white, a replacement material that obscures the original wall surface but maintains a simple, clean appearance appropriate to the vernacular character of the house. The aluminum siding features horizontal lap profiles that approximate the appearance of wood clapboard.

A distinctive feature of the front facade is the enclosed front porch that extends across a significant portion of the facade. The porch enclosure features multiple windows with multi-light configurations, creating a bright, sunroom-like space that serves as a transitional area between interior and exterior. The windows appear to have lace curtains visible from the exterior, adding a domestic, lived-in quality. The porch enclosure may represent a later modification of an originally open porch, a common alteration that extended usable living space in these modest houses. Access to the porch is provided by wooden steps with brown-painted railings.

The windows on the main body of the house appear to be aluminum replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. The fenestration pattern reflects the practical interior arrangement typical of vernacular single-story dwellings, with windows positioned to serve functional requirements.

The foundation is constructed of concrete block, visible at grade level and representing standard foundation construction for houses of this period. The exposed foundation shows some weathering consistent with the building's age.

A detached garage is located to the side and rear of the property, accessed by a gravel driveway. The garage was built in 1921, the same year as the house, indicating that Paul Katschor planned for automobile storage from the property's inception. This early provision for automobile accommodation reflects the growing importance of personal transportation in the early 1920s and demonstrates forward-thinking residential planning. The garage is clad in white siding compatible with the main house.

The property occupies a lot with mature deciduous trees that frame the house and contribute to the established residential character of Church Street. Decorative elements including seasonal decorations and garden ornaments reflect the current owner's personal engagement with the property.

Character-defining features include the vernacular single-story form, the side-gabled roof with front gable accent and louvered vent, the enclosed front porch, the brick chimney, the original 1921 detached garage, and the overall modest residential scale that contributes to the streetscape character of Church Street.

This single-story, single-family frame residence with matching single car garage is situated on Lot 169 of the Assessor's Flat Rock Plat No. 5 and in 1941, the address was 28454 Church St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for Church St.; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Paul E. Katschor purchased lot 2 of the Garretson Addition from Christie Mathewson in 1921; there was no residence on the lot.[2] In 1925, Paul Katschor owned lot 2 of the Garretson Addition and the residence thereon, 723 Church St.[3] In 1930, Paul Katschor, now widowed, and his children were living at 723 Church, and Paul was employed as a scale repairman for the Railroad.[4]

In 1939, Frank & Dorothy Mathews and family were living at 28454 Church.[5] In 1940, Frank & Mae Henry and family were living at 28454 Church St., and Frank was employed as a laborer for an oil refinery.[6] In 1950, Harry & Leona Heiss and daughters resided at 28454 Church; and Harry worked as Tool & Die at Auto Parts Manufacturing.[7] In 1959, Howard Heiss resided at 28454 Church Street.[8] In 1971, Harry Heiss resided at 28454 Church Street.[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1921 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents early residential development that predates Ford's formal Village Industries program and demonstrates the pre-existing community fabric upon which Ford's industrial experiment would build. The documented builder, Paul Katschor, and the original 1921 garage provide valuable information about early residential development in Flat Rock.

Criterion A - Community Planning and Development: Constructed in 1921 by Paul Katschor, this vernacular dwelling predates Ford's formal establishment of the Village Industries lamp plant in Flat Rock by approximately seven years. The property represents the pre-existing residential development that provided the community foundation upon which Ford's industrial program would build. The presence of quality housing like this modest single-story dwelling demonstrates that Flat Rock possessed an established residential character and attracted homeowners seeking affordable dwellings before the Village Industries program formally began. This existing community infrastructure contributed to the program's success by demonstrating the area's viability as a residential location.

Pre-Village Industries Foundation: The property's 1921 construction date places it among the earliest residential development within the district's period of significance. When Ford announced plans for the Flat Rock lamp plant in 1928, properties like this already existed along Church Street and other residential streets, establishing the community patterns that would intensify during the Village Industries era. Early residents like Paul Katschor helped create the community fabric that made Flat Rock attractive for Ford's investment.

Builder Documentation: The documented construction by Paul Katschor in 1921 provides valuable information about the individuals who built the pre-Village Industries residential fabric of Flat Rock. This documentation connects the physical structure to a specific individual and moment in the community's early development, enhancing the property's historical significance and contributing to understanding how the residential community was established.

Original Garage Significance: The detached garage, built in 1921 concurrently with the house, represents significant early planning for automobile accommodation. In 1921, automobile ownership was not yet universal, and the inclusion of a purpose-built garage from the property's inception demonstrates forward-thinking residential planning and suggests the original owner's investment in emerging transportation technology. This early garage is a significant contributing feature that enhances the property's integrity and historical value.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1921," arranged alphabetically; pg. 54, entry for Christie Mathewson to Paul Kotscher; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically; pg. 39, entry for Paul Kotscher; original records held by Brownstown Township Historical Society.

[4] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 11B, dwelling 235, family 259, for Paul Kotscher and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-XS?cat=1036363&i=459&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 460 of 1148; United States. National Archives and Records Administration.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10B, dwelling 167, for Frank & Mae Henry and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V71L?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 24 of 1034; United States. National Archives and Records Administration.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 4, dwelling 34, for Harry & Leona Heiss and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 5 of 58; United States. National Archives and Records Administration.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Atwater Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Church Street. Integrity of design is maintained through preservation of the vernacular single-story form with side-gabled roof, front gable accent, and overall massing, though the enclosed porch represents a modification. Integrity of materials and workmanship has been diminished through aluminum siding and replacement windows, though the original brick chimney, concrete block foundation, and original 1921 garage remain. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a modest single-family residence from the pre-Village Industries period.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The 1921 construction by Paul Katschor places this property among the earliest residential development within the district, predating Ford's Village Industries program by approximately seven years. The property represents the pre-existing community fabric that provided the foundation for Ford's subsequent industrial investment, demonstrating that Flat Rock possessed an established residential character before the lamp plant was announced in 1928. Early residents like Katschor helped create the community that made Flat Rock attractive for Ford's decentralized manufacturing experiment.

The property retains its essential vernacular single-story form, with the side-gabled roof, front gable accent with louvered vent, and overall massing clearly legible despite material alterations. The enclosed front porch, whether original or a later enclosure, provides additional living space and creates visual interest on the facade through its multiple windows. The brick chimney provides material evidence of original construction and the building's age.

The original 1921 detached garage is a particularly significant feature that enhances the property's integrity and historical value. Built concurrently with the house, the garage demonstrates forward-thinking accommodation of automobile transportation at a time when car ownership was not yet universal. This early provision for automobile storage reflects the progressive residential planning that characterized even modest dwellings in the early 1920s and provides a rare example of an original outbuilding dating to the property's construction.

The documented builder information—Paul Katschor, 1921—connects this property to a specific individual and moment in the community's early development. This documentation enhances understanding of how Flat Rock's pre-Village Industries residential fabric was created by individual builders and homeowners who established the community patterns that Ford's program would later reinforce and expand.

While aluminum siding and replacement windows have diminished material integrity, the retention of the original brick chimney and the significant original 1921 garage preserve important character-defining features. The essential vernacular form and pre-Village Industries residential character remain clearly legible, and the property continues to demonstrate its associations with the early community development that preceded and supported Ford's Village Industries program in Flat Rock.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0169_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28470 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0168_000 Lot 168 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0972124		Long: -83.289454		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Site ☐ Structure ☐ Object ☐

Architectural Information

Construction Date	1931
Architectural Style	Colonial Revival
Building Form	1 Story Rectilinear
Roof Form	Front Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacement
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Social History			
Period(s) of Significance	1931-1975 (within district's 1920-1975 period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):
Current/Common Name	28470 Church			
Historic/Original Owner	Eugene Wood Family			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1930 Minimal Traditional residence is a 1-story structure situated on Church Street in Flat Rock. The building represents residential construction during the early years of Ford's Village Industries program, built just two years after the Flat Rock plant opened in 1928. The property demonstrates the modest housing development that occurred in response to the industrial employment opportunities created by Ford's decentralized manufacturing operations. While the property has undergone exterior material alterations, it retains its original form, massing, and spatial relationships that convey its identity as an early Depression-era residence.

The house exhibits characteristics of the Minimal Traditional style that emerged in the late 1920s and became increasingly prevalent during the 1930s Depression era. This architectural type represented a simplification of earlier period revival styles—particularly Colonial Revival—adapting them to more economical construction methods and reduced ornamentation necessitated by economic constraints. The side-gabled roof form creates a simple, horizontal emphasis that characterizes Minimal Traditional design, prioritizing practicality and efficiency over decorative elaboration. The roof is covered with asphalt shingles, an appropriate and economical roofing material for buildings of this period and type.

The exterior walls are currently clad in aluminum siding, which represents a replacement of the original wall cladding that would have been present at construction. Given the 1930 construction date and Minimal Traditional style, the original exterior was most likely wood clapboard siding, the standard residential wall material of the period. The aluminum siding impacts the property's material integrity, though it maintains the horizontal lapped pattern characteristic of the original cladding. The underlying form and massing of the building remain intact beneath the replacement siding.

The windows are vinyl double-hung replacements that have altered the original fenestration materials. The original windows would have been wood double-hung units, possibly with multi-light upper sashes reflecting Colonial Revival influences common in Minimal Traditional designs of this period. However, the window openings appear to maintain their original locations and proportions, preserving the fenestration pattern and rhythm established at construction. The symmetrical window arrangement visible on the front facade reflects the simplified colonial influences that characterized Minimal Traditional residential design.

A notable feature is the prominent brick chimney positioned on the exterior wall, which appears to be an original or early feature of the building. External chimneys were common in modest houses of this period, providing functional heating while reducing construction complexity and cost compared to interior chimney construction. The brick chimney adds visual interest and material texture to the otherwise simple facade composition.

The foundation is concrete block construction, clearly visible in the photograph. This foundation material is typical of Depression-era residential construction, representing economical and readily available building materials. The raised foundation creates a modest elevation for the first floor, providing some protection from ground moisture while maintaining economical construction methods.

The front entrance appears to feature a small entry porch or stoop with steps providing access to the raised first floor. This modest entry treatment is characteristic of Minimal Traditional design, which emphasized functional simplicity over elaborate entry features. The centered or near-centered door placement may reflect the Colonial Revival influences that informed many Minimal Traditional designs.

A detached garage is located at the rear of the property, providing vehicle storage and reflecting the increasing importance of automobile ownership during this period. The garage may be original to the 1930 construction or a later addition, representing the property's adaptation to evolving transportation needs.

The building's setting on Church Street maintains the residential character of early Ford-era neighborhood development. The property continues to function as a single-family residence, maintaining its original use and relationship to the surrounding community. The lot includes mature trees that contribute to the established residential streetscape character.

Despite the replacement of exterior materials, the property retains important aspects of integrity including location, design, setting, feeling, and association. The side-gabled cottage form, symmetrical fenestration pattern, brick chimney, modest entry, horizontal massing, and overall building scale remain intact, allowing the structure to continue conveying its identity as a 1930s Minimal Traditional residence. The basic design principles and spatial relationships that define this architectural type are still evident and readable.

Character-defining features include the side-gabled roof form, the symmetrical facade composition, the external brick chimney, the concrete block foundation, the modest entry treatment, the horizontal massing and scale typical of Depression-era construction, and the overall residential form that represents early Ford Village Industries period housing. The detached garage reflects the property's continued residential use and adaptation over time.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Eugene & Madge Wood were living at 28470 Church.[1] In 1940, Eugene & Lucille Wood were living at 28470 Church St., and Eugene was employed as a contractor for building construction.[2] In 1950, Frank & Ruth Scott and sons resided at 28470 Church; and Frank worked as the Service Manager at a local garage.[3] In 1959, Frank L. Scott resided at 28470 Church Street.[4] In 1971, Frank L. Scott resided at 28470 Church Street.[5]

"This house was a boot leggers house. It has a secret tunnel running from the basement to a shed in the backyard. The floor of the shed could be opened and closed, so that the bootleggers could escape while the police were searching the house. Aaron Gillespie was on the Flat Rock police force and told me about the investigations he did at the time the bootleggers lived here during the late 1920's and early 1930's."[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1930 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Industry**. The property's 1930 construction date places it in the critical early years of Ford's Village Industries program, representing residential development that occurred in direct response to the industrial employment opportunities created by the Flat Rock plant's opening in 1928. While the building has experienced alterations to exterior materials, it retains sufficient integrity of design, location, setting, feeling, and association to contribute to the district's significance as part of the residential expansion during the formative years of Ford's decentralized industrial experiment.

Criterion A - Community Planning and Development and Industry: Built in 1930, just two years after the Flat Rock Village Industries plant opened in 1928, this house represents the immediate residential response to Ford's industrial investment in the community. The property demonstrates how Ford's decentralized manufacturing operations stimulated housing construction and community growth during the early Depression years. While the nation faced severe economic challenges beginning in 1929, Ford's Village Industries provided stable employment that supported continued residential development in communities like Flat Rock.

The 1930 construction date is particularly significant as it falls within the critical first phase of the Village Industries program's implementation. Between 1928 and the mid-1930s, Ford established his network of small rural plants, and the residential development occurring in these communities—including properties like this one—demonstrated the program's success in sustaining local economies and communities during economically challenging times. This property embodies the symbiotic relationship between Ford's industrial operations and residential community growth.

The property represents the formative years of Ford's Village Industries experiment in Flat Rock. Workers employed at the newly opened Flat Rock plant needed housing, and properties built during 1929-1932 directly reflect the housing demand created by industrial employment. This residence demonstrates how the Village Industries program stimulated residential construction even during the Depression, providing economic stability that allowed community development to continue when many areas faced housing construction collapse.

The Minimal Traditional style and modest scale of this residence reflect the economic realities and building practices of Depression-era construction. Built in 1930, at the beginning of the Great Depression, this property exemplifies the simplified residential architecture that emerged as builders adapted to economic constraints while maintaining basic housing quality.

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[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10B, dwelling 168, for Eugene & Lucille Wood ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V71L?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 24 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 5, dwelling 35, for Frank & Ruth Scott and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 5 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Church Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

The style's reduction of ornamentation and emphasis on practical efficiency made it ideal for affordable housing construction during economically challenging times.

The Minimal Traditional form—with its simple side-gabled roof, symmetrical fenestration, and modest colonial influences—represented modern, economical housing that provided decent shelter while minimizing construction costs. This architectural type became increasingly prevalent throughout the 1930s and 1940s, making this 1930 example an early representative of a style that would dominate modest residential construction for two decades.

Properties built in the immediate aftermath of Village Industries plant openings represent the most direct architectural evidence of these industrial operations' impact on their host communities. This 1930 residence demonstrates that Ford's investment created sufficient economic confidence and employment stability to support new housing construction even as the Depression began affecting the broader economy. The property's existence proves the Village Industries program's success in sustaining community development during economically precarious times.

The replacement of original wood siding with aluminum and the installation of vinyl windows have compromised the property's material and workmanship integrity. However, the building retains its essential form as a side-gabled Minimal Traditional cottage, its original massing and scale, its symmetrical fenestration pattern with windows in original locations, its external brick chimney, and its spatial relationships. These retained characteristics allow the property to continue conveying its identity as a 1930s Depression-era residence.

The property maintains integrity of location (original site), design (Minimal Traditional form and composition), setting (residential neighborhood context within Ford-era community), feeling (modest early Depression-era residence), and association (early Village Industries period residential development). Within a historic district context, these retained integrity aspects are sufficient to support contributing status, as the property continues to represent the type, period, and method of development significant to the district's history.

Within the Flat Rock Historical District's 1920-1975 period of significance, this property contributes to understanding the community's transformation during the critical early Village Industries years. The 1930 construction date—occurring during the first phase of Ford's program implementation and the beginning of the Depression—makes this property particularly valuable for understanding how the Village Industries program affected community development during economically challenging times.

Properties that have lost some original materials but retain their essential form, use, and historical associations can contribute meaningfully to historic districts. This property's early Ford-era construction date, direct association with Village Industries period development, and retained Minimal Traditional form make it a valuable component of the district's representation of early 1930s residential growth patterns stimulated by Ford's industrial investment.

The property illustrates the type of modest, economical housing that characterized Depression-era residential construction while demonstrating that Ford's Village Industries operations provided sufficient economic stability to support continued community development when many areas experienced severe housing construction declines.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0168_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28478 Church				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0189_000 Lot 189 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096900		Long: -83.289716		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural **Information**

Construction Date	1926	
Architectural Style	American Small House/Minimal Traditional	
Building Form	1.5-story gabled cottage	
Roof Form	Side-gabled w/ front-facing gabled bay projection	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum Sided	
Foundation Materials	Concrete block	
Window Materials	Wood frame	
Window Type	Wood frame	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 - Detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture					
Period(s) of Significance	1926-1972					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	Residential property					
Historic/Original Owner	Caroline Chamberlin					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28478 Church St. North is a modest 1.5-story residential building constructed in 1926 that exemplifies the American Small House movement and Minimal Traditional style popular during the mid-1920s Depression era. The building represents the type of economical, practical housing that characterized residential construction during this period of economic recovery.

The structure exhibits a simple yet distinctive architectural composition featuring a side-gabled main roof with a prominent front-facing gabled bay projection that creates visual interest and provides additional interior space. This bay projection is a character-defining feature that distinguishes the house from simpler gabled cottage forms. The bay contains a grouping of three windows that maximize natural light penetration into the front room while creating an attractive facade focal point.

The exterior walls are clad in white aluminum siding laid in traditional horizontal courses. The foundation consists of concrete block construction typical of 1920s residential building practices, providing a solid base that raises the main floor appropriately above grade level.

Windows throughout the building are double-hung sash units with single-pane glazing characteristic of Depression-era residential construction when simplified window configurations were both economical and stylistically appropriate. The windows retain their original wood frames and appear to maintain their original proportions and placement patterns. Window trim is minimal but appropriately scaled to the modest character of the building.

The main entrance is positioned to the right side of the facade and features a simple door with minimal decorative treatment consistent with the building's unpretentious character. A small concrete stoop provides access to the front door. The entrance configuration reflects the practical, no-nonsense approach to residential design that characterized housing construction during the economic constraints of the mid-1920s.

The roof is covered with asphalt shingles and features a brick chimney positioned toward the rear of the main roof ridge. The chimney placement and simple form are consistent with the building's utilitarian character while providing necessary functionality for heating systems of the period.

A detached garage is located toward the rear of the property and appears to be contemporary with the main house construction. The garage maintains design compatibility with the main structure through similar materials and simple form. The property lot includes mature trees that contribute to the established residential character of this portion of Church Street.

The building represents an intact example of modest residential architecture from the mid-1930s that demonstrates the practical design approaches and construction methods employed during the Depression era when economy and functionality were primary concerns in residential development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1927, Caroline Chamberlin owned lot 5 of Block 3 in the Village of Flat Rock, and the residence thereon, 431 Ypsilanti.[1] In 1930, Caroline Chamberlin and family were living at 431 Ypsilanti St.[2] In 1940, Caroline Chamberlain were living at 26212 Ypsilanti St.[3] In 1950, Earl & Bertha Chamberlin resided at 28478 Church.[4] In 1959, Earl Chamberlin resided at 28478 Church Street.[5] In 1971, Earl Chamberlin resided at 28478 Church Street.[6]

Note: House is situated on corner lot of Ypsilanti and Church Street; and over time the address has changed.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged by subdivision; pg. 85, entry for Caroline Chamberlin ; original records held by Brownstown Township Historical Society.

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 9B, dwelling 183, family 200,Caroline Chamberlin and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-DX?cat=1036363&i=455&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 456 of 1148; United States. National Archives and Records Administration.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9A, for Caroline Chamberlain ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW9X?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 21 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 5, dwelling 36, for Earl & Bertha Chamberlin ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 6 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 54, for Church Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28478 Church St. North is recommended as a **CONTRIBUTING** resource to the Flat Rock Historical District. The building meets the criteria for inclusion under National Register Criterion A for its association with significant patterns of residential development during the Depression era, and Criterion C for its architectural significance as a representative example of 1920s American Small House/Minimal Traditional residential architecture.

Criterion A Significance: This property contributes to the understanding of Flat Rock's residential development during the Depression era and the community's recovery period following the economic challenges of the early 1920s. Constructed in 1925, the house represents the type of modest, economical residential construction that provided housing for working families during a period of cautious economic recovery. The building's construction coincides with the stabilization of Flat Rock's economy following Henry Ford's establishment of the Village Industries plant in the early 1920s and represents the continued residential growth that supported the community's industrial workforce. The property demonstrates the patterns of modest residential development that characterized small industrial communities throughout southeastern Michigan during the mid-1920s.

Criterion C Significance: Architecturally, the building represents a well-preserved example of American Small House movement principles and Minimal Traditional styling that became prevalent during the 1920s. The house demonstrates the design characteristics of this movement including simplified forms, practical layouts, economical construction methods, and the selective use of traditional elements such as the front-facing gabled bay projection. The building exhibits good proportions, appropriate materials, and thoughtful siting that reflect the design sensibilities of the period while meeting the economic constraints that influenced residential construction during the Depression era.

Integrity Assessment - Seven Aspects:

Location: The building retains complete integrity of location, remaining on its original site on Church Street North as constructed in 1925. No evidence of relocation exists.

Design: The property maintains excellent integrity of design with all original character-defining features intact, including the distinctive front-facing gabled bay projection, overall massing, window placement patterns, entrance configuration, and roof form. The design clearly conveys the American Small House movement principles.

Materials: The building demonstrates strong integrity of materials with original wood clapboard siding, wood window frames, concrete block foundation, and brick chimney all appearing to be original or appropriately maintained historic materials. No inappropriate modern materials compromise the historic appearance.

Workmanship: Integrity of workmanship is well-preserved in the traditional construction techniques, proportional relationships, siding installation, window installation, and overall craftsmanship that reflect 1920s residential building practices. The quality of construction remains evident and legible.

Setting: The property retains integrity of setting within its residential neighborhood context on Church Street. The lot configuration, mature landscaping, relationship to neighboring properties, and overall streetscape character remain consistent with the 1920s residential development pattern.

Feeling: The building successfully conveys the feeling of a 1920s modest residential property through its intact architectural features, appropriate scale, material authenticity, and maintained residential character. The property evokes the sense of Depression-era housing construction and community development.

Association: The property maintains strong integrity of association with the patterns of 1920s residential development in Flat Rock, Depression-era housing construction methods, and the community's evolution during the period between the early Ford Village Industries establishment and later industrial expansion.

Recommendation: Based on the property's historical significance, architectural merit, and excellent integrity across all seven aspects, this property should be designated as a **CONTRIBUTING** resource to the Flat Rock Historical District. The building represents an important example of 1920s residential development and demonstrates the community's housing patterns during a significant period of economic and social transition in Flat Rock's history.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0189_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28614 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0201_000 Lot 201 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096501		Long: -83.290110		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1926
Architectural Style	Craftsman Bungalow
Building Form	1.5-story gabled cottage w/ front porch
Roof Form	Side-gabled w/ front-facing gabled dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood frame construction
Foundation Materials	Concrete block
Window Materials	Vinyl replacement window
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Architecture					
Period(s) of Significance	1926-1975 (within district's 1920-1975 period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Historic/Original Owner	Broughton Family					
Historic Building Use	Multi-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1926 Craftsman-influenced bungalow is a 1.5-story residential structure situated on Church Street in Flat Rock. The building represents pre-Village Industries residential development that existed before Ford's program began in 1928, demonstrating the established community foundation that attracted Ford's industrial investment. A particularly significant feature is the distinctive catslide roof extension and the retention of the original 1-car detached garage with alley access, which provides important documentation of 1920s site development patterns and automobile-era residential planning. While the main house has undergone exterior material alterations, it retains its distinctive roof form, original massing, and authentic period garage, allowing the property to convey its identity as a mid-1920s bungalow-era residence with period outbuildings.

The house exhibits characteristics of the Craftsman Bungalow style that dominated American residential construction during the 1910s and 1920s, with possible Colonial Revival influences in its form and proportions. The prominent front-facing gable creates the characteristic bungalow profile, with the gable end serving as the primary facade element. However, the most distinctive architectural feature is the catslide roof extension that sweeps down from the main roof ridge toward the rear, creating an asymmetrical roofline reminiscent of Colonial-era saltbox houses. This catslide form is relatively uncommon in bungalow design and represents either an original design choice blending Craftsman and Colonial Revival influences, or possibly an early addition that expanded the rear living space.

The catslide roof configuration is architecturally significant as it creates additional headroom in the rear portion of the house while maintaining a compact external profile. This roof form was historically used to expand usable interior space economically, often accommodating kitchen, service areas, or additional bedrooms under the extended roofline. The catslide creates a distinctive asymmetrical profile that gives this property unique visual character within the neighborhood context. The entire roof system is covered with asphalt shingles, an appropriate roofing material for buildings of this period and type.

A small gabled dormer projects from the front roof slope, providing light and headroom to the upper half-story. This dormer is a typical feature of 1.5-story bungalows, allowing functional use of the attic space for bedrooms while maintaining the characteristic low-slung bungalow profile. The dormer's simple gabled form complements the main roof configuration and represents standard bungalow design practices.

The exterior walls are currently clad in vinyl siding, which represents a replacement of the original wall cladding that would have been present at construction. Given the 1926 construction date and Craftsman Bungalow style, the original exterior was most likely wood clapboard or possibly wood shingles, both common materials for bungalow construction. The vinyl siding impacts the property's material integrity, though it maintains the horizontal lapped pattern characteristic of original cladding. The underlying form and massing remain intact beneath the replacement siding.

The windows are aluminum double-hung replacements that have altered the original fenestration materials. The original windows would have been wood units, possibly with multi-light upper sashes typical of Craftsman design. However, the window openings appear to maintain their original locations and proportions, preserving the fenestration pattern established at construction. The front facade displays a symmetrical or near-symmetrical window arrangement that contributes to the balanced composition.

The foundation is concrete block construction, typical of 1920s residential building practices. This foundation material represents the transition period when concrete block was becoming standardized for residential construction, replacing earlier stone foundations while predating the widespread use of poured concrete. The visible foundation creates a raised first floor, providing protection from ground moisture and defining the building's relationship to grade.

A covered front porch spans a portion of the facade, providing the characteristic outdoor living space that defines bungalow design. The porch creates the horizontal emphasis and welcoming character central to Craftsman philosophy, connecting interior and exterior spaces. The porch appears to retain its basic form, though details may have been altered or replaced over time. The porch steps provide access to the raised first floor.

Original Garage - Significant Historic Outbuilding: A particularly important feature is the retention of the original detached 1-car garage located at the rear of the property with access from the alley. This garage is significant as an authentic period outbuilding that documents 1920s automobile-era residential site development patterns. The garage's survival is notable, as many early garages have been demolished, replaced, or significantly altered. Its retention provides important evidence of how properties were planned and used during the late 1920s, when automobile ownership was becoming standard but garages were still modest, single-car structures reflecting the economic realities of working-class homeownership.

The garage's alley access represents typical urban and village planning patterns of the 1920s, when alleys provided rear service access for garages, deliveries, and utilities while keeping vehicle storage away from primary street facades. This

planning approach created distinct public (front) and service (rear) zones on residential properties. The garage's placement and access pattern illustrate important aspects of 1920s community planning and residential site organization.

The survival of this original garage substantially enhances the property's integrity and historical authenticity, providing a more complete picture of 1920s residential development than the main house alone could convey. The garage documents the early automobile era when personal vehicle ownership was transitioning from luxury to necessity, and when residential properties were being adapted to accommodate this new transportation technology.

The building's setting on Church Street maintains the residential character of pre-Ford era neighborhood development. The property continues to function as a single-family residence, maintaining its original use and relationship to the surrounding community. The lot configuration with alley access and rear garage placement reflects typical 1920s residential site planning.

Despite the replacement of exterior materials on the main house, the property retains important aspects of integrity including location, design, setting, feeling, and association. Most significantly, the distinctive catslide roof form, the basic bungalow massing, the front dormer, and especially the original garage with alley access remain intact. These features allow the property to continue conveying its identity as a 1926 bungalow-era residence with authentic period site development patterns.

Character-defining features include the front-gabled bungalow form, the distinctive catslide roof extension creating asymmetrical profile, the front gabled dormer, the covered front porch, the concrete block foundation, the overall bungalow scale and proportions, and most importantly, the original detached 1-car garage with alley access that documents 1920s automobile-era site planning and residential development patterns.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Anna Broughton were living at 430 Church St.[1] In 1939, Anna Broughton was living at 28614 Church.2 In 1939, Fred & Elizabeth Broughton were living at 28614 Church.[3] In 1940, Anna Broughton were living at 28614 Church St.[4] In 1950, Sarah Dunlap resided at 28614 Church.[5] In 1950, Donald & Faye Mathias resided at 28614 Church; and Donald worked as Boiler Maintenance for the Electric Power Plant.[6] In 1961, Sarah Dunlap were living at 28614 Church.[7] In 1966, Frank Snyder resided at 28614 Church St.[8]

[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 227 (stamped), enumeration district (ED) 82-880, sheet 11A, dwelling 226, family 250, for Anna Broughton; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-V2?cat=1036363&i=458&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 459 of 1148; United States. National Archives and Records Administration.

2 [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

3 [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 11A, dwelling 169, for Anna Broughton; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V71W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 25 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 8, dwelling 76, for Sarah Dunlap ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59D9-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 9 of 58; United States. National Archives and Records Administration.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 8, dwelling 77, for Donald & Faye Mathias; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59D9-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 9 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 45, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-66) p. 54, for Church St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Recommendation: CONTRIBUTING

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A — Community Planning and Development: Built in 1926, this Craftsman Bungalow predates the Ford Headlamp Plant's opening by two years, placing it among the pre-existing residential development that formed the community foundation Ford selected for his Village Industries program. Ford deliberately chose established communities with existing housing stock and civic infrastructure rather than building company towns from scratch — properties like this bungalow demonstrated the stability and viability that attracted Ford's industrial investment. The 1926 date falls at the very beginning of the district's period of significance, documenting Flat Rock's character immediately before its industrial transformation.

The front-gabled bungalow with covered porch represents the quintessential American housing type of the 1920s, demonstrating Flat Rock's participation in national residential design trends. The distinctive catslide roof — where the rear roofline sweeps down in a long slope from the main ridge — is an unusual feature more commonly associated with Colonial-era saltbox houses than with 1920s bungalows, and adds architectural variety to the district's housing stock.

The original detached single-car garage with alley access is an increasingly rare survivor that documents 1920s automobile-era site planning. The alley-access arrangement — separating vehicular traffic from residential street frontages — reflects early 20th-century neighborhood planning ideals that prioritized pedestrian-friendly streets. The garage's survival substantially enhances the property's value for understanding complete residential site development patterns of the period.

Integrity Assessment: Vinyl siding and aluminum replacement windows have diminished materials and workmanship integrity on the main house. However, the building retains its essential form: the distinctive catslide roof, front-gabled profile, dormer, and front porch are all preserved. The original garage with alley access provides exceptional authenticity that substantially enhances overall property integrity. Location, design, setting, feeling, and association remain strong.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0201_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28710 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_999_00_2019_004 [*sic*] Lot 221 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095725	Long: -83.291261			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1998	
Architectural Style	Contemporary Multi-Family	
Building Form	Multi-unit apartment complex	
Roof Form	Hip and gabled combination	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Double-hung and sliding units	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	**Non-contributing to a district** ☒	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	N/A				
Period(s) of Significance	N/A				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐
General Integrity: N/A	Intact ☐	Altered ☐	Moved ☐	Date(s):	
Historic Name	N/A				
Current/Common Name	N/A				
Historic/Original Owner	N/A				
Historic Building Use	N/A				
Current Building Use	Multi-Family Residence				
Architect/Engineer/Designer	N/A				
Builder/Contractor	N/A				

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28710 Church St. North is a contemporary multi-family apartment complex constructed in 1998. The building represents modern apartment design characterized by efficiency-oriented planning and contemporary construction methods. The structure features a combination of hip and gabled roof forms creating multiple residential units within a single building envelope.

The exterior is clad in vinyl siding with a light color scheme typical of late 20th-century multi-family residential construction. Windows are vinyl units in various configurations including double-hung and sliding types positioned to maximize natural light for individual apartment units. The building's scale and massing reflect contemporary multi-family housing standards rather than the single-family residential character that defines the surrounding historic neighborhood.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The building at 28710 Church St. was constructed in 1998 and has very limited historical information.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28710 Church St. North is recommended as a **NON-CONTRIBUTING** resource to the Flat Rock Historical District.

Lack of Significance: This property does not contribute to the historical or architectural significance of the Flat Rock Historical District due to its recent construction date of 1998, which falls well outside the district's established period of significance (1922-1972). The building was constructed more than 25 years after the end of the historic period and therefore has no association with the historical development patterns, architectural traditions, or community growth that define the district's significance.

The contemporary apartment design, modern materials, and multi-family scale are incompatible with the historic residential character of the surrounding neighborhood, which consists primarily of single-family homes from the 1920s-1950s. The building's presence disrupts the historic streetscape and residential development patterns that contribute to the district's overall integrity and feeling.

Recommendation: This property should be classified as NON-CONTRIBUTING to the Flat Rock Historical District due to its recent construction date and lack of historical or architectural significance within the district context.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_999_00_2019_004; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28734 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0225_001 [*sic*] Lot 225 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095567		Long: -83.291348		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	c. 1940 (converted to apartments in 1972)	
Architectural Style	Colonial Revival/Institutional	
Building Form	1.5-story gambrel-roofed building	
Roof Form	Gambrel roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original wood frame	
Foundation Materials	Concrete block	
Window Materials	Vinyl replacement windows	
Window Type	Double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Religion; Community Planning and Development; Architecture
Period(s) of Significance	1922-1972

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):

Historic Name	Methodist Church Activity Center
Current/Common Name	Residential apartments
Historic/Original Owner	Methodist Church
Historic Building Use	Religious/community activity center
Current Building Use	Multi-family residential
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	August 2025	Recorded By		Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28734 Church St. North is a distinctive 1.5-story building constructed circa 1940 as an activity center for the Methodist church and converted to residential apartments around 1972. The building represents an excellent example of institutional architecture that has been successfully adapted for residential use while retaining its characteristic architectural features and community significance.

The structure's most prominent feature is its gambrel roof, a distinctive architectural element that creates both visual interest and practical interior space for the upper level. The gambrel roof form is characteristic of Colonial Revival institutional buildings and provides the structure with a substantial yet approachable appearance appropriate to its original community function. The roof is covered with asphalt shingles and features a small dormer window on the front slope that provides natural light to the upper level spaces.

The building exhibits a rectangular plan with substantial massing that reflects its original institutional purpose. The exterior walls are currently clad in light-colored vinyl siding that has been installed over the original wood frame construction. While the siding represents a later alteration, it has been applied in a manner that respects the building's original proportions and does not obscure the fundamental architectural character that distinguishes this structure within the neighborhood context.

The front facade features a simple entrance configuration with a small covered entry portico supported by slender columns. This entrance treatment maintains the modest institutional character while providing appropriate shelter for residents. The symmetrical window placement and simple trim details reflect the straightforward functional design approach typical of mid-20th-century religious and community buildings.

Windows throughout the building are vinyl replacement units that maintain the original opening sizes and placement patterns. The fenestration reflects the building's institutional origins with regularly spaced windows designed to provide adequate natural light for community activities and meeting spaces. The window proportions and spacing contribute to the building's distinctive character and help distinguish it from typical residential structures in the neighborhood.

The conversion to apartments around 1972 represents a thoughtful adaptive reuse that preserved the building's essential architectural character while meeting changing community needs. The conversion coincided with the end of the district's period of significance and demonstrates the community's approach to preserving useful structures through functional adaptation rather than demolition.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Charles Lautenschlager, James Mote, Richard Demerest, Frank Brown, Walter Bennett, Julius Neifert, J. Frank Morford, and Edward Filsinger, Trustees of the First Methodist Episcopal Church of Flat Rock, Michigan, conveyed the southerly 74 and one-half feet of Lot 225 to Paul C. Early and Helen J. Early by Warranty Deed for love on March 31, 1941, recorded June 4, 1941 (Liber 5718, Page 127).[1]

The Board of Trustees of the Methodist Church of Flat Rock, Wayne County, Michigan, conveyed the northerly 14.5 feet of Lot 225 to David W. Parker and Ruth A. Parker, husband and wife, as tenants by the entireties, by Warranty Deed for love on March 30, 1943, recorded July 10, 1946 (Liber 8110, Page 509).[2]

An Affidavit of James E. Mote was recorded on September 4, 1946, recorded November 1, 1946 (Liber 8311, Page 256), pertaining to the northerly 14.5 feet of Lot 225. The affiant states that the grantor in Deed Liber 8110, Page 509 was erroneously stated as the Board of Trustees of the Methodist Church of Flat Rock, and should have been the Trustees of the First Methodist Episcopal Church of Flat Rock.[3]

This building still functions as an apartment building.

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Recommendation: CONTRIBUTING

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built c. 1940 as an activity center for the Methodist church, this building documents the expansion of religious and social institutions that accompanied Flat Rock's growth during the Village Industries period. The building provided space for church activities, community meetings, and social gatherings that strengthened civic life. Its 1972 conversion to apartments demonstrates adaptive reuse practices during the later period of significance, preserving a useful building while addressing changing housing needs.

Criterion C — Architecture: The building is a well-preserved example of mid-century institutional design distinguished by its gambrel roof form, substantial massing, and straightforward functional styling that set it apart from the surrounding residential structures while maintaining neighborhood compatibility. The successful residential conversion maintained the building's essential architectural character.

Integrity Assessment: The distinctive gambrel roof, institutional massing, entrance configuration, and fenestration patterns are all intact. Vinyl siding has diminished materials integrity but respects original proportions. Construction quality and roof framing demonstrate original workmanship. Location, design, setting, feeling, and association are strong, with the building conveying both its institutional origins and its adaptive residential reuse within the Church Street neighborhood context.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0225_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28752 through 28762 Church (1 continuous building - 4 units)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0232_000 Lot 233 & 234 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095291		Long: -83.291543		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	2002	
Architectural Style	Contemporary/Neo-Traditional	
Building Form	Multi-unit condominium complex	
Roof Form	Complex gabled with dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer and stucco	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Various contemporary configurations	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	N/A					
Period(s) of Significance	1922-1972					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐
General Integrity: Not Applicable	Intact ☐	Altered ☐	Moved ☐	Date(s):		
Historic Name	N/A					
Current/Common Name	Multi-family living residence					
Historic/Original Owner	N/A					
Historic Building Use	N/A					
Current Building Use	Multi-family living residence					
Architect/Engineer/Designer	N/A					
Builder/Contractor	N/A					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28752 Church St. North is a contemporary condominium complex constructed in 2002 consisting of multiple residential units within a single building structure. The building represents late 20th/early 21st-century multi-family residential design characterized by neo-traditional styling that attempts to incorporate historical references within contemporary construction methods and planning approaches.

The structure features a complex roofline with multiple gables and dormers designed to break up the building's mass and create visual interest. The exterior combines brick veneer on the lower levels with stucco or similar materials on upper portions and gable ends. Contemporary vinyl windows in various configurations provide natural light to individual condominium units. The building includes modern amenities such as individual balconies and contemporary entrance features that reflect current residential development standards.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

These condos were constructed in 2002 by Mr. Fiorelli and therefore are non-contributing resources to the Flat Rock Historical District.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28752 Church St. North is recommended as a **NON-CONTRIBUTING** resource to the Flat Rock Historical District.

Lack of Significance: This property does not contribute to the historical or architectural significance of the Flat Rock Historical District due to its recent construction date of 2002, which falls thirty years outside the district's established period of significance (1922-1972). The building has no association with the historical development patterns, architectural traditions, or community growth periods that define the district's significance.

The contemporary condominium design, modern construction methods, and multi-unit density represent a significant departure from the single-family residential character and modest scale that characterizes the historic neighborhood. The building's substantial massing, contemporary materials, and modern styling are incompatible with the historic streetscape and disrupt the residential development patterns established during the district's period of significance.

Recommendation: This property should be classified as NON-CONTRIBUTING to the Flat Rock Historical District due to its recent construction date and incompatibility with the district's historic character and development patterns.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel 58_094_03_0232_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28433 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0164_000 Lot 164 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0971315		Long: -83.2885549		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1923	
Architectural Style	Craftsman/Prairie Influence	
Building Form	2-story hip-roofed house	
Roof Form	Hip roof with upper- level dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal wood siding	
Foundation Materials	Concrete block	
Window Materials	Mixed-Wood frame	
Window Type	Double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture
Period(s) of Significance	c. 1923-1975 (within district's 1920-1975 period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐ Date(s):
Current/Common Name	28433 Church		
Historic/Original Owner	Frank & Agnes Laura		
Historic Building Use	Single-family residence		
Current Building Use	Single-family residence		
Architect/Engineer/Designer	Unknown		
Builder/Contractor	Unknown		

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1923 Prairie School-influenced residence is a 2-story frame dwelling exhibiting distinctive two-stage massing — a hipped-roof first story surmounted by a projecting cubic second story that extends beyond the footprint of the lower level. This unusual configuration creates bold geometric composition and strong horizontal shadow lines characteristic of Prairie design principles.

The first story is sheltered beneath a low-pitched hipped roof with broad overhanging eaves that create deep shadow lines and the ground-hugging horizontal emphasis central to Prairie School philosophy. The wide eaves extend well beyond the wall plane, sheltering the exterior walls and reinforcing the horizontal reading of the lower volume. A small entry porch with wood stairs and a simple railing provides access at the front elevation, positioned beneath the protective overhang.

The second story rises as a cubic mass projecting outward from the first-story walls, creating a cantilevered or corbeled effect where the upper volume overhangs the lower. This projecting box features a low-pitched or nearly flat roof with a small gabled vent or cupola at the ridge. Horizontal banks of windows are arranged across multiple facades of the upper story — pairs and groups of double-hung windows emphasizing width over height, a defining Prairie School principle. The horizontal fenestration floods the upper interior with natural light while reinforcing the building's overall emphasis on lateral lines.

The exterior walls are clad in what appears to be original wood clapboard siding stained dark brown — an exceptionally rare survival within the district. The dark stain creates dramatic visual character and allows the natural wood texture to remain visible. The consistent coursing and apparently original trim details around windows and at corners support the assessment of original material. A brick wainscot or foundation wall is visible at the base of the first story, transitioning to the wood-clad walls above and grounding the composition in masonry.

Windows include a mix of apparently original wood units with aluminum storm windows and selective vinyl replacements. The original wood windows — particularly the horizontal groupings on the upper story — demonstrate c. 1923 craftsmanship and proportions. The aluminum storm windows represent period-appropriate mid-century weatherization that likely contributed to the original windows' survival.

The property occupies a sloped lot with the ground rising from the street, which elevates the building and accentuates the two-stage massing when viewed from below. The hillside setting amplifies the visual impact of the projecting upper story. Mature deciduous trees frame the property. The adjacent dwelling is visible to the right, establishing the residential context.

Character-defining features include the apparent original dark brown-stained wood clapboard siding, the distinctive two-stage massing with projecting cubic second story, the hipped roof with broad overhanging eaves, horizontal window banks on the upper story, original wood windows with aluminum storm windows, brick foundation wainscot, and the hillside setting that accentuates the building's geometric composition.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Frank & Agnes Laura were living at 734 Seneca or Cooke, and employed as a Laborer for Ice House.[1] In 1939, Frank & Agnes Laura were living at 28433 Church.[2] In 1940, Frankl & Agnes Laura were living at 28433 Church St., and employed as a operator for ice plant.[3] In 1950, Frederick Lowell & Blanche McClure and children resided at 28433 Church; and Frederick worked as Buffer at Auto Parts Manufacturing.[4] In 1959, Lowell McClure resided at 28433 Church Street.[5] Frederick Lowell died on 27 Jam 1967 and is interred in the Huron Valley Cemetery.[6]

[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 11B, dwelling 234, family 258, for Frank & Agnes Laura ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-XS?cat=1036363&i=459&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 460 of 1148; United States. National Archives and Records Administration.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 11A, dwelling 211, for Frankl & Agnes Laura ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V71W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 25 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 7, dwelling 58, for Frederick & Blanche McClure and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-H?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 8 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] Ancestry.com. *Michigan, U.S., Deaths and Burials Index, 1867-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built c. 1923, this dwelling predates the Ford Headlamp Plant's Village Industries operations by approximately five years, representing the established residential community that attracted Ford's investment in Flat Rock. The property demonstrates that even modest working-class housing in pre-Ford Flat Rock incorporated progressive architectural ideas, documenting a community with design sophistication beyond what its small size might suggest.

Criterion C — Architecture: The building is architecturally exceptional for its Prairie School influences — highly unusual for modest 1920s housing in a small Michigan town. The most distinctive feature is the two-stage massing: a hipped-roof first story with wide overhanging eaves creating Prairie-style horizontal emphasis, surmounted by a projecting cubic second story with horizontal window banks. Whether this configuration represents original 1923 design or an early addition, the form has acquired significance through age and creates bold geometric composition characteristic of Prairie design principles — cubic volumes, horizontal fenestration, and sheltering roof planes.

The property retains what appears to be original wood clapboard siding stained dark brown — an exceptionally rare survival in a district where nearly every other dwelling has received vinyl or aluminum replacement siding. Some original wood windows also survive with aluminum storm windows providing protective weatherization. This level of exterior material preservation is outstanding and makes the property invaluable for understanding authentic 1920s residential construction and material character.

Integrity Assessment: The property retains excellent integrity across all seven aspects. Materials and workmanship integrity are exceptional — the apparent original wood siding and surviving wood windows represent the best material preservation documented in the district. Design integrity is excellent, with the distinctive two-stage massing, hipped roof, projecting cubic upper story, and horizontal window banks fully intact. Location, setting, feeling, and association are maintained on the Church Street site within the pre-Ford residential fabric.

Character-Defining Features: Apparent original dark brown-stained wood siding; two-stage massing with projecting cubic second story; hipped roof with wide overhanging eaves; horizontal window banks on the upper story; original wood windows with aluminum storm windows; painted concrete block foundation; bold geometric composition combining hipped base with cubic upper volume.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0164_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28453 Church Street [714 Church St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0166_000 Lot 166 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0969405		Long: -83.2887608		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1920
Architectural Style	Craftsman Bungalow
Building Form	1.5-story gabled cottage with shed dormer
Roof Form	Side-gabled with big shed dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl replacement windows
Window Type	Double-hung sash/Casement
Outbuildings	Yes ☒ No ☐
Number/Type:	1 - Detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐		
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Community Planning and Development; Architecture					
Period(s) of Significance	c. 1920-1975 (within district's 1920-1975 period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	28453 Church					
Historic/Original Owner	Omer & Anna Miller					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1920 Craftsman-influenced vernacular cottage at 28453 Church St. is a 1.5-story frame dwelling with a gabled roof, prominent front dormer, and screened front porch, representing pre-Village Industries residential development approximately eight years before Ford's program began in 1928.

The house exhibits a gabled roof with a substantial front-facing gabled dormer projecting from the front roof slope, providing light and headroom to the upper half-story. A screened porch extends across the front facade — either original to the c. 1920 construction or an early enclosure of an open porch, both common patterns in Michigan where screened porches allowed comfortable warm-weather living. The exterior walls are clad in aluminum siding replacing the original wood clapboard or shingles. The concrete block foundation is typical of early 1920s residential construction. Windows include a mix of casement units and some original wood double-hung windows with aluminum storm windows; the casement windows reflect Craftsman-era design preferences for their functionality and progressive appearance.

The most significant surviving element is the original concrete block garage at the rear of the property. Concrete block garages from the 1920s are increasingly rare — many early garages were wood-frame structures that deteriorated or were replaced with larger modern buildings. This garage documents c. 1920 automobile-era site planning, with the detached rear placement illustrating the standard residential organization of the period before attached garages became common. Together the house and garage form a complete property complex providing fuller documentation of 1920s residential development than properties where only the main house survives.

Character-Defining Features: Gabled cottage form with prominent front dormer, screened front porch, original wood windows with aluminum storm windows, casement windows, and original concrete block garage documenting c. 1920 construction methods and site planning.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1930, Omer & Anna (nee Boyer) Miller and family were living at 714 Church St., and Omer was employed as a Car Repairman for the railroad.[1] In 1939, Monroe Boyer were living at 28453 Church.[2] In 1939, Omer & Anna Miller and family were living at 28453 Church.[3] In 1940, Omer & Anna Miller and family were living at 28453 Church St., and Omer was employed as an electric welder for the steam railroad.[4] In 1950, Omer & Anna Miller resided at 28453 Church; and Omer worked as a Carman Welder for the railroad.[5] In 1959, Ira H. Gabehart resided at 28453 Church Street.[6] In 1971, Ira H. Gabehart resided at 28453 Church Street.[7]

[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 227 (stamped), enumeration district (ED) 82-880, sheet 11A, dwelling 223, family 247,Omer & Anna Miller and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-V2?cat=1036363&i=458&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 459 of 1148; United States. National Archives and Records Administration.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 11A, dwelling 210, for Omer & Anna Miller and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V71W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 25 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 6, dwelling 56, for Omer & Anna Miller; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 7 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

7 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Atwater Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A — Community Planning and Development: Built c. 1920, approximately eight years before Ford opened the Flat Rock Village Industries plant, this Craftsman-influenced cottage represents the established residential community that attracted Ford's industrial investment. The property's most significant feature is the original concrete block garage at the rear — a rare survival documenting c. 1920 automobile-era construction methods and site planning. Concrete block garages from this period are increasingly uncommon, and its retention creates a complete property complex preserving 1920s residential development patterns that properties with only an altered main house cannot convey.

Integrity Assessment: Aluminum siding replacement has diminished materials integrity on the main house. However, the property retains its gabled cottage form, prominent front dormer, screened porch, some original wood windows with aluminum storm windows, and most significantly the original concrete block garage. Location, design, setting, feeling, and association are maintained. The garage's exceptional survival substantially enhances the property's overall integrity and historical value.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0166_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28465 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0167_000 Lot 167 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096822		Long: -83.2889147		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1935	
Architectural Style	Minimal Traditional	
Building Form	1.5 Story Cross gabled cottage	
Roof Form	Front-gabled with shed-roofed side enclosed porch	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum Siding on the House w/Vinyl siding on porch	
Foundation Materials	Poured Concrete	
Window Materials	Wood Windows w/aluminum porch windows	
Window Type	Double-hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry					
Period(s) of Significance	1935-1947 (within district's 1920-1975 period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	28465 Church St.					
Historic/Original Owner	Jesse & Sylvia Yardley					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1935 residential structure is a 1.5-story cross-gable cottage located on Church Street in Flat Rock. The building represents residential development from the mid-1930s, coinciding with Ford's Village Industries program, and retains sufficient integrity of design, location, and setting to convey its historical significance despite material alterations.

The house features a cross-gable roof form covered with asphalt shingles, creating the asymmetrical massing typical of modest residential construction from this period. The roof configuration includes intersecting gables that add visual interest to the modest dwelling, reflecting typical 1930s residential design patterns influenced by both Minimal Traditional and Folk Victorian stylistic elements.

The exterior walls are clad in aluminum siding that covers the original wood clapboard, representing a common mid-to-late 20th century material update undertaken for maintenance purposes. While this alteration has modified the original material character, the underlying building form and proportions remain intact and the siding follows the original wall planes. The aluminum siding was a popular and economical choice for homeowners seeking to reduce maintenance requirements while preserving the basic appearance of their homes.

A significant alteration to the property is the enclosure of the original front porch. The enclosed porch features grey vinyl siding and includes two small viewing windows that provide limited visual connection to the exterior. This enclosure represents a modification to the original design that has altered the building's street presence and removed the traditional open porch element that would have been characteristic of 1930s residential architecture. The porch enclosure likely occurred in the late 20th century as homeowners sought additional interior living space.

The foundation consists of poured concrete construction typical of 1930s residential building practices, representing the period's transition from stone and block foundations to more modern concrete construction techniques. The poured concrete foundation remains in functional condition and demonstrates the construction methods prevalent during Ford's Village Industries era.

The windows retain their original wood frames with the addition of aluminum storm windows, which were added for energy efficiency. The double-hung window configuration maintains the original fenestration pattern, and the retention of wood window frames beneath the storm windows preserves an important connection to the building's original construction. The window openings and proportions remain consistent with 1930s residential design.

The building form retains its original massing and general configuration despite the material alterations. The cross-gable roof form, overall building proportions, and basic architectural character remain legible and convey the property's 1935 construction date and its relationship to the period of Ford's Village Industries development in Flat Rock.

Character-defining features include the 1935 construction date placing it within the Village Industries period, the cross-gable roof form, the basic building massing and proportions, the wood window frames (beneath storm windows), the poured concrete foundation, and the overall residential scale and character typical of mid-1930s modest housing construction.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Jesse & Sylva Yardley and family were living at 747 Church St., and Jesse was employed as a Car Inspector for the Railroad.[1] In 1939, Dorothy Stith, daughter of Jesse Yardley, was living at 28465 Church.[2] In 1939, Jesse & Sylvia Yardley were living at 28465 Church.3 In 1940, Jesse & Sylvia Yardley were living at 28465 Church St., and employed as a inspector for steam railroad.[4] In 1950, Jesse Yardley resided at 28465 Church.[5] Jesse Yardley died 21 August 1955 at age 69, having been employed by the railroad most of his life.[6] In 1959, John L. Lewis resided at 28465 Church Street.[7] In 1971, Jess E. Tittle resided at 28465 Church Street.[8]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Recommendation: CONTRIBUTING

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A — Community Planning and Development: Built in 1935 during the active period of Ford's Village Industries program, this modest cottage represents the working-class housing that developed in Flat Rock as the community grew around the Ford Headlamp Plant. The property documents the affordable residential construction that housed the workforce forming the backbone of Ford's industrial operations — not every worker could afford high-style housing, and properties like this represent the more common residential fabric of the Village Industries era.

Integrity Assessment: The property has undergone material alterations including aluminum siding replacement, front porch enclosure with vinyl siding, and aluminum storm windows — common and reversible modifications to mid-century residential properties. Materials and workmanship integrity are diminished. However, the underlying building form, cross-gable roof configuration, massing, poured concrete foundation, wood window frames, and original window openings remain intact. Location, design, setting, feeling, and association are maintained on the original Church Street site within the residential neighborhood that developed during the Village Industries era.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0167_000; citing records held by the City of Flat Rock.

[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 227 (stamped), enumeration district (ED) 82-880, sheet 11A, dwelling 225, family 249, for Jesse & Sylvia Yardley and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-V2?cat=1036363&i=458&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 459 of 1148; United States. National Archives and Records Administration.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 11A, dwelling 209, for Jesse & Sylvia Yardley ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V71W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 25 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 6, dwelling 55, for Jesse Yardley ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 7 of 58; United States. National Archives and Records Administration.

[6] Ancestry.com. *Michigan, U.S., Deaths and Burials Index, 1867-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Atwater Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28487 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0190_000 Lot 190 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0967007		Long: -83.2891988		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1920	
Architectural Style	Craftsman Bungalow/American Small House	
Building Form	Single-story cottage with raised foundation	
Roof Form	Hip roof with wide eaves	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original wood	
Foundation Materials	Concrete block foundation	
Window Materials	Wood frame windows	
Window Type	Double-hung sash, multi-pane over single-pane	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (Detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Architecture					
Period(s) of Significance	1920-1947 (within district's 1920-1975 period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	28487 Church					
Historic/Original Owner	Della Flowers [Pigion]					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1920 Craftsman Bungalow is a one-story residential structure with a prominent front porch, situated on Church Street in Flat Rock. The building exhibits characteristics consistent with early 20th-century catalog or kit houses, representing the mass-produced housing options that were popular during this period and made quality home design accessible to working-class families. Despite material alterations, the property retains its distinctive architectural form, significant design features, and overall character-defining bungalow massing.

The house features a hip roof form with a prominent front-facing gable dormer that creates the distinctive Craftsman Bungalow profile typical of this architectural style. The roof is covered with asphalt shingles and displays the broad, sheltering eaves with exposed rafter tails that are characteristic of Craftsman design. The combination of hip roof with front gable dormer was a popular configuration in catalog houses from companies such as Sears, Roebuck and Company, Aladdin, and Gordon-Van Tine, suggesting this may be a kit house.

A defining feature of this property is its substantial full-width front porch, which remains intact with its original configuration. The porch features tapered columns or posts sitting on solid railings, creating the horizontal emphasis typical of Craftsman design. The porch roof is supported by these substantial columns and provides generous covered outdoor living space, reflecting the Craftsman movement's emphasis on indoor-outdoor connectivity and informal living. The retention of the original porch form is significant for maintaining the building's architectural character and period identity.

The exterior walls are clad in vinyl siding that has replaced the original wood siding. This material alteration, while modifying the original surface treatment, follows the original wall planes and preserves the underlying building form. The vinyl siding represents a common mid-to-late 20th century update undertaken for maintenance reduction.

A particularly significant feature is the retention of original wood windows with leaded glass upper sash on the front facade. These windows display the decorative glazing patterns typical of Craftsman Bungalow design and represent important surviving original materials. The leaded glass work demonstrates the quality craftsmanship and attention to detail that characterized both custom-built and higher-quality catalog houses of this period. The presence of these original windows on the primary facade maintains the building's most important visual character and historical authenticity.

The side elevations feature vinyl replacement windows that have altered the original fenestration materials. While these replacements modify the secondary facades, the front facade's retention of original wood windows with leaded glass preserves the most architecturally significant and publicly visible features of the building. The overall window pattern and opening sizes appear consistent with the original configuration.

The foundation consists of concrete block construction typical of early 20th-century residential building practices. This foundation type was commonly specified in catalog house plans and represents standard construction methods of the 1920 construction period.

The building form retains its characteristic Craftsman Bungalow massing with low, horizontal emphasis, broad eaves, prominent front porch, and front gable dormer. The overall proportions, spatial relationships, and architectural composition remain intact and clearly convey the property's 1920 construction date and bungalow typology.

The property exhibits several characteristics suggesting it may be a catalog or kit house, including the standardized Craftsman Bungalow form, symmetrical facade composition, typical proportions, and quality details such as leaded glass windows. If confirmed as a catalog house, this would add another layer of significance as these mail-order homes represent an important chapter in American residential architecture and made well-designed housing accessible to middle-class and working-class families. Catalog houses were particularly popular in industrial communities where workers sought affordable, modern housing.

Character-defining features include the 1920 construction date placing it at the beginning of the district's period of significance, the hip roof with front gable dormer, the full-width front porch with Craftsman columns, the original wood windows with leaded glass upper sash on the front facade, the concrete block foundation, the overall Craftsman Bungalow massing and proportions, and the possible catalog/kit house origins.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, Della Flowers owned lot 1 of Block 4 in the Village of Flat Rock, and the residence thereon.[1]
In 1939, Clifford & Myrtle Greer and family were living at 28487 Church.[2] In 1940, Clifford & Myrtle Greer and family were living at 28487 Church St., and Clifford was employed as a crane operator for SOCONY Vacuum Oil Refinery.[3] Clifford lost his battle with cancer of the kidneys on 20 Dec 1942, he was only 49 years old.[4] In 1948, John Pilat resided at 28487 Church St.[5] In 1950, John & Bertha Pilat resided at 28487 Church; and John worked as Machinist at the Silca Mine.[6] In 1971, John Caba resided at 28487 Church Street.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built in 1920 at the very beginning of the district's period of significance, this Craftsman Bungalow predates the Ford Village Industries program by eight years. The property represents the quality residential stock already present in Flat Rock — the established community character that contributed to Ford's selection of this location for industrial development.

Criterion C — Architecture: The property is a well-preserved example of Craftsman Bungalow design retaining its most important character-defining features on the primary facade: a full-width front porch with Craftsman columns, a hip roof with front gabled dormer, and original wood windows with leaded glass upper sash. The leaded glass represents skilled artisan work characteristic of both custom-built and premium catalog houses of the period. The property's standardized Craftsman form, quality details, and typical proportions are consistent with catalog or kit house designs from companies like Sears, Aladdin, or Gordon-Van Tine — confirmation through further research would add significance as an example of the democratization of quality residential design.

Integrity Assessment: Vinyl siding and side window replacements have diminished materials integrity. However, the building retains its essential Craftsman character where it matters most — the full-width front porch with original configuration, leaded glass upper sash windows on the primary facade, hip roof with gabled dormer, and overall massing and proportions. Workmanship integrity is demonstrated through the surviving leaded glass. Location, design, setting, feeling, and association are maintained on the original Church Street site.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0190_000; citing records held by the City of Flat Rock.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged by subdivision; pg. 86, entry for Della Flowers) ; original records held by Brownstown Township Historical Society.

2 [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 11A, dwelling 208, for Clifford & Myrtle Greer and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V71W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 25 of 1034; United States. National Archives and Records Administration.

[4] Michigan Department of Community Health, Division for Vital Records and Health Statistics; Lansing, Michigan; *Death Records*

[5] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 6, dwelling 54, for John & Bertha Pilet; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 7 of 58; United States. National Archives and Records Administration.

7 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Atwater Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28747 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0235_300 Lot 235 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0951567		Long: -83.2911615		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1860	
Architectural Style	Victorian Commercial/Vernacular	
Building Form	1.5-story gabled commercial building	
Roof Form	Front-facing gable	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Contemporary siding over original wood frame	
Foundation Materials	Stone/concrete	
Window Materials	Contemporary replacement windows	
Window Type	Various contemporary configurations	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Commerce; Communications; Community Planning and Development					
Period(s) of Significance	1890-1972					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	28747 Church					
Historic/Original Owner	U.S. Postal Service/Local postmaster					
Historic Building Use	Post Office					
Current Building Use	Commercial office/retail					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

Shared lot with 26156 E. Huron River Drive.

The property at 28747 Church St. South is a 1.5-story commercial building constructed circa 1890 that served as Flat Rock's Post Office for many decades and represents one of the community's most historically significant civic buildings. Despite substantial exterior alterations, the building retains its essential historic form, massing, and structural integrity that clearly convey its original function and architectural character as documented in historic photographs.

The structure exhibits a simple front-facing gabled form typical of late 19th-century commercial and civic buildings in small Michigan communities. The building's rectangular footprint and straightforward massing reflect the practical, utilitarian design approach commonly employed for post offices and other government buildings during this period. The front-gabled orientation creates a prominent street presence appropriate to the building's important civic function while providing efficient interior space organization.

Historic photographs reveal that the building originally featured a distinctive front porch supported by decorative Victorian-era posts, with ornate brackets and trim details characteristic of 1890s commercial architecture. The porch served both functional and ceremonial purposes, providing weather protection for postal patrons while creating an appropriately dignified entrance for this important civic facility. While the original porch configuration has been altered, the building's overall proportions and window placement patterns remain largely intact.

The building currently features contemporary gray siding that has been installed over the original wood frame construction. While this represents a significant material alteration, the underlying historic structure remains intact, and the new siding has been applied in a manner that preserves the building's essential proportional relationships and does not obscure the fundamental architectural composition. The current fenestration includes contemporary windows, but the window openings appear to follow the original placement patterns documented in historic photographs.

The building's transformation to commercial use demonstrates successful adaptive reuse that has preserved this historically significant structure while meeting contemporary functional requirements. The current commercial modifications, including signage and entrance alterations, represent reversible changes that do not compromise the building's underlying historic character or structural integrity.

Despite the material alterations, the building's historic form, massing, and civic presence remain clearly readable, allowing it to continue functioning as a landmark that contributes to the understanding of Flat Rock's development and the role of postal service in small-town American communities.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

This building has served many purposes over the centuries. The structure we know today as 28747 Church, first appears on the Flat Rock Detail map detail of the 1860 Map of Wayne County [then Flat Rock block 13, lot 1]; as a building belonging to Russell Ransom.[1] We also have photos of the building [with identifiable structures in the background and matching fenestration] from the 1890's showing it as a Post Office; and we know it was located behind the home of then Postmaster, Wesley Littlefield.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: This building served as Flat Rock's Post Office, one of the community's most important civic institutions from the 1890s through much of the 20th century. The post office provided the essential communication infrastructure that connected Flat Rock to the broader nation, supporting both the early river-based agricultural economy and the later industrial transformation under Henry Ford's Village Industries program. The building represents federal recognition of the community's importance within the regional postal network.

Criterion C — Architecture: The building is a representative example of late 19th-century small-town civic architecture designed for postal service — a simple gabled form with practical massing and an appropriately dignified presence for federal government representation in a rural community.

Materials integrity is limited — original wood siding and architectural details have been covered or replaced with contemporary materials, representing the most significant compromise to historic character. However, the building retains its essential gabled form, massing, proportional relationships, and original fenestration patterns. Location and setting are

[1] Geil And Jones, Geil & Harley, Isaac G Freed, Worley & Bracher, and Harley & Siverd Geil. *Map of Wayne Co., Michigan*. Philadelphia: Geil, Harley & Siverd, 1860. Map. https://www.loc.gov/item/2012593159/ : accessed 25 Feb 2026..

excellent, with the building remaining in its original civic/commercial position within the community center. Design, workmanship, feeling, and association are maintained — the underlying structural system and construction techniques remain readable, and the building's civic presence continues to convey its historic function. Material alterations are potentially reversible and do not compromise the building's ability to convey its significant historical associations.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0235_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28861 Church Street [28867 Church?]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0277_000 Lot 277 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0942811		Long: -83.2921575		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	2004	
Architectural Style	Contemporary Split-Level	
Building Form	Multi-level residential building	
Roof Form	Hip roof with low pitch	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding and brick veneer	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Contemporary double-hung and sliding units	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A
Period(s) of Significance	N/A

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity: Not Applicable	Intact ☐	Altered ☐	Moved ☐	Date(s):

Current/Common Name	28861 Church
Historic/Original Owner	N/A
Historic Building Use	N/A
Current Building Use	Multi-family Residence
Architect/Engineer/Designer	N/A
Builder/Contractor	N/A

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28861 Church St. South is a contemporary split-level residential building constructed in 2004. The building represents early 21st-century residential design characterized by a combination of materials including vinyl siding and brick veneer, horizontal emphasis, and multi-level configuration typical of modern suburban construction.

The structure features a low-pitched hip roof and contemporary window configurations designed to maximize natural light and energy efficiency. The building's scale and massing reflect current residential development standards rather than the historic single-family residential character that defines the surrounding neighborhood.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

This residence at 28861 Church is recent construction and does not contribute to the Flat Rock Historic District.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28861 Church St. South is recommended as a **NON-CONTRIBUTING** resource to the Flat Rock Historical District.

Lack of Significance: This property does not contribute to the historical or architectural significance of the Flat Rock Historical District due to its recent construction date of 2004, which falls thirty-two years outside the district's established period of significance (1922-1972). The building has no association with the historical development patterns, architectural traditions, or community growth periods that define the district's significance.

The contemporary split-level design, modern construction methods, and combination of vinyl and brick materials represent a significant departure from the modest single-family residential character and traditional materials that characterize the historic neighborhood. The building's contemporary styling and suburban scale are incompatible with the historic streetscape and development patterns established during the district's period of significance.

Recommendation: This property should be classified as NON-CONTRIBUTING to the Flat Rock Historical District due to its recent construction date and incompatibility with the district's historic character and development patterns.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0277_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28861 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0278_300 Lot 278 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094171		Long: -83.292420		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1938	
Architectural Style	Colonial Revival	
Building Form	1.5-story gambrel-roofed house w/ addition	
Roof Form	Gambrel roof w/ one-story gabled addition	
Roof Materials	Asphalt shingles w/ snow guards	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block	
Window Materials	Vinyl replacement windows	
Window Type	Double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture						
Period(s) of Significance	1922-1972						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	28881 Church St.						
Historic/Original Owner	Henry & Martha Hughson						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	30 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28881 Church St. South is a distinctive 1.5-story residential building constructed in 1938 that exemplifies Colonial Revival.. The building represents an example of the continued residential development that occurred in Flat Rock during the late 1930s, demonstrating the community's stability and growth during the period following the initial impact of Henry Ford's Village Industries establishment.

The structure's most defining architectural feature is its gambrel roof, a distinctive double-pitched roof form that creates both visual interest and practical second-story living space. The gambrel roof configuration is characteristic of Dutch Colonial Revival architecture and represents a sophisticated design choice that distinguished this house from simpler gabled cottage forms common in the neighborhood. The roof features asphalt shingles with snow guards, practical elements that demonstrate attention to weather protection in Michigan's climate.

The main structure exhibits a compact rectangular plan typical of 1930s residential construction, with a one-story gabled addition that extends the building's footprint and provides additional living space. This addition appears to be either original to the 1938 construction or an early compatible expansion that maintains appropriate scale and design relationships with the main structure. The addition's gabled roof form complements the main gambrel roof while maintaining a subordinate architectural relationship.

The exterior walls are currently clad in vinyl siding that has been installed over the original wood frame construction. While representing a later alteration, the siding has been applied in a manner that respects the building's original proportions and does not obscure character-defining features such as the roof form, window placement patterns, or the relationship between the main structure and addition.

Windows throughout the building appear to be vinyl replacement units that maintain the original window opening sizes and configurations. The fenestration includes both dormer windows in the gambrel roof and lower level windows that provide natural light to the main living areas. The window placement creates a balanced facade composition appropriate to the Colonial Revival styling.

The building sits on a concrete block foundation typical of 1930s residential construction, providing appropriate elevation above grade level. The property includes a paved driveway that provides practical vehicle access while maintaining the residential character of the lot.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Henry & Martha Hughson were living at 28881 Church.[1] In 1940, Henry & Martha Hughson and family were living at 28881 Church St., and Hnery was employed as a carpenter for road construction.[2] In 1950, Henry & Martha Hughson and their children resided at 28881 Church; and Henry worked as Carpenter for local construction.[3] Henry Hughson & Martha resided at 28881 Church Street until 1966.[4] Henry died on 7 December 1965 at the age of 80 years old, he had been a local carpenter in Flat Rock all his life.[5]

1 [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

2 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 11A, dwelling 173, for Henry & Martha Hughson and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V71W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 25 of 1034; United States. National Archives and Records Administration.

3 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 16, dwelling 165, for Henry & Martha Hughson and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 17 of 58; United States. National Archives and Records Administration.

4 "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

5 Ancestry.com. *Michigan, U.S., Deaths and Burials Index, 1867-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built in 1938, this residence represents continued quality residential construction in Flat Rock during the later years of the Depression, demonstrating the economic resilience sustained by Ford's Village Industries operations. The substantial character of this dwelling reflects the community's ability to attract residents who invested in architecturally distinctive housing near the Headlamp Plant.

Criterion C — Architecture: The building is a well-preserved example of Colonial Revival design with Dutch Colonial influences. The distinctive gambrel roof form — a sophisticated architectural choice that maximized upper-story living space while providing traditional styling — distinguished this house within the neighborhood and reflects the continued popularity of historical American forms in 1930s residential construction.

Integrity Assessment: The gambrel roof form, building massing, addition configuration, and window placement patterns are intact. Vinyl siding has diminished materials integrity but maintains original proportions. Construction quality and roof framing demonstrate original workmanship. Location, design, setting, feeling, and association are strong on the original Church Street South site within the pre-war residential neighborhood.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025); parcel number 58_094_03_0278_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28893 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0279_002 Lot 279 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0940858		Long: -83.292554		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1947	
Architectural Style	Post-War Multi-Family	
Building Form	2-story multi-family residential building	
Roof Form	Front Gabled roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding	
Foundation Materials	Concrete block	
Window Materials	Aluminum frame windows	
Window Type	Double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture
Period(s) of Significance	1947-1975 (within district's 1920-1975 period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐ Date(s):
Historic Name	Unknown		
Current/Common Name	28893 Church		
Historic/Original Owner	Unknown		
Historic Building Use	Multi-family residential building		
Current Building Use	Multi-family residential building		
Architect/Engineer/Designer	Unknown		
Builder/Contractor	Unknown		

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1947 multi-family residential building is a two-story structure located on Church Street in Flat Rock. Constructed in the immediate post-World War II period, the property represents the critical housing response to the post-war housing shortage and the residential needs of workers in Ford's Village Industries and returning veterans. The building exhibits the utilitarian, efficiency-focused design typical of post-war multi-family housing, with its simple rectangular form and straightforward architectural treatment reflecting the urgent need for housing construction during this period.

The building features a side gable roof covered with asphalt shingles, creating a simple, economical roof form that was typical of post-war residential construction. The roof configuration demonstrates the emphasis on functional efficiency over decorative elaboration that characterized immediate post-war building, when material conservation and rapid construction were paramount concerns.

The exterior exhibits a distinctive two-tone treatment with the upper story clad in aluminum siding and the lower level finished in painted concrete block or stucco. This combination of materials reflects both the building's original construction methods and subsequent modifications. The concrete block foundation and lower level construction demonstrate the use of durable, readily-available masonry materials that were common in post-war construction when traditional wood framing materials were in short supply or expensive.

The building's fenestration consists of aluminum double-hung windows with decorative shutters. The windows are arranged in a regular, symmetrical pattern that reflects the multi-unit residential function and the efficiency-focused design approach of the post-war period. The decorative shutters add visual interest to the otherwise utilitarian facade and represent typical residential embellishments applied to modest multi-family housing to maintain residential character and aesthetic appeal. The window arrangement appears consistent with multi-family residential design, likely providing separate window groups for individual dwelling units.

The building's form is a straightforward two-story rectangular block, representing the simple, economical massing typical of post-war multi-family construction. This building type was specifically designed to maximize residential units within a compact footprint while minimizing construction costs and material usage. The lack of architectural ornamentation and the emphasis on functional design reflects the practical realities of post-war housing construction, when speed and economy were essential.

The property's multi-family residential function is significant within the context of Flat Rock's Village Industries development. As Ford's operations continued in the post-war period, the community faced increased demand for worker housing, particularly affordable rental housing for employees and their families. Multi-family buildings like this one provided crucial housing density and affordability, allowing more workers to live near their employment at the Village Industries facilities.

The concrete block foundation represents standard post-war construction practice and demonstrates the shift toward masonry foundation systems that became increasingly common as concrete block manufacturing became more efficient and affordable in the 1940s.

Character-defining features include the 1947 construction date placing it at the end of the district's primary period of significance, the two-story multi-family residential form, the side gable roof, the simple rectangular massing, the regular fenestration pattern reflecting multi-unit design, the concrete block foundation and lower level construction, and the overall utilitarian post-war residential character that prioritized function and efficiency over architectural elaboration.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1959, Ernest P. Dingus resided at 28893 Church Street.[1] In 1961, Robert R. Harmer was living at 28893 Church.[2] In 1964, Patricia Bailey was living at 28893 Church.[3] In 1965, Virgil Scott Jr. was living at 28893 Church.[4]

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 45, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 50, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1964-65) p. 54, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A — Community Planning and Development: Built in 1947, this multi-family residential building represents the community's response to the acute post-war housing shortage when returning veterans, delayed household formation, and continued Ford employment created demand that far outpaced supply. The multi-family configuration provided housing density and affordable rental options that single-family construction could not achieve — an essential component of the complete housing spectrum supporting the Village Industries workforce. While the district is predominantly single-family, buildings like this document the full range of housing solutions developed to sustain Flat Rock's industrial community. The simple utilitarian design reflects the urgency and material constraints of immediate post-war construction when speed and economy were paramount.

Integrity Assessment: Aluminum siding and window replacements have diminished materials integrity. However, the two-story rectangular form, side-gable roof, multi-unit configuration, regular fenestration pattern, and concrete block foundation and lower-level construction remain intact. The building's utilitarian post-war character and multi-family residential function are clearly legible. Location, design, setting, feeling, and association are maintained on the original Church Street site.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0279_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28905 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0279_001 Lot 279 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0939548	Long: -83.2927589			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1948	
Architectural Style	Post-War Ranch/Minimal Traditional	
Building Form	Single-story ranch house	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Brick/Concrete	
Window Materials	Aluminum	
Window Type	Double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Architecture; Social History					
Period(s) of Significance	1948-1975 (within district's 1920-1975 period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐ Windows	Moved ☐	Date(s):		
Current/Common Name	28905 Church					
Historic/Original Owner	Henry & Martha Hughson					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1948 Minimal Traditional residence is a one-story brick veneer structure with a prominent front porch, situated on Church Street in Flat Rock. The building represents immediate post-World War II residential construction and exemplifies the transition from wartime building restrictions to renewed civilian housing development. The property exhibits exceptional integrity with its original brick veneer exterior, characteristic post-war design features, and overall architectural cohesion that makes it an outstanding example of late 1940s residential construction.

The house features a hip roof with a distinctive front-facing gable dormer element that creates visual interest and provides additional headroom or ventilation for the attic space. The roof is covered with asphalt shingles and displays moderate eaves typical of Minimal Traditional design. The hip roof form combined with the front gable element represents a transitional architectural approach that bridges earlier bungalow traditions with emerging post-war ranch house aesthetics. A brick chimney rises prominently from the roofline, indicating interior heating systems typical of the period.

An exceptional feature of this property is the comprehensive use of brick veneer for the exterior walls, which represents high-quality post-war residential construction and demonstrates the owner's investment in permanent, durable building materials. The brick veneer is laid in a running bond pattern with consistent mortar joints, displaying skilled masonry workmanship. The use of brick veneer in 1948 is particularly significant as it demonstrates the resumption of quality residential construction following wartime material restrictions. Brick veneer provided superior durability, low maintenance, fire resistance, and visual permanence compared to wood siding alternatives, making it a preferred choice for homeowners who could afford the additional expense.

The brick foundation continues the masonry construction from grade to roofline, creating a unified and substantial appearance. This full brick treatment from foundation through walls represents quality construction standards and reflects the post-war emphasis on building permanence and durability after years of deferred housing construction during the Depression and war years.

A character-defining feature is the small front porch with its simple wood railing and steps, providing covered entry space and outdoor living area. The porch features a brick base with wood railings and maintains the simple, functional design approach typical of Minimal Traditional architecture. The porch's modest scale and straightforward detailing reflect the economical design principles of post-war housing while still providing the traditional residential amenity of covered entry space.

The fenestration consists of aluminum double-hung sash windows arranged in a regular, symmetrical pattern across the facade. While the aluminum windows likely represent a replacement of original wood windows, this is a common and relatively minor alteration that does not significantly compromise the building's overall integrity. The window openings, proportions, and arrangement remain consistent with the original 1948 design, and the symmetrical window placement reinforces the balanced, orderly composition typical of Minimal Traditional residential architecture.

The building exhibits the compact, efficient massing characteristic of Minimal Traditional design, with a simple rectangular footprint that maximized interior living space while minimizing construction costs and material usage. The lack of complex projections or elaborate architectural ornamentation reflects the practical, economy-focused design approach necessitated by post-war material costs and construction labor availability, while the brick veneer exterior demonstrates a commitment to quality and permanence.

The property's setting includes a well-maintained lawn and residential landscaping that maintains the historical residential character of the neighborhood. The building's relationship to the street and adjacent properties reflects the post-war residential development pattern that characterized Flat Rock's continued growth following Ford's Village Industries establishment.

Character-defining features include the 1948 construction date placing it in the immediate post-war period, the hip roof with front gable dormer, the exceptional brick veneer exterior with skilled masonry workmanship, the brick foundation, the front porch with wood railings, the brick chimney, the symmetrical facade composition, the compact Minimal Traditional massing, and the overall high-quality post-war residential character demonstrating the resumption of permanent housing construction after wartime restrictions.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Henry Hughson and Martha M., his wife, conveyed a part of Lot 279 described as beginning at a point on the northerly line of said lot distant N 88°59' E 82.03 feet from the most westerly corner of Lot 279, and proceed thence N 88°59' E along said northerly line 87.14 feet, thence S 47°10'30" E 154.15 feet to the southeasterly line of Lot 279, thence S 39°05'50" W along said southeasterly line 60.11 feet, thence N 47°10'30" W 220.90 feet to the point of beginning, to George J. Hughson, a single man, by Warranty Deed for $1 and other valuable consideration on May 31, 1955, recorded June 13, 1955 (Liber 12607, Page 561).[1]

Carroll Edward Hehl resided at 28905 Church Street from 1959 through 1971.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built in 1948, this brick residence represents the resumption of quality residential construction following the end of wartime building restrictions. The substantial investment in brick veneer — more expensive than wood siding alternatives — reflects renewed economic confidence and the fulfillment of homeownership aspirations delayed by fifteen years of Depression and war. The property documents the post-war housing boom that sustained Flat Rock's growth as Ford's industrial operations transitioned from wartime to peacetime production.

Criterion C — Architecture: The property is an excellent example of Minimal Traditional residential design with exceptional material integrity. The hip roof with front gabled dormer, symmetrical facade, functional front porch, and comprehensive brick veneer exterior exemplify the style that dominated American residential construction in the late 1940s before the Ranch house became predominant. The design captures the architectural transition from pre-war bungalow traditions toward emerging Ranch aesthetics — the hip roof recalls earlier forms while the compact massing, minimal ornamentation, and horizontal emphasis anticipate the 1950s.

Integrity Assessment: The property retains exceptional integrity across all seven aspects. The original brick veneer exterior is completely intact, displaying skilled masonry workmanship with consistent coursing and uniform mortar joints — the best material preservation documented on this section of the district. Windows have been replaced with aluminum units, a minor and reversible alteration that does not diminish the property's outstanding overall integrity; original openings, proportions, and arrangement are preserved. Location, design, setting, feeling, and association are all strong.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0279_001; citing records held by the City of Flat Rock.

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

2 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume), for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28907 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0279_001 Lot 279 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0941237		Long: -83.2929509		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1948	
Architectural Style	Post-War Minimal Traditional	
Building Form	Single-story cottage with front porch	
Roof Form	Gabled roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block	
Window Materials	Vinyl replacement windows	
Window Type	Double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1948-1975 (within district's 1920-1975 period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	28907 Church					
Historic/Original Owner	Hughson Family [see 28905 Church]					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1948 Minimal Traditional residence is a one-story gable-front cottage with an asymmetrical side wing, situated on Church Street in Flat Rock. The building represents immediate post-World War II residential construction and exemplifies the modest, efficient housing solutions developed to address the severe post-war housing shortage. Despite material alterations, the property retains its distinctive architectural form and overall character that clearly convey its 1948 construction date and post-war residential development context.

The house features a front-facing gable roof configuration with a prominent side wing gable, creating the asymmetrical massing characteristic of Minimal Traditional cottage design. The roof is covered with asphalt shingles and displays the moderate eaves typical of this utilitarian post-war residential style. The gable-front orientation with offset side wing represents a common and economical building form that maximized interior living space within a compact footprint while minimizing construction costs—a critical consideration during the post-war period when housing demand vastly exceeded supply.

The exterior walls are clad in aluminum siding that has replaced the original wood siding. This material alteration, undertaken for maintenance reduction, is typical of mid-to-late 20th century updates to modest post-war housing. While the aluminum siding has modified the original surface treatment, it follows the original wall planes and preserves the underlying building form, massing, and architectural character. The siding replacement represents a common and practical modification that does not obscure the building's essential 1948 identity.

A character-defining feature is the front porch with wood stairs and railings, which provides covered entry space and maintains the traditional residential amenity of outdoor transitional space between public and private realms. The porch appears to sit on a concrete block foundation base and features simple, functional wood railings and steps that reflect the straightforward, no-frills design approach necessitated by post-war construction economics. The retention of the porch configuration is significant for maintaining the building's original spatial organization and residential character.

A particularly notable feature visible in the photograph is the large multi-light picture window on the front facade. This window type represents a characteristic post-war residential design element that became increasingly popular in the late 1940s. Picture windows reflected changing American lifestyles and residential preferences, providing increased natural light, visual connection to outdoor surroundings, and a sense of openness that contrasted with earlier, smaller-windowed residential designs. The presence of this large window, even if replaced with aluminum units, maintains an important design element that characterizes post-war residential architecture and demonstrates the building's 1948 construction period.

The foundation consists of concrete block construction, which was standard for post-war residential building and represents the construction methods prevalent during this period. Concrete block foundations were economical, durable, and readily available, making them the preferred choice for modest residential construction in the late 1940s.

The property includes a detached outbuilding/garage visible in the photograph, which contributes to the complete residential property development typical of post-war single-family housing. The presence of an automobile storage structure reflects the increasing car ownership and automobile-oriented residential planning that characterized post-war American suburban development.

The building exhibits compact, efficient massing that prioritizes functional interior space over decorative elaboration. The asymmetrical facade composition, front gable with side wing configuration, and straightforward architectural treatment reflect the Minimal Traditional style's emphasis on economical construction, simplified forms, and practical residential design. These characteristics were essential during the post-war housing crisis when rapid construction and cost efficiency were paramount concerns.

The property's setting includes residential landscaping and maintains the characteristic post-war residential neighborhood context. The building's relationship to the street, lot configuration, and presence of detached garage reflect typical post-war residential development patterns in communities like Flat Rock.

Character-defining features include the 1948 construction date placing it in the immediate post-war period, the front gable with side wing roof configuration, the asymmetrical cottage massing, the front porch with wood stairs and railings, the large multi-light picture window characteristic of post-war design, the concrete block foundation, the compact and efficient building form, the detached garage/outbuilding, and the overall Minimal Traditional residential character that reflects post-war housing construction priorities and constraints.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1953, James Vreeland resided at 28907 Church.[1] In 1954, Sgt. Ralph W. Dickson and family resided at 28907 Church.[2] In 1955, Louis E. Duvall and family were living at 28907 Church.[3] In 1959, George Collins resided at 28907 Church Street.[4] In 1971, John Wawrin resided at 28907 Church Street.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A — Community Planning and Development: Built in 1948, this modest cottage represents Flat Rock's response to the severe post-war housing shortage when returning veterans and industrial workers faced critical demand after nearly two decades of minimal construction during the Depression and war years. The compact, economical design reflects the realities of post-war building — maximizing housing units rather than architectural embellishment. The front gable with side wing configuration and characteristic picture window demonstrate the transitional design of the late 1940s, bridging pre-war bungalow traditions with the emerging 1950s Ranch aesthetic. While the district includes higher-quality brick residences and earlier architectural styles, modest cottages like this housed the majority of working-class families and represent the typical post-war housing experience for Ford's Village Industries workforce.

Integrity Assessment: Aluminum siding and window replacements have diminished materials integrity — typical alterations for modest post-war housing. However, the original building form, front gable with side wing configuration, asymmetrical massing, front porch, roof configuration, and picture window are preserved. Location, design, setting, feeling, and association are maintained on the original site within the post-war residential neighborhood.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0279_001; citing records held by the City of Flat Rock.

[1] Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by New Boston*, Rockwood and Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1954**) pg. 8, for 29156 Sheeks Blvd; held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 54, for Church Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28207 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0148_000 Lot 148 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.099091		Long: -83.2879362		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1953
Architectural Style	Minimal Traditional/Post-War Cottage
Building Form	1.5-story gabled cottage
Roof Form	Front-facing gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development; Social History; Architecture
Period(s) of Significance	1953-1975 (within district's 1920-1975 period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	28207 Cooke			
Historic/Original Owner	Unknown			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1953 residential structure is a one-story ranch-style cottage with side-gable configuration and front entry projection, situated on Cooke Street in Flat Rock. The building represents early 1950s residential construction that marks the transition from immediate post-war housing solutions to the emerging suburban ranch house aesthetic that would dominate American residential architecture throughout the 1950s and 1960s. Despite material alterations, the property retains its essential architectural form and spatial organization that clearly convey its early 1950s construction and ranch house characteristics.

The house features a side-gable roof form with a prominent front gable projection that shelters the main entry, creating visual emphasis and architectural interest on the primary facade. This combination of side gable main roof with front-facing gable entry element represents a characteristic design approach of early ranch houses that provided both functional weather protection for the entrance and aesthetic variation to an otherwise horizontal roofline. The roof is covered with asphalt shingles and displays the moderate eaves typical of modest ranch house construction.

The exterior walls are clad in aluminum siding that has replaced the original wood siding. This material alteration is typical of mid-to-late 20th century updates to ranch houses and was undertaken for maintenance reduction and weather protection. While the aluminum siding has modified the original surface treatment, it follows the original wall planes and preserves the underlying building form, massing, and horizontal emphasis that characterizes ranch house design. The siding replacement represents a common and practical modification that does not obscure the building's essential 1953 ranch house character.

A character-defining feature visible in the photograph is the front porch or entry area beneath the projecting front gable. This covered entry space provides sheltered access to the home and demonstrates the ranch house emphasis on functional outdoor-indoor transitions. The entry projection creates depth and shadow on the facade, adding architectural interest to the horizontal massing typical of ranch design.

The foundation consists of concrete block construction, which was standard for 1950s residential building and represents the construction methods that had become predominant in the post-war period. Concrete block foundations were economical, durable, and well-suited to the slab-on-grade or crawl space construction typical of ranch houses, which eliminated the need for full basements that had been common in earlier residential architecture.

The fenestration consists of aluminum double-hung windows that have replaced the original windows. While this represents a material alteration, the window openings appear to maintain their original locations and proportions, preserving the fenestration pattern characteristic of ranch house design. The window arrangement likely emphasizes horizontal groupings and practical placement related to interior room functions, reflecting the ranch house's emphasis on efficient floor plans and indoor-outdoor visual connections.

The building exhibits the horizontal massing, low-slung profile, and simplified form characteristic of ranch house architecture. The side-gable configuration creates the long, horizontal emphasis that became the defining visual characteristic of ranch houses and represented a dramatic departure from the vertical orientation of earlier residential styles like the bungalow and two-story traditional houses. This horizontal emphasis reflected changing American preferences for single-story living and the influence of modern architectural principles emphasizing integration with the landscape.

The property's modest scale and straightforward design reflect the economical ranch house variants that were built throughout American suburbs in the 1950s. While more elaborate ranch houses featured attached garages, decorative elements, and larger footprints, modest examples like this one provided affordable single-family housing for working-class families and represented the democratization of suburban homeownership that characterized the 1950s.

The lot configuration and street relationship reflect typical 1950s suburban residential development patterns, with the house set back from the street on a rectangular lot. This spatial organization demonstrates the shift from earlier, more urban residential patterns to the automobile-oriented suburban development that became standard in the 1950s.

Character-defining features include the 1953 construction date placing it in the early ranch house development period, the side-gable roof with front gable entry projection, the horizontal massing and low profile characteristic of ranch design, the covered entry area, the concrete block foundation, the single-story form, and the overall simplified ranch house aesthetic that represents the dominant residential architectural trend of the 1950s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Donald R. Kornowski and Marie A., his wife, conveyed Lot 148 to William L. Wotring by Warranty Deed on February 6, 1953, recorded February 10, 1953.[1]

William L. Wotring, a single man, took out a mortgage from Down River Federal Savings and Loan Association of Wyandotte in the amount of $6,262 on June 19, 1953, recorded June 25, 1953, on Lot 148.[2]

William L. Wotring (John H. Wotring, Administrator of the Estate of William L. Wotring) conveyed Lot 148 to John H. Wotring and Florence M., husband and wife, by Warranty Deed on September 9, 1955, recorded September 9, 1955.[3]

John H. Wotring and Florence M., his wife, entered into a Land Contract for $10,499.29 with Lawrence J. Yost and Catherine C., his wife, on September 13, 1955, recorded July 18, 1958, on Lot 148; The entry notes the property was subject to easements, with a balance of $7,204.42.[4]

John H. Wotring and Florence M., his wife, conveyed Lot 148 to Lawrence Yost and Catherine, his wife, by Warranty Deed on April 17, 1959, recorded April 1959.[5]

Lawrence Yost and Catherine, his wife, conveyed Lot 148 to Lyle D. Burch and Olivia L., his wife, by Warranty Deed on April 13, 1959, recorded April 30, 1959. The deed notes the property was subject to easements.[6]

Lawrence J. Yost resided at 28207 Cooke from 1953 through 1955.[7] Lyle D. Burch resided at 28207 Cooke Street from 1959-1969.[8] In 1971, Leon Simmeck resided at 28207 Cooke.[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A — Community Planning and Development: Built in 1953, this Ranch house represents Flat Rock's participation in the early 1950s suburban housing boom that was transforming American residential patterns. The side-gable roof with front gable entry projection, horizontal massing, and single-story form are characteristic of the Ranch type that was rapidly supplanting earlier Minimal Traditional and bungalow forms as the preferred residential building type. The property documents continued affordable single-family housing development supporting Ford's Village Industries workforce during the prosperous post-Korean War period, enabling industrial workers to achieve homeownership near their employment.

Integrity Assessment: Aluminum siding and window replacements have diminished materials integrity — typical alterations for Ranch houses of this era. However, the essential Ranch form remains clearly legible: side-gable roof with front gable projection, horizontal massing, single-story profile, and overall configuration are intact. Location, design, setting, feeling, and association are maintained on the original site within the 1950s residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0148_000; citing records held by the City of Flat Rock.

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[7] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; **ALSO**, [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

8 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Cooke Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Cooke. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28219 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0149_000 Lot 149 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0989108		Long: -83.2879731		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1949	
Architectural Style	Cape Cod	
Building Form	1.5-story Rectilinear	
Roof Form	Side-gabled w/front dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block	
Window Materials	Vinyl replacement windows	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History
Period(s) of Significance	1949-1972

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	28219 Cooke			
Historic/Original Owner	Alfred M. and Hilda M. Kornowski			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Kornowski (likely)			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1949 Cape Cod cottage at 28219 Cooke Street represents post-World War II residential development in Flat Rock during the immediate post-war housing boom. The property is a 1.5-story side-gabled cottage with a prominent front shed dormer, exemplifying the popular Cape Cod style that became one of the most widely built housing types during the post-war period as returning veterans established families and sought affordable, traditional-style homes.

The building exhibits the characteristic form of the Cape Cod style, with a side-gabled roof featuring a substantial front shed dormer that provides headroom and natural light to the second-floor living space. The roof is covered with asphalt shingles and demonstrates the simple, economical roofing materials that characterized post-war residential construction. The shed dormer spans a significant portion of the front roof slope and contains two windows, maximizing the usable second-floor space—a practical design solution that made Cape Cod cottages efficient and livable despite their compact footprints.

The exterior walls are currently clad in vinyl siding that covers the original wood siding beneath. While this represents an alteration from the original material appearance, the vinyl siding maintains the original wall plane and preserves the building's form, proportions, and architectural character. The light-colored siding contributes to the cottage's clean, maintained appearance and represents a common weatherproofing practice for mid-20th century wood-frame houses.

The windows have been replaced with vinyl double-hung units. While these represent alterations from the original wood windows, the replacement windows maintain the original window openings, proportions, and fenestration pattern that are essential to the Cape Cod design. The front façade features a large picture window to the left of the entrance and a smaller double-hung window to the right, creating the asymmetrical yet balanced composition characteristic of Cape Cod cottages. The dormer contains two evenly spaced double-hung windows that provide light and ventilation to the upper floor.

The front entrance is centrally positioned and accessed by a simple wood deck with white railings and steps, providing an unpretentious approach typical of Cape Cod residential design. The entrance features a decorative door with a fanlight transom above, adding a traditional detail that references Colonial Revival influences inherent in the Cape Cod style. Decorative shutters flank some windows, further reinforcing the traditional residential character.

A particularly notable feature of the property is the magnificent mature tree in the front yard, which appears to be an original or early planting that has grown to substantial size over the property's 75-year history. The tree's spreading canopy provides shade and creates a picturesque setting that enhances the cottage's residential charm and demonstrates the maturity of the post-war neighborhood.

The property includes a detached garage visible to the right side of the house, reflecting typical post-war residential site planning when detached garages were still common before integrated garages became nearly universal. The garage appears to be contemporary with the house construction and contributes to the property's historical character and functionality.

The house sits on a concrete block foundation appropriate to late 1940s construction practices. The foundation provides a solid base for the wood-frame superstructure and represents standard post-war residential construction methods. The property features a well-maintained lawn with the magnificent mature tree as a focal point, along with ornamental shrubs and foundation plantings that enhance the residential character.

The property's setting within a residential neighborhood of similar-era homes reinforces its historical context and feeling as part of post-World War II suburban residential development. The generous setback, open front yard, and established landscaping are characteristic of late 1940s residential planning in communities like Flat Rock that experienced growth during the post-war housing boom.

Character-defining features include the 1.5-story Cape Cod form with side-gabled roof, the prominent front shed dormer with two windows, the asymmetrical façade composition with large picture window, the central entrance with fanlight transom, the decorative shutters, the concrete block foundation, the detached garage, the mature landscape including the magnificent specimen tree, and the overall Cape Cod architectural character that remains clearly identifiable despite material alterations.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Harry Nickas and Evridike, his wife, conveyed Lot 149 et al. to Alfred M. Kornowski and Hilda M., his wife, by Warranty Deed on October 21, 1949, recorded October 1949.[1]

Alfred M. Kornowski and Hilda M., his wife, took out a mortgage from The State Savings Bank of Carleton, a Michigan Banking Corporation of Carleton, Michigan, in the amount of $3,800 on October 24, 1949 [to build residence], recorded October 27, 1949, on Lot 149 et al.[2]

In 1950, Alfred & Hilda Kornowski resided at 28219 Cooke; and Alfred worked as Operator for his family bottling industry.[3] In Alfred Kornowski resided at 28219 Cooke Street from 1959 through 1967.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built in 1949, this Cape Cod cottage represents Flat Rock's participation in the post-war housing boom driven by returning veterans and GI Bill-supported homeownership. The 1949 date captures the community's continued residential growth building on the economic foundation established by Ford's Village Industries. The detached garage reflects typical late 1940s site planning before integrated garages became standard in the 1950s.

Criterion C — Architecture: The property is a well-preserved example of the Cape Cod style — one of the most popular and significant post-war residential types nationally. The 1.5-story form, side-gabled roof, prominent shed dormer, symmetrical massing, and central entrance with fanlight transom are characteristic features of the style that offered traditional Colonial aesthetics with economical construction and expandable living space.

Integrity Assessment: Vinyl siding and window replacements have diminished materials integrity. However, the essential Cape Cod form remains clearly legible: 1.5-story scale, side-gabled roof, shed dormer, fenestration pattern, central entrance, and overall massing and proportions are intact. The concrete block foundation and detached garage preserve original site organization. Location, design, setting, feeling, and association are maintained within the post-war residential neighborhood.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0149_000; citing records held by the City of Flat Rock.

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 21, dwelling 215, for Alfred & Hilda Kornowski ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 22 of 58; United States. National Archives and Records Administration.

4 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume) for Cooke Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28229 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0150_000 Lot 150 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0987299		Long: -83.2879318		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1967	
Architectural Style	Ranch/Contemporary	
Building Form	Single-story ranch house	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete	
Window Materials	Aluminum/vinyl	
Window Type	Picture windows and double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture						
Period(s) of Significance	1967-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	28229 Cooke						
Historic/Original Owner	Alfred Kornowski						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Alfred Kornowski						

Survey Date	12 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28229 Cooke St. East is a single-story residential building constructed in 1967 that exemplifies the ranch house style that had become the dominant form of American residential architecture by the mid-1960s. The building represents an important example of the mature ranch house design that characterized residential construction during the final years of the district's period of significance, demonstrating the evolution of suburban residential architecture during the height of post-war prosperity.

The structure exhibits the characteristic horizontal emphasis of ranch house design, with an extended single-story profile that creates the low, ground-hugging appearance that distinguished this architectural type. The hip roof configuration provides practical weather protection while maintaining the clean, unadorned lines that characterized 1960s residential design. The roof form eliminates the gabled ends that might create vertical emphasis, instead reinforcing the horizontal character that was central to ranch house aesthetics.

The exterior walls are constructed entirely of brick veneer, representing the substantial construction materials that were readily available and widely used during the prosperous 1960s. The brick construction demonstrates the economic stability and building quality that characterized residential development during this period, when homeowners could afford durable, low-maintenance exterior materials. The brick veneer creates a solid, permanent appearance that was valued by families seeking long-term housing investments during the era of suburban expansion.

The building features large picture windows that dominate the front facade, representing one of the most characteristic elements of 1960s ranch house design. These expansive windows were designed to maximize natural light penetration and create strong visual connections between interior and exterior spaces, reflecting the period's emphasis on indoor-outdoor living and open floor plans. The window configurations demonstrate the technological advances in glass manufacturing and window construction that made such large openings practical and energy-efficient.

A covered entry porch extends across a portion of the front facade, providing weather protection for the main entrance while maintaining the horizontal emphasis of the overall design. The porch features simple, clean lines without decorative elements, reflecting the modernist influences that shaped residential design during the 1960s. This entrance treatment represents the streamlined approach to residential architecture that emphasized function and simplicity over ornamental detail.

The building's site planning reflects typical 1960s suburban development patterns, with the house positioned to take advantage of lot orientation while providing space for automobile access and parking. A carport or covered parking area is visible on the side of the property, demonstrating the full integration of automobile accommodation that characterized residential planning during this period of universal car ownership.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Alfred M. Kornowski and Hilda M. Kornowski took out a mortgage on Lots 149 and 150 from Peoples Bank, Trenton, in the amount of $23,000 on July 13, 1967, recorded July 18, 1967.[1]

Alfred Kornowski built 28229 Cooke St. in 1967 (having previously built and resided at 28219 Cooke) and he resided here through 1971.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built in 1967, this brick Ranch represents the final phase of residential development within the district's period of significance. The substantial brick construction reflects the sustained economic confidence and suburban growth that characterized Flat Rock during the 1960s as the community evolved from a small industrial village into a modern suburban residential area while maintaining its employment base.

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1967-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Criterion C — Architecture: The property is an excellent example of mature 1960s Ranch design — the horizontal emphasis, hip roof, brick veneer construction, large picture windows, and integrated garage demonstrate the sophisticated level the Ranch form had achieved by the mid-1960s after two decades of refinement.

Integrity Assessment: The property retains excellent integrity across all seven aspects. Original brick veneer exterior is completely preserved with quality masonry workmanship. The Ranch form, hip roof configuration, window arrangements, and overall composition are intact. Location, design, setting, feeling, and association are strong on the original Cooke Street East site.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0150_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28241 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0151_000 Lot 151 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0985488		Long: -83.28793		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1948	
Architectural Style	Post-War Ranch	
Building Form	1-story ranch house	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete Slab	
Window Materials	Vinyl replacement windows	
Window Type	Picture windows and double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:	(intergrated garage)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture						
Period(s) of Significance	1922-1972						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	28241 Cooke						
Historic/Original Owner	Charles & Vera Curtis						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28241 Cooke St. East is a single-story residential building constructed in 1948 that exemplifies the early ranch house style that was emerging as a popular form of post-war American residential architecture. The building represents an important example of the modern housing types that became widespread during the late 1940s, demonstrating the evolution of residential design that emphasized horizontal emphasis, integrated automobile accommodation, and efficient single-story living arrangements.

The structure exhibits the characteristic horizontal profile of ranch house design, with an extended single-story form that creates the low, ground-hugging appearance that would become the dominant American residential type through the following decades. The hip roof configuration provides practical weather protection while maintaining the clean, streamlined appearance that distinguished ranch houses from traditional two-story residential forms.

A particularly significant feature of this property is the attached garage, which represents one of the most important innovations in post-war residential planning. The integration of automobile storage directly into the house design demonstrates the full acceptance of car ownership as a standard feature of American family life and reflects the forward-thinking approach to residential development that characterized the late 1940s. This garage configuration became a defining element of ranch house design and suburban development patterns.

The front facade features a covered porch area that provides weather protection for the main entrance while maintaining the horizontal emphasis of the overall design. The porch treatment reflects the streamlined approach to residential architecture that emerged during the post-war period, when designers focused on creating functional outdoor spaces without elaborate decorative elements. This entrance configuration provides a welcoming approach while maintaining the efficient, modern character of ranch house styling.

The exterior walls are currently clad in vinyl siding that has been installed over the original wood frame construction. While representing a later alteration, the siding has been applied in a manner that maintains the building's original proportions and does not compromise its essential architectural character. The horizontal siding pattern reinforces the linear emphasis that is central to ranch house aesthetics.

Windows throughout the building include both picture windows and smaller double-hung units that provide natural light while maintaining the horizontal window arrangements typical of ranch house design. The fenestration reflects the post-war emphasis on increased natural light and visual connections between interior and exterior spaces, representing the modern living preferences that influenced residential design during this period.

The building demonstrates the construction methods and design approaches that characterized late 1940s residential development, when builders had access to improved materials and construction techniques following the end of wartime restrictions while incorporating the lessons learned about efficient, modern residential planning.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

Harry Nickas and Evridike, his wife, conveyed Lot 151 et al. to Charles Castle Curtis and Vera Grace, his wife, by Warranty Deed on July 24, 1947, recorded July 25, 1947.[1]

Charles Curtis and family resided at 28241 Cooke St. in 1953.[2] In 1961, Charles Curtis resided at 28241 Cooke.[3] In 1962, S. Weatherholt resided at 28241 Cooke St.[4] Frank Raub resided at 28241 Cooke from 1964 through 1970.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. <u>This is required for all properties</u>.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built in 1948, this Ranch house represents the shift toward modern residential design in Flat Rock during the immediate post-war period. The integrated garage reflects the growing centrality of

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 4**5** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[2] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1961**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1962-1963**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1964-1970**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

automobile ownership in residential planning — a forward-looking design approach that would become standard practice in American suburban development over the following decades.

Criterion C — Architecture: The property is an early example of Ranch house design featuring characteristic horizontal emphasis, hip roof, and integrated garage. The 1948 date places it at the beginning of the Ranch type's rise to dominance in American residential construction, making it architecturally significant as a transitional property documenting the emergence of the form that would define suburban housing for the next three decades.

Integrity Assessment: Vinyl siding has diminished materials integrity but maintains the building's horizontal emphasis and proportions. The original Ranch form, attached garage configuration, hip roof, porch design, and overall composition are intact. Location, design, setting, feeling, and association are strong on the original Cooke Street East site within the post-war residential neighborhood.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0151_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28307 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0152_000 Lot 152 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098373	Long: -83.288026			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1976	
Architectural Style	Contemporary/Neo-Traditional	
Building Form	1.5-story house with multiple gabled sections	
Roof Form	Complex gabled roof system	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete	
Window Materials	Vinyl windows	
Window Type	Double-hung and picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	N/A					
Period(s) of Significance	N/A					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	28307 Cooke					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1976 residence at 28307 Cooke St. is a 1.5-story contemporary interpretation of Cape Cod design with a complex cross-gabled roof, multiple dormers, and an irregular expanded footprint resulting from additions. The exterior is clad in tan vinyl siding with white trim. The front facade features a front-facing gable over the right portion, side-gabled sections to the left, two gabled dormers on the main roof slope, and a covered front porch with white railings and posts. Fenestration includes vinyl double-hung windows and a large picture window grouping. The house sits on a concrete block foundation with a detached garage accessed by a driveway along the right side.

The 1976 construction date postdates the district's period of significance (1920–1975) by one year. **Non-Contributing.**

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The residence at 28307 Cooke was built about 1976 and is a non-contributing resource for the Flat Rock Historical District; thus there is no historical data for this property.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Non-Contributing to the Flat Rock Historical District. The 1976 construction date postdates the district's period of significance (1920–1975) by one year. The dwelling was not present during the historic period and cannot contribute to the district's significance under any criterion. The Cape Cod design references represent a contemporary 1970s interpretation rather than an authentic example of the style from its period of popularity.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0152_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28319 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0153_000 Lot 153 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0981967		Long: -83.2879769		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1951	
Architectural Style	Minimal Traditional/Post-War Cottage	
Building Form	1.5-story gabled cottage	
Roof Form	Complex gabled roof with front-facing gables	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding (original?)	
Foundation Materials	Concrete block	
Window Materials	Aluminum windows	
Window Type	Picture/Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry						
Period(s) of Significance	1951-1975 (Post-WWII residential development within district)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	28319 Cooke St.						
Historic/Original Owner	Francis E. & Martha Smith						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1951 Minimal Traditional/Early Ranch residence at 28310 Cooke Street represents post-World War II residential development in Flat Rock during the early 1950s housing boom. The property is a one-story cottage with a cross-gable roof configuration that reflects the transitional architectural period between the simplified Minimal Traditional style and the fully developed Ranch style that would dominate suburban construction later in the 1950s.

The building exhibits a complex cross-gable roof form with varying ridge heights that create visual interest and define different functional areas within the house. The roof features a front-facing gable section on the left side and a side-gabled section extending to the right, with additional gabled projections creating a multi-faceted roofline. This varied roof configuration represents early 1950s residential design that emphasized visual complexity within modest, economical construction. The roof is covered with dark grey asphalt shingles that provide a contemporary appearance. Roof vents are visible on multiple roof sections, indicating proper attic ventilation.

The exterior walls are clad in aluminum siding, which may be original to the 1951 construction or an early installation. Aluminum siding became commercially available in the late 1940s and gained popularity during the early 1950s as a modern, low-maintenance alternative to wood siding. If original, this aluminum siding represents an early adoption of this innovative material technology. The siding is installed in a light color (white or cream) on the main body with darker grey sections on some gable ends, creating color contrast that adds visual interest. The varied colors help define the building's different roof sections and architectural elements.

A particularly notable feature is the combination of window types and the use of decorative shutters. The front façade features a large picture window on the right section flanked by black decorative shutters, creating a focal point typical of early 1950s residential design. Picture windows became extremely popular during the post-war period as they provided expansive views, abundant natural light, and a modern aesthetic that distinguished new construction from pre-war housing. Additional double-hung windows are distributed across the façade, also accompanied by black shutters that provide traditional Colonial Revival-influenced detailing. The windows appear to be aluminum-framed units, consistent with early 1950s construction when aluminum windows were becoming standard in new residential building.

The front entrance is located on the left side under a small gabled projection that provides weather protection and architectural definition. The entrance features a simple door with a small covered stoop accessed by concrete steps with metal railings. This modest entrance reflects the economical, functional approach of early 1950s residential construction, where resources were focused on creating efficient living spaces rather than elaborate entrances.

The left side of the building features a projecting gabled section with a window, suggesting either a bedroom or living area that extends beyond the main building footprint. This projection adds architectural complexity and maximizes interior space within the compact footprint typical of early 1950s modest housing.

The house sits on a concrete block foundation, standard for early 1950s residential construction. The foundation appears solid and well-maintained, with concrete block piers visible in the front providing support. The elevated foundation responds to site conditions and provides crawl space for utilities and moisture control.

The property includes a detached garage located behind and to the left of the house, accessed by a gravel driveway that runs along the left side of the property. The presence of a detached garage reflects transitional 1951 site planning—while detached garages were still common, integrated garages were beginning to dominate new construction by the early 1950s. The garage appears to be contemporary with the house construction and maintains the property's historical character.

The property's setting within a neighborhood of similar-era houses reinforces its historical context as part of post-World War II suburban residential expansion. The modest scale, simple materials, and functional design reflect the early 1950s emphasis on providing affordable housing for veterans and young families during the post-war housing boom.

Character-defining features include the cross-gable roof configuration with varying ridge heights, the aluminum siding with contrasting color sections, the combination of picture and double-hung aluminum windows with decorative black shutters, the modest covered entrance, the concrete block foundation, the detached garage, and the overall Minimal Traditional/Early Ranch architectural character that represents the transitional period of early 1950s residential design.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Harry Nickas and Evridike, his wife, conveyed Lot 153 to Francis E. Smith and Martha, his wife, by Warranty Deed on October 13, 1950, recorded April 26, 1951.[1]

Francis E. Smith and Martha, his wife, took out a mortgage from Ohio Citizens Trust Co., an Ohio Corporation, in the amount of $10,000 on April 3, 1951, recorded April 16, 1951, on Lot 153 et al.[2]

The Ohio Citizens Trust Co., an Ohio Corporation, assigned its interest to the Federal National Mortgage Association on January 2, 1952, recorded January 9, 1952, on Lot 153 et al.[3]

Francis E. Smith and Martha, his wife, conveyed Lot 153 et al. to Herbert A. Blohm and Joyce M., his wife, by Warranty Deed on July 8, 1955, recorded July 18, 1955.[4]

Herbert A. Blohm and Joyce M., his wife, took out a mortgage from Trenton State Bank in the amount of $6,500 on July 27, 1963, recorded July 29, 1963, on Lot 153.[5]

Herbert A. Blohm and Joyce M., his wife, conveyed Lot 153 to Robert Earl Hardy and Muriel K., his wife, by Warranty Deed on May 14, 1965, recorded May 18, 1965.[6]

In 1953, Francis Smith resided at 28319 Cooke St..[7] In 1955, Herbert A. Blohm and family were living at 28319 Cooke St.[8] The Hardy Family resided at 28319 Cooke St. from the late 1980s through 2018.[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Recommendation: CONTRIBUTING

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A — Community Planning and Development: Built in 1951, this house represents Flat Rock's continued participation in the early 1950s post-war housing boom driven by returning veterans, GI Bill financing, and the emerging middle class. The modest, economical character reflects the emphasis on affordable working-class housing during this period. The detached garage documents the transitional site planning of the early 1950s before integrated garages became standard later in the decade.

The cross-gable roof configuration, combination of picture windows with decorative shutters, and modest scale exemplify the transitional Minimal Traditional/Early Ranch style bridging simplified 1940s forms and the fully developed Ranch that would dominate by mid-decade. The aluminum siding — whether original to 1951 or an early application — represents the innovative building material technology adopted during this period and has acquired significance through age.

Integrity Assessment: The property retains strong integrity across all seven aspects. The cross-gable roof, varied roof heights, fenestration pattern combining picture and double-hung windows, entrance location, and overall massing remain as constructed. Aluminum siding and aluminum windows are period-appropriate materials consistent with early 1950s construction. The concrete block foundation, decorative shutters, and detached garage preserve the original site organization. Location, design, setting, feeling, and association are strong within the post-war residential neighborhood.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0153_000; citing records held by the City of Flat Rock.

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[7] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[8] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28329 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0154_000 Lot 154 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0980055		Long: -83.2879243		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1952	
Architectural Style	Colonial Revival	
Building Form	Two-story Colonial house	
Roof Form	Side-gabled roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding	
Foundation Materials	Concrete block	
Window Materials	Aluminum windows	
Window Type	Double-hung sash with picture	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture						
Period(s) of Significance	1952-1975 (Post-WWII residential development within district)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	28329 Cooke						
Historic/Original Owner	William Edward and Mary Louise Kruse						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1952 Minimal Traditional residence at 28329 Cooke Street represents post-World War II residential development in Flat Rock during the early 1950s housing boom. The property is a compact one-story cottage with a simple side-gabled roof, exemplifying the modest, economical residential architecture that characterized the post-war period when builders focused on providing affordable housing for veterans and young families.

The building exhibits a straightforward side-gabled roof form with a moderate pitch, covered with asphalt shingles in a dark color. The simple roof configuration reflects the economical construction practices of the early 1950s, when builders emphasized efficiency and affordability over architectural complexity. The roof extends over the main body of the house with modest overhangs that provide basic weather protection.

The exterior walls are clad in aluminum siding in a light cream or tan color, which may be original to the 1952 construction or an early installation. Aluminum siding became commercially available in the late 1940s and gained popularity during the early 1950s as a modern, low-maintenance alternative to wood siding. If original, this aluminum siding represents early adoption of innovative material technology that was marketed as a modern, progressive choice for new homeowners. The siding is installed horizontally and presents a clean, uniform appearance that has been well-maintained.

A distinctive feature of the front façade is the combination of window types and the use of decorative elements. The left side of the façade features a large picture window with dark shutters, creating a focal point typical of early 1950s residential design. Picture windows became a hallmark of post-war housing, providing expansive views, abundant natural light, and a modern aesthetic that distinguished new construction from pre-war homes. To the right of the entrance, additional windows with shutters maintain the balanced composition. The windows appear to be aluminum-framed units, consistent with early 1950s construction practices when aluminum windows were becoming standard in new residential building due to their durability and low maintenance requirements.

The front entrance is centrally located and features a simple covered porch or stoop that provides weather protection. The entrance appears modest and functional, reflecting the straightforward approach of early 1950s economical residential construction. A concrete walkway or path leads to the entrance from the street.

The house sits on a concrete block foundation, standard for early 1950s residential construction. The foundation appears solid and maintains the building's structural integrity. Concrete block foundations were cost-effective, durable, and became the standard for post-war residential construction throughout suburban America.

The property includes a detached garage visible to the right side of the house in the photograph, appearing as a white structure. The presence of a detached garage reflects typical early 1950s site planning. While integrated garages were beginning to become more common, many modest homes built in the early 1950s still featured detached garages as a cost-saving measure and to maintain traditional residential site arrangements. The garage appears to be contemporary with the house construction.

The site features a simple lawn with minimal landscaping and mature trees that provide shade and frame the property. The straightforward landscaping reflects the early 1950s emphasis on functional outdoor space rather than elaborate plantings. The mature trees suggest the property has been established for many decades and contribute to the neighborhood's residential character.

The property's modest scale, simple form, and economical construction reflect the early 1950s approach to residential development, when the priority was providing decent, affordable housing rather than architectural elaboration. This no-frills approach characterized much of the post-war suburban expansion and represents an important chapter in American housing history.

The property's setting within a neighborhood of similar-era houses reinforces its historical context as part of post-World War II suburban residential expansion. The consistency of scale, setback, and architectural character among neighboring properties demonstrates the planned residential development that occurred during this period.

Character-defining features include the simple side-gabled roof form, the aluminum siding, the combination of picture and double-hung aluminum windows with decorative shutters, the modest central entrance, the concrete block foundation, the detached garage, and the overall Minimal Traditional architectural character that represents the economical, functional approach to early 1950s residential construction.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

James C. Morrison and Edna A., his wife, conveyed Lot 154 to William Edward Kruse and Mary Louise, his wife, by Warranty Deed on May 13, 1952, recorded June 13, 1952.[1]

William Edward Kruse and Mary Louise, his wife, conveyed Lot 154 to National Lumber Co., a Michigan Corporation of East Detroit, Michigan, by Warranty Deed on August 27, 1952, recorded September 2, 1952.[2]

National Lumber Co., a Michigan Corporation of East Detroit, Michigan, took out a mortgage from The Maccabees, a Michigan Corporation, in the amount of $2,450 on September 5, 1952, recorded September 9, 1952, on Lot 154.[3]

In 1959, William Kruse resided at 28329 Cooke Street.[4] Walter & Imogene Henderson and family purchased 28329 Cooke St. about 1960 and continued to live there until 1995.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A — Community Planning and Development: Built in 1952, this Minimal Traditional cottage represents the affordable post-war housing that provided homeownership opportunities for veterans and working families during the early 1950s suburban expansion. The simple side-gabled form, compact footprint, picture window with decorative shutters, and economical construction reflect the pragmatic approach to residential development when meeting housing demand took priority over architectural elaboration. The detached garage documents typical early 1950s site planning before integrated garages became standard. The aluminum siding — whether original or an early application — represents the innovative low-maintenance building materials being adopted during this period.

Integrity Assessment: The property retains strong integrity across all seven aspects. The side-gabled roof, window arrangements including the picture window, entrance location, compact massing, and overall Minimal Traditional form remain as constructed. Aluminum siding and aluminum windows are period-appropriate materials consistent with early 1950s construction. The concrete block foundation, decorative shutters, and detached garage preserve original site organization. Location, design, setting, feeling, and association are strong within the post-war residential neighborhood.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0154_000; citing records held by the City of Flat Rock.

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

4 "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 39, for Cooke Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for Cooke Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library; **ALSO**, City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0154_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28349 Cooke Street [810 Cooke or Ypsilanti due to corner]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0155_300 Lot 155 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097785		Long: -83.28802		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1916	
Architectural Style	Vernacular/Prairie School Influence	
Building Form	Single-story hip-roofed cottage	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Stone/concrete block combination	
Window Materials	Aluminum windows	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture						
Period(s) of Significance	1916-1975 (Early 20th century development, pre-Village Industries foundation)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	28349 Cooke St.						
Historic/Original Owner	Fred & Minnie Follbaum						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1916 vernacular cottage at 28349 Cooke Street represents early 20th-century residential development in Flat Rock that predates the formal establishment of Ford's Village Industries program by twelve years. The property is a one-story dwelling with a hip roof and Prairie-influenced design elements, exemplifying the vernacular residential architecture that characterized modest middle-class housing during the mid-1910s period.

The building exhibits a simple hip roof with wide overhanging eaves that create the horizontal emphasis characteristic of Prairie influence. The broad overhangs provide substantial weather protection and cast distinctive shadow lines that add visual interest to the modest cottage form. The low-pitched hip roof covered with dark asphalt shingles gives the building a horizontal, ground-hugging profile that reflects the Prairie movement's influence on vernacular residential construction during the 1910s. A prominent brick chimney rises through the roof, indicating the presence of a central heating system and demonstrating solid construction quality.

The roof features exposed rafter tails visible beneath the overhangs, a detail that suggests Craftsman influence alongside Prairie characteristics. These exposed structural elements represent the honest expression of construction that was valued during the Arts and Crafts era and shows how vernacular builders incorporated popular design trends into modest residential construction.

The building displays a simple rectangular plan typical of vernacular cottages, with the hip roof covering the main body of the house. This economical, efficient form provided comfortable living space within modest construction budgets, making it an accessible housing type for working and middle-class families during the 1910s.

The exterior walls are currently clad in vinyl siding in a cream or tan color, with darker brown siding on the foundation level creating a two-tone appearance. While the vinyl siding represents an alteration from the original wood siding, it maintains the original wall plane and preserves the building's essential form and proportions. The two-tone treatment provides visual definition and helps distinguish the foundation from the main floor.

The fenestration has been altered through the replacement of original wood windows with aluminum units. However, the window openings maintain their original sizes, proportions, and placement patterns. The windows appear to be arranged in a functional pattern providing natural light and ventilation to interior spaces. The retention of original window openings allows the building to maintain its modest cottage proportions despite the material change.

A significant feature is the front porch that extends across much or all of the façade, accessed by a central stairway with lattice skirting beneath. The porch features simple posts and railings, creating a functional outdoor living space typical of early 20th-century vernacular residential design. The porch roof appears to be integrated with the main hip roof or extends as a continuation, demonstrating the practical, economical construction approach of vernacular building where porches were incorporated efficiently into the overall structure. The generous porch reflects the importance of outdoor living space in early 20th-century residential design and demonstrates how even modest cottages incorporated social spaces for family life and community interaction.

The foundation appears to be concrete block or stone construction, typical of solid early 20th-century building practices. The foundation is substantial and has supported the building for over a century, demonstrating quality original construction. The darker siding on the foundation level helps visually anchor the building and provides traditional appearance.

The property includes a detached garage visible to the right side of the house, appearing as a separate structure. The presence of a detached garage is consistent with 1916 construction, when automobiles were becoming more common but garages were universally separated from the main house. The garage may be original to the 1916 construction or an early addition reflecting the property's adaptation to automobile ownership during the early decades of the 20th century.

The site features a mature lawn with a large bare tree in the front yard, indicating the property's age and established character. The tree's substantial size suggests it may date from the early decades of the property's history and has witnessed over a century of the property's evolution.

The property's prominent location on a corner lot provides visibility and suggests this was a desirable residential site during the mid-1910s. The solid construction and incorporation of Prairie-influenced design elements indicate this was built for a working or middle-class family seeking modest but modern housing that reflected contemporary architectural trends.

Despite alterations to surface materials (vinyl siding and aluminum windows), the property retains its essential vernacular cottage character with Prairie influence through the preservation of its hip roof with wide overhanging eaves, exposed rafter tails, horizontal emphasis, front porch, and overall modest cottage form. These fundamental design characteristics allow the building to convey its 1916 construction date and early 20th-century vernacular residential character.

Character-defining features include the hip roof with wide overhanging eaves and exposed rafter tails, the horizontal Prairie-influenced emphasis, the one-story cottage form, the full or partial-width front porch with lattice skirting, the prominent brick chimney, the two-tone exterior treatment, the concrete block/stone foundation, the detached garage, and the overall vernacular cottage character with Prairie influence that reflects early 20th-century modest residential construction.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1920, Fred Sr. & Minnie Follbaum were living at 810 Cooke St., and Fred was employed as a laborer for the feed mill.[1] In 1930, Fred & Minnie Follbaum were living at 810 Cooke St., and Fred was employed as a general laborer.[2] Fred Follbaum Jr. died on 9 May 1933 of Tuberculosis at the early age of thirty-five leaving behind a widow in his parent's household.[3] Fred Sr. passed away 25 April 1939.[4]In 1939, Minnie Follbaum were living at 28349 Cooke.[5] In 1940, Minnie Follbaum and family were living at 28349 Cooke St.[6] In 1950, Herman & Jennie Follbaum resided at 28349 Cooke St.[7] In 1959, Herman Follbaum resided at 28349 Cooke Street.8 In 1971, Herman Follbaum resided at 28349 Cooke Street.[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A — Community Planning and Development: Built in 1916, this vernacular cottage with Prairie-influenced details represents the pre-Village Industries residential foundation that existed in Flat Rock twelve years before Ford's formal program began. The hip roof with wide overhanging eaves and exposed rafter tails, horizontal emphasis, and modest cottage massing demonstrate how vernacular builders adapted popular Prairie and Arts and Crafts elements into affordable small-town housing during the 1910s. The property's presence contradicts any narrative that Ford created Flat Rock's residential community from scratch, instead documenting established neighborhoods with diverse housing types that attracted subsequent industrial investment. Though built four years before the district's 1920 start date, the property existed through the entire period of significance, participating in all phases from pre-Village Industries through post-war expansion.

Integrity Assessment: The property retains integrity in six of seven aspects. Design integrity is strong — the hip roof with wide overhanging eaves and exposed rafter tails, horizontal emphasis, one-story cottage massing, front porch, and window openings remain intact and legible. Materials integrity is diminished by vinyl siding and replacement windows, though the hip roof structure, exposed rafter tails, brick chimney, porch framing, and concrete block/stone foundation survive from original 1916 construction. The corner lot placement, residential setting, detached garage, and mature landscaping preserve location, setting, feeling, and association. Form and design remain sufficiently intact to convey the 1916 construction date and vernacular cottage character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) for parcel number 58_094_03_0155_300; citing records held by the City of Flat Rock.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," unpaginated, arranged alphabetically, citing entry for Fred Follbaum; held by Brownstown Township Historical Society, **ALSO**, 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 2A, dwelling 33, family 35, for Fred & Minnie Follbaum; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GR65-43K?view=explore&cc=1488411&lang=en&groupId=TH-1942-22913-12846-62 : accessed 27 July 2025), FHL# 004966178, Image 562 of 1100; United States. National Archives and Records Administration.

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 227 (stamped), enumeration district (ED) 82-880, sheet 11A, dwelling 214, family 238, for Fred & Minnie Follbaum; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-V2?cat=1036363&i=458&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 459 of 1148; United States. National Archives and Records Administration.

[3] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-ZFG : Sun Mar 10 06:01:10 UTC 2024), Entry for Fred Follbaum Jr., 09 May 1933.

[4] Ancestry.com. *Wayne County, Michigan, U.S., Death Index, 1934-1953* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10A, for Minnie Follbaum and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW86?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 23 of 1034; United States. National Archives and Records Administration.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 20, dwelling 212, for Herman & Jennie Follbaum; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-V?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 21 of 58; United States. National Archives and Records Administration.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Cooke Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Cooke Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28407 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0156_300 Lot 156 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0974668	Long: -83.287947			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1951	
Architectural Style	Ranch	
Building Form	Single-story ranch house	
Roof Form	Side Gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Brick	
Window Materials	Aluminum	
Window Type	Picture/Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture					
Period(s) of Significance	1951-1972					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	28407 Cooke					
Historic/Original Owner	John B. and Violet R.Hammock					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28407 Cooke St. East is a single-story residential building constructed in 1951 that exemplifies the ranch house style that was becoming the dominant form of American residential architecture during the early 1950s. The building represents an important example of the modern housing types that characterized post-war residential development, demonstrating the evolution of residential design that emphasized horizontal emphasis, efficient single-story living, and quality construction materials.

The structure exhibits the characteristic horizontal profile of ranch house design, with an extended single-story form that creates the low, ground-hugging appearance that distinguished this architectural type from traditional two-story residential forms. The hip roof configuration provides practical weather protection while maintaining the clean, streamlined appearance that characterized ranch house aesthetics. The roof form eliminates vertical emphasis, instead reinforcing the horizontal character that was central to ranch house design principles.

The exterior walls are constructed entirely of brick veneer, representing the substantial construction materials that were preferred during the early 1950s when post-war prosperity allowed homeowners to invest in durable, low-maintenance building materials. The brick construction demonstrates the economic optimism and building quality that characterized residential development during this period, when families could afford superior materials that provided both aesthetic appeal and long-term durability. The brick veneer creates a solid, permanent appearance that was highly valued by families seeking substantial housing investments.

The building features large picture windows that dominate portions of the front facade, representing one of the most characteristic elements of early 1950s ranch house design. These expansive windows were designed to maximize natural light penetration and create visual connections between interior and exterior spaces, reflecting the period's emphasis on modern living arrangements and indoor-outdoor relationships. The window configurations demonstrate the technological advances in glass manufacturing that made such large openings practical and desirable.

The main entrance appears to be positioned to maintain the horizontal emphasis of the overall design while providing appropriate access to the interior spaces. The entrance treatment reflects the streamlined approach to residential architecture that characterized ranch house design, emphasizing function and simplicity over elaborate decorative elements.

The building's site planning reflects typical early 1950s residential development patterns, with the house positioned to take advantage of lot orientation while providing adequate space for landscaping and outdoor living areas. Mature evergreen plantings enhance the horizontal character of the design while providing privacy and visual interest appropriate to suburban residential development.

The building demonstrates the construction methods and design approaches that characterized early 1950s residential development, when builders had fully adapted to post-war materials availability and modern construction techniques while responding to changing lifestyle preferences that favored single-story convenience and modern amenities.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

Herman Follbaum and Jennie, his wife, conveyed Lot 156 to John B. Hammock and Essie Green, his wife, by Warranty Deed on October 18, 1950, recorded April 3, 1951.[1] John B. Hammock, a married man, conveyed Lot 156 to himself (husband of first party) by Quit Claim Deed on July 27, 1951, recorded August 16, 1951.[2] Gene Mahoney, a single man, conveyed Lot 156 to John B. Hammock by Quit Claim Deed on December 15, 1951, recorded December 21, 1951.[3]

John B. Hammock and Violet Ruth, his wife, conveyed Lot 156 to Gene Mahoney, a single man, by Quit Claim Deed on December 15, 1951, recorded December 21, 1951.[4]

John B. Hammock and Violet R., his wife, took out a mortgage from The State Savings Bank of Flat Rock, Michigan, in the amount of $5,200 on December 15, 1951 [to build residence], recorded January 7, 1952, on Lot 156.[5]

Kasper & Kate Tomaski resided at 28407 Cooke St.[6] Fred and Helen (nee Tomaski) Wysocki resided at 28407 Cooke St. from 1954 through 2009.[7]

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[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 4**5** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**multi-volume**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "United States, Public Records, 1970-2009", database, *FamilySearch* (https://familysearch.org/ark:/61903/1:1:KYMR-PLB : 4 January 2020), Frederick Carl Wysocki, 1954-2009; ALSO, Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 1* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28407 Cooke St. East is recommended as a **CONTRIBUTING** resource to the Flat Rock Historical District. The building meets the criteria for inclusion under National Register Criterion A for its association with early 1950s residential development and post-war housing patterns, and Criterion C for its architectural significance as a representative example of early ranch house design that became the dominant American residential type.

Criterion A Significance: This property contributes significantly to understanding Flat Rock's residential development during the early 1950s, representing the community's adaptation to modern housing preferences and the continued post-war building boom that characterized American communities during this period of sustained economic growth. Constructed in 1951, the house demonstrates the shift toward ranch house design that accommodated the lifestyle preferences of post-war families who favored single-story convenience, modern living arrangements, and substantial construction quality.

The building represents the type of modern residential construction that helped establish Flat Rock as an attractive community for families seeking contemporary housing while maintaining access to stable industrial employment opportunities. The brick construction and modern design reflect the economic prosperity and optimism that characterized the early 1950s, when families could afford to invest in substantial, well-designed homes that incorporated the latest residential design trends.

The property demonstrates Flat Rock's successful accommodation of changing housing preferences while maintaining its essential community character and employment base during the sustained post-war prosperity period.

Criterion C Significance: Architecturally, the building represents an excellent example of early ranch house design that demonstrates the evolution of post-war residential architecture toward the form that would dominate American housing through the following decades. The house exhibits characteristic elements of this style including horizontal emphasis, hip roof configuration, brick construction, large picture windows, and streamlined design details that reflected both modern construction technologies and changing lifestyle preferences.

The building demonstrates the sophisticated level of ranch house design that had evolved by the early 1950s, when architects and builders had developed mature approaches to this residential type that provided maximum living convenience while maintaining aesthetic appeal and construction quality.

Integrity Assessment - Seven Aspects:

Location: Complete integrity maintained in original Cooke Street East location with all site relationships preserved.

Design: Excellent integrity with original ranch form, hip roof configuration, window arrangements, and overall architectural composition intact.

Materials: Outstanding integrity with original brick veneer exterior, foundation materials, and structural elements all preserved.

Workmanship: Strong integrity evident in construction quality, brick installation, proportional relationships, and architectural details that reflect early 1950s residential building practices.

Setting: Maintained within established residential neighborhood context that continues to reflect early 1950s development patterns.

Feeling: Successfully conveys the character of early 1950s ranch house construction and the modern residential preferences of the post-war period.

Association: Strong connections to early 1950s residential development patterns and the community's adaptation to modern housing types during the post-war boom period.

Recommendation: This property should be designated as a CONTRIBUTING resource to the Flat Rock Historical District based on its historical associations with early 1950s residential development, architectural significance as an early ranch house example, and excellent integrity across all seven aspects.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0156_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28425 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0157_000 Lot 157 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0972677		Long: -83.2879577		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1947	
Architectural Style	Ranch/Minimal Traditional	
Building Form	Single-story ranch house	
Roof Form	Side-gabled roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block	
Window Materials	Vinyl replacement windows	
Window Type	Mixed/Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development;
Period(s) of Significance	1947-1972

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/WIndows	Moved ☐	Date(s):

Historic Name	Unknown
Current/Common Name	28425 Cooke
Historic/Original Owner	Thomas & Ann Leyshon
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28425 Cooke St. East is a single-story residential building constructed in 1947 that exemplifies the early ranch house style that was emerging as a popular form of post-war American residential architecture. The building represents an important example of the modern housing types that began appearing during the late 1940s, demonstrating the evolution of residential design that emphasized horizontal emphasis, single-story convenience, and efficient construction methods adapted to post-war building conditions.

The structure exhibits the characteristic horizontal profile of ranch house design, with an extended single-story form that creates the low, ground-hugging appearance that would become the dominant American residential type through the following decades. The side-gabled roof configuration provides practical weather protection while maintaining the clean, streamlined appearance that distinguished ranch houses from traditional two-story residential forms. The roof orientation reinforces the horizontal character that was central to ranch house design principles.

The building features a symmetrical facade composition with a central entrance flanked by regularly spaced windows that create a balanced, orderly appearance. This window and door arrangement reflects the practical approach to residential design that characterized late 1940s construction, when builders focused on creating efficient, functional homes that could be constructed economically while providing modern living conveniences for post-war families.

The exterior walls are currently clad in tan vinyl siding with black shutters that create an attractive color combination while maintaining the horizontal emphasis essential to ranch house aesthetics. While the vinyl siding represents a later alteration, it has been applied in a manner that maintains the building's original proportions and does not compromise its fundamental architectural character. The black shutters provide visual contrast and enhance the traditional residential appearance of the design.

Windows throughout the building appear to be vinyl replacement units that maintain the original window opening sizes and placement patterns. The fenestration creates a balanced facade composition while providing adequate natural light to interior spaces. The window configurations reflect the practical approach to residential design that characterized late 1940s construction when builders had renewed access to quality materials following wartime restrictions.

The main entrance maintains a simple, understated character appropriate to the ranch house style, emphasizing function and accessibility over elaborate decorative elements. This entrance treatment reflects the streamlined approach to residential architecture that emerged during the post-war period, when designers focused on creating efficient, modern homes that met the practical needs of American families.

The building sits on a concrete block foundation typical of late 1940s residential construction, providing appropriate elevation above grade level while maintaining the modest scale characteristic of ranch house design. The foundation treatment demonstrates the solid construction practices that became standard as builders adapted to post-war materials availability and construction techniques.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1949, T.S. Leyshon resided at 28425 Cooke Street.[1] In 1950, Thomas & Ann Leyshon resided at 28425 Cooke; and Thomas worked as a custodian for the high school.[2] Frances Mary Leyshon, daughter of T.S. Leyshon, married Thomas Simpson, on 17th June 1940; Simpson, a fellow teacher at the Flat Rock High School, was widowed with a young son.[3] In 1959, T.S. Leyshon resided at 28425 Cooke Street.[4] In January 1953, Thomas S. Layshon [*sic*] purchased a series "E" U.S. Defense Bond; the bond registry shows his address to be 28425 Cooke St., Flat Rock, Michigan.[5] In 1970, T. S. Leyshon resided at 28425 Cooke St.[6]

[1] Michigan Bell Telephone Company, "Telephone Directory Carleton, Flat Rock Followed by New Boston", **November 1949**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 20, dwelling 211, for Thomas & Ann Leyshon ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-V?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 21 of 58; United States. National Archives and Records Administration.

[3] "Michigan, Church Records, 1819-1991", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QP7F-5VSP : Fri Mar 08 23:48:03 UTC 2024), Entry for Thomas Simpson and Frances Leyshon, 17 Jun 1940.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Cooke Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Records of U.S. Defense Bonds [sold through the bank at Flat Rock, Michigan from 1950-1962]," arranged chronologically by denomination, unpaginated ledger, for purchase of Series E bond ($100.00) by Thomas S. Leyshon in January 1953; ledger book located in the Archival Collections of the Flat Rock Historical Society, Flat Rock, Michigan.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1969-70) p. 52, for Cooke St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A — Community Planning and Development: Built in 1947, this early Ranch house represents the immediate post-war adoption of single-story residential design that would become the dominant American housing type through the following decades. The horizontal emphasis, side-gabled roof, symmetrical facade, and streamlined details reflect the economic optimism and changing lifestyle preferences of late 1940s families who favored single-story convenience and modern living arrangements. The property documents Flat Rock's transition to contemporary residential patterns while maintaining proximity to stable industrial employment at the Ford Lamp Plant.

Integrity Assessment: The property retains integrity across all seven aspects. The original Ranch form, side-gabled roof configuration, entrance placement, symmetrical facade composition, and horizontal massing remain intact. Vinyl siding diminishes materials integrity but has been applied compatibly, preserving the building's horizontal emphasis and proportional relationships. Construction quality and architectural details reflect late 1940s residential building practices. The Cooke Street setting within a post-war residential neighborhood preserves location, setting, feeling, and association.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0157_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28441 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0158_000 Lot 158 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0970919	Long: -83.287942			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1926	
Architectural Style	Vernacular	
Building Form	1.5-story Rectilinear	
Roof Form	Front-facing gable	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block	
Window Materials	Aluminum	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture					
Period(s) of Significance	1926-1975					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	28441 Cooke					
Historic/Original Owner	George Hughson/Andrew & Minnie Gorman					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1926 vernacular residence is a 1.5-story frame dwelling situated on Cooke Street in Flat Rock. The building represents pre-Village Industries residential development, constructed approximately two years before Ford's formal establishment of the lamp plant, and exemplifies the modest gable-front house type that provided affordable housing for working families in small Michigan communities during the 1920s. The property demonstrates the quality of residential development that existed in Flat Rock before the Village Industries transformation and contributed to the community's attractiveness for Ford's industrial investment.

The house exhibits the traditional gable-front form with the primary roof ridge oriented perpendicular to the street, creating a prominent front-facing gable. This house type, common throughout the Midwest from the mid-19th century through the early 20th century, provided efficient, economical housing that could be constructed on narrow urban or village lots. The steeply pitched roof creates usable space in the upper half-story, expanding the dwelling's living area beyond its modest footprint. The roof is covered with asphalt shingles in a gray tone.

The front gable contains a small window at the upper level, providing light and ventilation to the half-story space that typically served as additional bedroom area. The steep pitch of the gable is characteristic of vernacular houses from this period, maximizing headroom in the upper level while shedding rain and snow efficiently.

The exterior walls are clad in vinyl siding in a white or light gray color, a replacement material that obscures the original wall surface (likely wood clapboard). The vinyl siding is accented with blue-painted trim, including the window frames and the front door, creating a distinctive color scheme that gives the house a cheerful, well-maintained appearance. While vinyl siding represents a change from original materials, the horizontal profile maintains an appearance compatible with the vernacular character of the house.

The front facade displays a straightforward arrangement with the entrance positioned to one side, accessed by a small wooden entry deck with simple railings. This entry deck appears to be a contemporary replacement for what was likely an original small porch or stoop. The blue-painted front door with sidelights creates a welcoming entrance and serves as a focal point on the facade. Decorative elements including the house numbers "28441" and seasonal decorations reflect the current owner's personal engagement with the property.

The windows appear to be aluminum replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. The fenestration pattern—with windows on the first floor flanking the entrance area and a window in the upper gable—reflects the practical interior arrangement typical of gable-front houses, with openings positioned to serve functional requirements for light and ventilation.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period. A mature deciduous tree stands in the front yard, and climbing vines on the facade add character to the property.

A detached garage is located at the rear of the property, visible in the photograph and accessed by a driveway along the side of the house. The garage provides covered automobile storage consistent with the residential use of the property.

Character-defining features include the gable-front form, the 1.5-story massing with steeply pitched roof, the upper gable window, the small entry deck, the detached garage, and the overall modest residential scale that contributes to the streetscape character of Cooke Street.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, George Hughson owned lots 3 &4 of block 4 in the Cooke Addition of the Village of Flat Rock; and the residence thereon, 249 Cooke St.[1]

In 1930, Andrew H. & Minnie M. Gorman were living at 249 Cooke St., and Andrew was employed as a car repairman for the railroad.[2] In 1939, A.H. & Minnie Gorman and family were living at 28441 Cooke.[3] In 1940, Andrew & Minnie Gorman and sons were living at 28441 Cooke St., and Andrew was employed as a carman for the steam railroad.[4] In 1950, Andrew & Minnie Gorman resided at 28441 Cooke St.[5] In 1953, William R. Campbell resided at 28441 Cooke.[6] In 1961, William C. Joy resided at 28441 Cooke St.[7] In 1971, William D. Bush resided at 28441 Cooke St.[8]

This one-story, single-family residence with matching single car garage and garden shed is situated on Lot 158 & 159 in the T.D. Cooke Addition, Block 4 and in 1941, the address was 28441 Cooke St.[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1926 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents pre-Village Industries residential development that demonstrates the existing housing stock in Flat Rock before Ford's formal industrial investment, and exemplifies the modest gable-front vernacular house type that provided affordable housing for working families.

Criterion A - Community Planning and Development: Constructed c. 1926, approximately two years before Ford's formal establishment of the Village Industries lamp plant in Flat Rock, this gable-front vernacular house represents the residential development that existed in the community before the Village Industries transformation. The property demonstrates that Flat Rock possessed established residential neighborhoods with quality, affordable housing before Ford's industrial presence, contributing to the community infrastructure that made the village attractive for Ford's decentralized manufacturing experiment.

Pre-Village Industries Development: The property's c. 1926 construction date places it among the immediate pre-Village Industries residential development in Flat Rock. When Ford announced plans for the lamp plant in 1928, properties like this modest gable-front house already existed along Cooke Street and other residential streets, establishing the community patterns that would intensify during the Village Industries era. This existing housing stock provided homes for the workers who would staff the new plant, enabling Ford's program to succeed by providing immediate housing availability.

Gable-Front Vernacular Context: The gable-front house type represents one of the most common and enduring American vernacular forms, providing efficient, affordable housing from the mid-19th century through the early 20th century. The form's narrow footprint made it suitable for village lots, while the steeply pitched roof created usable upper-floor space that expanded living area economically. This example demonstrates the type of modest, practical housing that was accessible to working families in Flat Rock before the Village Industries era.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Cooke Street. Integrity of design is maintained through preservation of the gable-front form with steeply pitched roof, 1.5-story massing, and overall configuration, though the entry deck appears to be a contemporary replacement. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows, though the concrete block foundation remains.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 88, entry for George Hughson; original records held by Brownstown Township Historical Society.

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 9B, dwelling 186, family 203, for Andrew H. & Minnie M. Gorman ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-DX?cat=1036363&i=455&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 456 of 1148; United States. National Archives and Records Administration.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10A, for Andrew & Minnie Gorman and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW86?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 23 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 20, dwelling 210, for Andrew & Minnie Gorman ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-V?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 21 of 58; United States. National Archives and Records Administration.

[6] "Michigan Bell Telephone Company, "*Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte,"* (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[7] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) for Cooke St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) for Cooke St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for Cooke Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a modest vernacular residence from the pre-Village Industries period.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1926 construction date places this property among the immediate pre-Village Industries residential development in Flat Rock, demonstrating the existing housing stock that provided the community foundation for Ford's subsequent industrial investment. The gable-front vernacular form represents the practical, affordable housing that was accessible to working families in small Michigan communities during the 1920s.

The property retains its essential gable-front form, with the steeply pitched roof, 1.5-story massing, and upper gable window clearly legible despite material alterations. The front-gabled orientation, which creates a prominent streetscape presence on the narrow lot, is characteristic of vernacular houses throughout the region and demonstrates the efficient use of land that typified village residential development. The small entry deck, while a contemporary replacement, maintains the entrance configuration appropriate to the house type.

The blue trim accents against the white vinyl siding create a distinctive, well-maintained appearance that demonstrates continued investment in the property. The detached garage at the rear provides automobile storage consistent with the residential patterns that characterized the 1920s, when automobile ownership was becoming increasingly common among working families.

While vinyl siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its essential historical character. The gable-front form remains clearly legible, and the property continues to demonstrate its associations with the pre-Village Industries residential development that provided the community foundation for Ford's industrial program in Flat Rock.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0158_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28453 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0159_000 Lot 159 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0969081		Long: -83.2879251		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1951	
Architectural Style	Ranch	
Building Form	Single-story ranch house	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete block	
Window Materials	Vinyl replacement	
Window Type	Picture windows and double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (Detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture					
Period(s) of Significance	1951-1975					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	28453 Cooke					
Historic/Original Owner	Andrew & Minnie Gorman					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28453 Cooke St. East is a single-story residential building constructed in 1951 that exemplifies the ranch house style that was becoming the dominant form of American residential architecture during the early 1950s. The building represents an important example of the modern housing types that characterized post-war residential development, demonstrating the evolution of residential design that emphasized horizontal emphasis, efficient single-story living, and quality construction materials.

The structure exhibits the characteristic horizontal profile of ranch house design, with an extended single-story form that creates the low, ground-hugging appearance that distinguished this architectural type from traditional two-story residential forms. The hip roof configuration provides practical weather protection while maintaining the clean, streamlined appearance that characterized ranch house aesthetics. The roof form reinforces the horizontal character that was central to ranch house design principles.

A particularly distinctive feature of this property is the arched entrance configuration that creates an attractive focal point on the front facade. This arched entrance treatment represents a sophisticated design element that distinguishes this house from simpler ranch house forms, suggesting either custom design work or selection from a higher-end catalog of residential plans. The arched feature demonstrates attention to architectural detail while maintaining the overall ranch house character.

The exterior walls are constructed entirely of brick veneer, representing the substantial construction materials that were preferred during the early 1950s when post-war prosperity allowed homeowners to invest in durable, low-maintenance building materials. The brick construction demonstrates the economic optimism and building quality that characterized residential development during this period, when families could afford superior materials that provided both aesthetic appeal and long-term durability.

The building features picture windows that provide expansive views and natural light penetration, representing one of the most characteristic elements of early 1950s ranch house design. These large windows were designed to maximize visual connections between interior and exterior spaces, reflecting the period's emphasis on modern living arrangements and indoor-outdoor relationships. The window configurations demonstrate the technological advances in glass manufacturing that made such large openings practical and desirable.

The building's proportions, material selection, and design details suggest the possibility that this house was constructed from a catalog or kit house plan, which were popular during the early 1950s as a means of providing quality residential designs at reasonable costs. The combination of sophisticated design elements, such as the arched entrance, with standardized ranch house planning suggests potential catalog origins that warrant further investigation.

History of the Resource=

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1953, Andrew H. & Minnie Gorman resided at 28453 Cooke St.[1] On 1 Feb 1958, Andrew H. Gorman passed away at the age of 74 years.[2] Minnie Gorman continued to reside at 28453 until 1970.[3] Minnie passed away on 30 June 1971 at the age of 85 years.[4]

Pearl Blair, Executrix of the Estate of Minnie Gorman, also known as Minnie M. Gorman, deceased, conveyed Lot 159 to Dorothy Montroy by Executrix's Deed for $17,000 on March 24, 1973, recorded April 2, 1973.[5]

Mary Louise Charron, Personal Representative of the Estate of Dorothy A. Montroy, also known as Dorothy Montroy and Dorothy Ann Montroy, deceased, conveyed Lot 159 to Donald W. Cash and Beverly F. Cash, his wife, by Deed for $32,000 on June 8, 1984, recorded June 15, 1984.[6]

Donald W. Cash and Beverly F., his wife, took out a mortgage from Downriver Federal Savings in the amount of $28,800 on June 8, 1984, recorded June 15, 1984, on Lot 159.[7]

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[1] "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] "Michigan, Deaths and Burials, 1800-1995", , *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FHZ6-6LG : 29 November 2023), Andrew Harrison Gorman, 1958.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZYJ-T6H : Mon Feb 24 23:48:51 UTC 2025), Entry for Minnie M Gorman, 30 Jun 1971.

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A — Community Planning and Development: Built in 1951, this brick Ranch demonstrates the quality residential construction available during the early 1950s building boom. The hip roof, horizontal emphasis, original brick veneer, large picture windows, and distinctive arched entrance reflect a level of design sophistication suggesting either custom design or selection from premium catalog offerings — companies like Sears, Aladdin, and Montgomery Ward maintained active distribution networks throughout Michigan during this peak period for catalog house sales. The brick construction and attention to proportional detail document the economic prosperity that allowed Flat Rock families to invest in well-built contemporary housing while maintaining access to Ford Lamp Plant employment.

Integrity Assessment: The property retains strong integrity across all seven aspects, with outstanding materials preservation. Original brick veneer is completely intact, making this one of the better-preserved properties in the survey. The hip roof configuration, arched entrance, picture windows, facade composition, and overall Ranch massing remain as constructed. Construction quality and brickwork detail reflect early 1950s building practices. The Cooke Street setting within the post-war residential neighborhood preserves location, setting, feeling, and association.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0159_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28465 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0160_000 Lot 159 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0967362		Long: -83.2879368		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	circa 1926
Architectural Style	Vernacular/Craftsman Influence
Building Form	1.5-story house w/ multiple gabled sections
Roof Form	Complex gabled roof system
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding over original wood frame
Foundation Materials	Concrete block
Window Materials	Aluminum
Window Type	Double-hung sash w/ awnings
Outbuildings	Yes ☒ No ☐
Number/Type:	1/detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture
Period(s) of Significance	1926-1972 (predates but contributes to understanding)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):

Current/Common Name	28465 Cooke
Historic/Original Owner	John Anable
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown - Possible catalog house
Builder/Contractor	John Anable

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1926 vernacular gable-front cottage at 28465 Cooke Street represents mid-1920s residential development in Flat Rock that predates the formal establishment of Ford's Village Industries program. The property is a modest one-story dwelling with a front-facing gable and side wing, exemplifying the economical vernacular cottage forms that were widely built during the 1920s, often from mail-order catalog plans offered by companies like Sears, Roebuck and Company, Montgomery Ward, or Aladdin Homes.

The building exhibits a simple yet distinctive front-facing gable roof with a side-gabled wing extension, creating an L-shaped or modified plan. The front gable faces the street and serves as the primary architectural feature, while the side wing extends to the rear, providing additional living space. This configuration was extremely common in 1920s modest residential construction and appears frequently in catalog house designs that emphasized efficient use of space and economical construction. The roof is covered with asphalt shingles in a grey tone and features modest overhangs with simple trim.

The front gable section includes gable vents visible in the peak, providing attic ventilation typical of 1920s construction practices. The simple gable form without decorative trusses or ornamental details reflects the straightforward, economical approach of vernacular and catalog house construction during the mid-1920s.

The exterior walls are clad in white aluminum siding that covers the original wood siding beneath. While the aluminum siding represents an alteration from the original material, it maintains the original wall plane and preserves the building's essential form and proportions. The uniform white appearance presents a clean, well-maintained cottage that continues to serve its original residential function.

A particularly notable feature visible in the photographs is a large multi-light window grouping on the front façade—appearing to be four or five vertical window units arranged side by side under an aluminum awning. This window configuration creates a distinctive horizontal band of glass that floods the interior with natural light. The grouped windows suggest either original catalog house design (where such window groupings were featured as modern amenities) or a later modification to increase natural light. The aluminum awning provides solar shading and weather protection, a practical addition common to mid-20th century updates.

Additional fenestration includes standard double-hung windows with aluminum frames distributed across the façade and side elevations. The windows appear to be replacement units, though they maintain what are likely the original window opening sizes and placements.

The front entrance is accessed by concrete steps with a decorative metal railing. The foundation is painted in a light blue or turquoise color, creating a two-tone appearance that distinguishes the foundation from the main wall surface. This painted foundation treatment, while not original, adds visual interest and has become a character-defining feature of the property's current appearance.

The house sits on a concrete block foundation typical of 1920s residential construction. The elevated foundation with painted surface treatment is clearly visible and indicates solid construction that has supported the building for nearly a century.

The property includes a detached garage accessed by a concrete driveway that runs along the side of the house. The presence of a detached garage is entirely consistent with c. 1926 construction, when automobiles were becoming common but garages were universally separated from the main house. The garage appears to be contemporary with the house or an early addition, reflecting the property's adaptation to automobile ownership during the 1920s-1930s.

The site features a simple lawn with minimal landscaping. The straightforward site treatment reflects the modest, practical character of 1920s working-class residential development. Seasonal decorations visible in one photograph indicate active residential use and family occupation.

The property's form, scale, and general configuration are consistent with catalog house designs popular during the 1920s. Companies like Sears, Roebuck and Company offered hundreds of house designs through mail-order catalogs, shipping pre-cut lumber and materials to building sites across America. Character-defining features include the front-facing gable with side wing configuration, the one-story cottage scale, the large multi-light window grouping with aluminum awning, the concrete block foundation with painted surface treatment, the simple gable vents, the detached garage, and the overall vernacular cottage character that may represent catalog house construction or similar builder-constructed housing from the mid-1920s period.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

John B. Anable, a carpenter by profession, built the residence on lot 2 of block 4 in the T.D. Cooke Addition of the Village of Flat Rock about 1926; this residence today is known as 28465 Cooke St.[1]

John Anable married Theresa Frank, a widow, on 22 November 1927.[2] Three months later, John died on 29 January 1928; the cause of death was cited as "Pneumonia," however, Dr. Proud notes that there were NO physical symptoms.[3]

Theresa marries Edward Kaiser on 22 March 1930, and they are residing at 810 Cooke St.[4] In 1930, Edward & Theresa Kaiser were living at 810 Cooke St., and Edward was employed as a Laborer for the Lamp Plant.[5] Edward files for divorce from Theresa on 7 Dec 1942; citing desertion.[6]

In 1939, Beatrice Clegg and family were renting at 28465 Cooke.[7]

In 1940, Arthur & Kathryn Knopp and son were renting 28465 Cooke St., and Arthur was employed as a boiler house helper at the oil refinery.[8]

In 1942, Anna Anable, John's elderly mother, owns the residence at 28465 Cooke St., is overseeing the tenants and is paying taxes on lot 160, Flat Rock Plat No. 5.[9]

In 1950, Arthur & Kathryn Knopf and son owned the residence at 28465 Cooke; and Arthur worked as instrument chief at the Oil Refinery.[10] Arthur J. Knopp resided at 28465 Cooke Street from 1959 through 1971.[11]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A — Community Planning and Development: Built c. 1926, this vernacular cottage represents pre-Village Industries residential development two years before Ford's formal program began. The gable-front with side wing configuration — an extremely popular and practical form replicated thousands of times across small-town America during the 1920s — provided affordable housing accessible to working-class families who would later form the Ford Lamp Plant workforce. The form and character are consistent with catalog house designs from Sears, Aladdin, or similar companies that democratized housing design during this period; further research into lumber stamps, hardware markings, or building permits might confirm catalog origins. The property documents that Flat Rock had established residential neighborhoods with diverse housing stock before Ford's arrival, rather than being a community created by Ford.

Integrity Assessment: The property retains integrity in six of seven aspects. The gable-front with side wing configuration, one-story cottage massing, window openings including a distinctive multi-light grouping, entrance location, and overall form

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated (stamped), arranged by subdivision; pg. 100, entry for John Anable, Est.; held by Brownstown Township Historical Society.

[2] Michigan Department of Community Health, Division of Vital Records and Health Statistics; Lansing, MI, USA; *Michigan, Marriage Records, 1867-1952*; Film: *240*; Film Title: *82 Wayne 030420-033719*; Film Description: *Wayne (October-November 1927); entry for John Anable and Theresa Frank married 22 Nov 1927.*

[3] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7R-BVP : Sun Mar 10 14:35:54 UTC 2024), Entry for John B Anable, 29 Jan 1928.

[4] Michigan Department of Community Health, Division of Vital Records and Health Statistics; Lansing, MI, USA; *Michigan, Marriage Records, 1867-1952*; Film: *252*; Film Title: *82 Wayne 069730-072949*; Film Description: *Wayne (December 1929-June 1930); entry for Edward Kaiser and Theresa Anable married 22 March 1930.*

[5] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 227 (stamped), enumeration district (ED) 82-880, sheet 11A, dwelling 213, family 237,Edward & Theresa Kaiser and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-V2?cat=1036363&i=458&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 459 of 1148; United States. National Archives and Records Administration.

[6] Michigan Department of Community Health, Division for Vital Records and Health Statistics; Lansing, Michigan; *Michigan. Divorce record;* Ancestry.com. *Michigan, U.S., Divorce Records, 1897-1952* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2014.

[7] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10A, for Arthur & Kathryn Knopp and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW86?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 23 of 1034; United States. National Archives and Records Administration.

[9] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942," paginated, arranged by plat; p. 347, entry for Mrs. Anna Anable; held by Brownstown Township Historical Society.

[10] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 72, dwelling 209, for Arthur & Kathryn Knopf and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-H?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 50 of 58; United States. National Archives and Records Administration.

11 "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Cooke Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

remain intact and legible. Materials integrity is diminished by aluminum siding and replacement windows, though the roof structure, concrete block foundation (painted), and building frame survive from original construction. The detached garage and residential street relationship preserve the 1920s site planning. Location, design, workmanship, setting, feeling, and association remain strong, allowing the property to convey its c. 1926 construction date and role in pre-Village Industries community development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0160_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28473 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0161_000 Lot 161 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0965794		Long: -83.2879723		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1939	
Architectural Style	Minimal Traditionalist/Cottage	
Building Form	2-story cottage rectilinear	
Roof Form	Complex gabled roof with dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer (lower level), aluminum siding (upper level)	
Foundation Materials	Concrete	
Window Materials	Aluminum windows	
Window Type	Double-hung and Sliding windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture
Period(s) of Significance	c. 1939-1975 (Pre-WWII/wartime residential development within district)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Current/Common Name	28473 Cooke St.			
Historic/Original Owner	George & Geneva Monske			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1939 Minimal Traditional residence at 28473 Cooke Street represents pre-World War II residential development in Flat Rock during the late Depression era and on the eve of America's entry into World War II. The property is a two-story dwelling with a cross-gable roof configuration, exemplifying the simplified residential architecture that characterized late 1930s and early 1940s construction when builders focused on economical yet substantial housing.

The building exhibits a cross-gable roof form with a prominent front-facing gable that creates visual interest and defines the main façade. The roof is covered with red or brown asphalt shingles that complement the brick veneer below. The front-facing gable rises through two full stories, creating a vertical emphasis on the façade while the side-gabled sections extend to accommodate the full two-story volume. A brick chimney rises through the roof, indicating the presence of a central heating system and demonstrating solid construction quality typical of pre-war residential building.

A particularly distinctive feature of this property is the combination of exterior wall materials—brick veneer on the first floor and aluminum siding on the second floor and gable ends. The red-brown brick veneer that wraps around the first floor provides durability, visual weight, and a substantial appearance that was highly valued during the late 1930s-1940s period. The use of brick veneer, even on modest two-story houses, demonstrated quality construction and represented an investment in permanent, fireproof materials that would require minimal maintenance. Brick veneer became increasingly popular during the late Depression era as it provided the appearance and durability of solid brick construction at a fraction of the cost.

The second floor and gable ends are clad in white aluminum siding that contrasts sharply with the brick below, creating a distinctive two-tone appearance. This combination of materials—whether original or representing an early alteration that covered original wood siding on the upper floor—has become a character-defining feature of the property. The contrast between the solid, earthy brick base and the lighter upper floor creates visual balance and emphasizes the building's two-story height.

The foundation is constructed of concrete block that has been painted in a light blue or turquoise color, creating a tricolor appearance with the brick first floor and white second floor. The painted foundation adds visual interest and provides a waterproof coating that protects the concrete block. The substantial concrete block foundation demonstrates solid construction appropriate to c. 1940 building practices and provides a permanent base that has supported the building for over eight decades.

The fenestration includes a mix of sliding and double-hung aluminum windows distributed across both floors. A particularly notable feature visible in the photographs is a large picture or sliding window on the first floor front façade, providing expansive views and abundant natural light. This larger window grouping reflects the late 1930s trend toward increased glass areas that symbolized modern, progressive residential design even within economical construction. The second floor features double-hung windows in the gable end and side walls, providing natural light and ventilation to the upper bedrooms. While the aluminum windows represent replacements of original wood units, they maintain the original opening sizes and fenestration patterns that define the building's character.

The front entrance features a blue door with multi-light glazing, accessed by concrete steps with metal railings. The entrance is located on the first floor and appears to be sheltered by a small projection or overhang providing weather protection. The straightforward entrance design reflects the economical, functional approach of late Depression-era residential construction where resources were focused on creating substantial, durable housing rather than elaborate entrances. Seasonal decorations visible in the photographs (wreath and yard ornaments) indicate active residential use and family occupation.

The property demonstrates typical Minimal Traditional characteristics adapted to a two-story form: simplified details, economical construction, quality materials (brick veneer), and practical design. The cross-gable roof configuration with prominent front-facing gable was a common solution for creating visual interest within economical construction during the late 1930s-early 1940s period. The two-story height provided maximum living space on a compact footprint, making efficient use of limited lot sizes—an important consideration in modest residential development.

The house sits on a concrete driveway that extends along the side of the property to a detached garage visible in the rear. The presence of a detached garage is entirely consistent with c. 1940 construction, when garages were universally separated from the main house. The garage appears to be contemporary with the house or an early addition, reflecting the property's accommodation of automobile ownership during the early 1940s.

The site features a simple lawn with minimal landscaping and foundation plantings. A decorative brick planter or border is visible near the foundation, painted in the same blue/turquoise color as the foundation itself, creating visual continuity. Seasonal yard decorations add residential character and demonstrate continued family occupation. The straightforward landscaping reflects the practical approach to residential development during the late Depression/early war period when resources were focused on the house itself rather than elaborate plantings.

The property's setting within a neighborhood of varied early-to-mid 20th century houses reinforces its historical context as part of the residential development that occurred in Flat Rock during the late 1930s-early 1940s period. The mix of housing types and construction dates in the surrounding area demonstrates the community's continued growth during the mature Village Industries period and into the war years.

Character-defining features include the two-story cross-gable form with prominent front-facing gable, the distinctive combination of brick veneer first floor and aluminum siding second floor creating a two-tone appearance, the painted concrete block foundation, the variety of window types including larger picture/sliding windows, the prominent brick chimney, the blue entrance door, the detached garage, and the overall Minimal Traditional architectural character that reflects late Depression/early war period residential construction emphasizing durability and economy.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, George & Geneva Monske and family were living at 28473 Cooke.[1] In 1940, George & Geneva Monske and sons were living at 28473 Cooke St., and George was employed as an operator for an oil refinery.[2] In 1950, William & Adelle Perry resided at 28473 Cooke; and William worked as machine repair for a Steel Manufacturer.[3] Alonzo John & Bessie Vosburgh resided at 28473 Cooke St from 1953 to 1959.[4] Bessie Vosburgh died on 14 January 1959; and John moved out of 28473 Cooke St. after her death.[5] In 1959, John A. Vosburgh resided at 28473 Cooke Street.[6] This two-story, single-family brick veneer (first floor) and aluminum sided (second floor) residence with matching single car garage is situated on Lot 161 in the T.D. Cooke Addition, Block 2A and in 1941, the address was 28473 Cooke St.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Recommendation: CONTRIBUTING

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built c. 1940, this two-story brick-veneered Minimal Traditional represents the last wave of substantial residential construction before wartime restrictions halted civilian building. The property documents continued investment in quality housing during the mature Village Industries period, reflecting confidence in Flat Rock's economic stability. The substantial two-story form and brick veneer — a significant investment in durable, permanent materials — indicate construction for an established family, possibly skilled workers or supervisors benefiting from Village Industries employment. Properties built during the narrow 1939–1941 window are significant as the final pre-war residential development before materials and labor were redirected to war production.

Criterion C — Architecture: The property represents Minimal Traditional design adapted to a two-story form with cross-gable roof and distinctive two-tone treatment — brick veneer on the first floor with lighter siding above. This combination created visual interest while demonstrating the material choices available to families investing in permanent housing during the late Depression era. The two-story configuration maximized living space on a compact footprint, distinguishing this property from the many one-story cottages built during the same period.

Integrity Assessment: The property retains strong integrity across all seven aspects, with exceptional materials preservation in the original brick veneer — one of the better material survivals documented in the survey. The cross-gable form, prominent front-facing gable, window openings, entrance location, two-story massing, and two-tone appearance

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[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10A, for George & Geneva Monske and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW86?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710, Image 23 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 20, dwelling 208, for William & Adelle Perry; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-V?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 21 of 58; United States. National Archives and Records Administration.

[4] "Records of U.S. Defense Bonds [sold through the bank at Flat Rock, Michigan from 1950-1962]," arranged chronologically by denomination, unpaginated ledger, for purchase of Series E bond by A.J. Vosburgh from 1953 through 1959; ledger book located in the Archival Collections of the Flat Rock Historical Society, Flat Rock, Michigan.

[5] "Michigan Deaths and Burials, 1800–1995." Index. FamilySearch, Salt Lake City, Utah, 2009, 2010. Index entries derived from digital copies of original and compiled records; for Bessie O. Vossburgh died 14 Jan 1959.

6 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Cooke Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for Cooke Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

remain intact. Brick chimney, concrete block foundation, and roof structure survive from original construction. Windows have been replaced and the second-floor siding may be aluminum over original wood, but the brick veneer masonry demonstrates skilled c. 1940 workmanship. The detached garage, concrete driveway, and residential neighborhood setting preserve location, setting, feeling, and association.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0161_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28230 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0179_300 Lots 179 &180 Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0987458		Long: -83.2885786		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	2004
Architectural Style	Contemporary
Building Form	Single-story house with attached garage
Roof Form	Complex gabled and hip roof system
Roof Materials	Asphalt shingles with skylights
Exterior Wall Materials	Brick veneer and vinyl siding
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Various contemporary configurations
Outbuildings	Yes ☐ No ☒
Number/Type:	Attached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A
Period(s) of Significance	N/A

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity: Not Applicable	Intact ☐	Altered ☐	Moved ☐	Date(s):
Historic Name	N/A			
Historic/Original Owner	N/A			
Historic Building Use	N/A			
Architect/Engineer/Designer	N/A			
Builder/Contractor	N/A			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The one-story contemporary Ranch features a complex multi-gable roof with prominent dormers, mixed brick veneer and vinyl siding, vinyl double-hung windows, brick foundation, and an integrated two-car garage that dominates the front facade. The garage-forward design and wide concrete driveway contrast sharply with the detached garages characteristic of the district's historic properties. The complex roofline, mixed-material cladding, and contemporary scale represent twenty-first-century residential design and construction practices unrelated to any historically significant development period within the district.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The residence at 28230 Cooke St. was built in 2004 and thus is a non-contributing resource for the Flat Rock Historical District.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28230 Cooke St. West is recommended as a **NON-CONTRIBUTING** resource to the Flat Rock Historical District.

Lack of Significance: This property does not contribute to the historical or architectural significance of the Flat Rock Historical District due to its recent construction date of 2004, which falls thirty-two years outside the district's established period of significance (1922-1972). The building has no association with the historical development patterns, architectural traditions, or community growth periods that define the district's significance.

The contemporary design, modern construction methods, and suburban scale represent a significant departure from the modest residential character and traditional development patterns that characterize the historic neighborhood. The building's contemporary styling and modern amenities are incompatible with the historic streetscape and development patterns established during the district's period of significance.

Recommendation: This property should be classified as NON-CONTRIBUTING to the Flat Rock Historical District due to its recent construction date and incompatibility with the district's historic character and development patterns.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0179_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28326 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0175_000 Lots 175 & 176 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09808		Long: -83.288554		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1967	
Architectural Style	Colonial Revival	
Building Form	Two-story Colonial house with addition	
Roof Form	Side-gabled with additions	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete	
Window Materials	Vinyl replacement windows	
Window Type	Double-hung sash with bay windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	1 Garage (integrated)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture					
Period(s) of Significance	1967-1972					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	28326 Cooke St.					
Historic/Original Owner	Thomas J. and Carol Coster / Alan R. Bodary					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Andrew Bodary					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28326 Cooke St. West is a two-story residential building constructed in 1967 that exemplifies the Colonial Revival style that experienced renewed popularity during the 1960s. The building represents an important example of the traditional architectural styles that remained appealing to American families during the late 1960s, demonstrating how homeowners continued to value historical design references while incorporating modern construction methods and conveniences during the final years of the district's period of significance.

The structure exhibits the characteristic symmetrical facade composition of Colonial Revival design, with a central entrance flanked by balanced window arrangements that create the orderly, dignified appearance associated with this traditional American architectural style. The two-story height provides substantial living space while maintaining the vertical emphasis and proportional relationships that distinguish Colonial Revival houses from the horizontal ranch forms that had become popular during earlier decades of the post-war period.

The building features bay windows that project from the front facade, creating both visual interest and additional interior space. These bay windows represent a Victorian-influenced element that was commonly incorporated into Colonial Revival designs of the 1960s to enhance both the exterior architectural character and interior living convenience. The bay configurations provide expanded window area for natural light while creating attractive focal points on the facade.

A notable feature of the property is what appears to be a single-story addition that extends from the main house, demonstrating the flexibility of Colonial Revival design to accommodate expansion while maintaining architectural compatibility. This addition reflects the practical approach to residential expansion that became common during the 1960s when growing families required additional living space.

The main entrance is positioned centrally on the front facade and features a blue door that creates an attractive color accent against the white exterior walls. The entrance configuration maintains the symmetrical character essential to Colonial Revival design while providing an inviting approach to the home. The front steps and entry treatment appear proportionate and appropriate to the Colonial Revival styling.

The exterior walls are currently clad in white vinyl siding with black shutters that create the traditional Colonial color scheme favored by homeowners seeking authentic historical appearance. While the vinyl siding represents contemporary materials, it has been applied in a manner that maintains the building's original proportions and preserves the essential character-defining features of the Colonial Revival style.

Windows throughout the building appear to be vinyl replacement units that maintain the original window opening sizes and symmetrical placement patterns. The double-hung sash configuration reflects traditional colonial window types while providing modern performance characteristics. The black shutters enhance the traditional appearance and provide visual contrast that emphasizes the symmetrical facade composition.

A detached garage is located toward the rear of the property, maintaining design compatibility with the main structure while providing necessary automobile accommodation that had become standard in residential planning by the late 1960s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Lots 174 through 180 were initially forfeited for the 1939 tax sale and conveyed to the State of Michigan, then acquired by Wilbur B. Campbell and Vieda Martha, his wife.[1]

Wilbur B. Campbell and Vieda Martha, his wife, conveyed Lots 175, 176, and 177 to Arthur P. Luke and Betty J., his wife, by Warranty Deed on June 1, 1961, recorded June 5, 1961.[2]

Arthur P. Luke and Carole, his wife, conveyed Lots 175 and 176 to Thomas J. Coster and Carol, his wife, by Warranty Deed on August 17, 1966, recorded September 26, 1966.[3] In 1968-70, Thomas J. Coster resided at 28326 Cooke St..[4]

Thomas J. Coster and Carol Coster, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, Michigan, in the amount of $14,000 [to build residence] on June 2, 1967, recorded June 8, 1967, on Lots 175 and 176.[5]

Peoples Bank, Trenton, Michigan, assigned its interest to the National Bank of Detroit by Assignment on December 18, 1967, recorded December 26, 1967, on Lots 175 and 176 (Mortgage L 16317 P 576).[6]

In 1971, Alan R. Bodary and family resided at 28326 Cooke St. and continued to live there until 1993.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built in 1967, this Colonial Revival residence represents the final phase of residential development within the district's period of significance (1920–1975). The substantial two-story form and traditional styling demonstrate Flat Rock's continued ability to attract families seeking quality, historically-referenced housing during the late 1960s, even as contemporary architectural styles competed for popularity.

Criterion C — Architecture: The symmetrical facade, central entrance, traditional proportions, and bay window features represent Colonial Revival design adapted to 1960s construction methods. The bay windows are a particularly notable detail, integrating Victorian-influenced elements within the Colonial Revival framework and distinguishing this property from simpler interpretations of the style.

Integrity Assessment: The property retains integrity across all seven aspects. The Colonial Revival form, symmetrical facade composition, bay window features, central entrance, and overall massing remain intact. Vinyl siding diminishes materials integrity but has been applied compatibly, preserving traditional proportions and character. Construction quality, bay window detailing, and proportional relationships reflect late 1960s residential building practices. The Cooke Street setting within the post-war residential neighborhood preserves location, setting, feeling, and association.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0175_000; citing records held by the City of Flat Rock.

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1969-70) p. 52, for Cooke St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026

[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Cooke St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library; **ALSO**, Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 1* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28464 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0162_002 Lot 162 & 163 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096634	Long: -83.288505			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1920	
Architectural Style	American Foursquare/Prairie Influence	
Building Form	1.5-story hip-roofed house	
Roof Form	Hip roof with dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block	
Window Materials	Vinyl replacement windows	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture						
Period(s) of Significance	1922-1972 (predates but contributes to understanding)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	28464/6 Cooke						
Historic/Original Owner	Likely Ervin Barnum						
Historic Building Use	Duplex						
Current Building Use	Duplex						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1920 Craftsman-influenced duplex at 28464 Cooke Street represents early 20th-century multi-family residential development in Flat Rock at the very beginning of the district's period of significance. The property is a substantial 1.5-story two-family dwelling with a side-gabled roof and prominent front shed dormer, exemplifying the working-class housing solutions that characterized small-town America during the 1920s and demonstrating the early provision of multi-family housing to accommodate workers and families in the growing community.

The building exhibits a side-gabled roof form with a large shed dormer that spans most of the front roof slope. This substantial dormer creates usable living space on the second floor and is a defining architectural feature of the building. The dormer contains multiple windows providing natural light and ventilation to the upper floor living areas. The roof is covered with brown asphalt shingles. The wide overhanging eaves at the main roof level suggest Craftsman influence, providing weather protection and creating shadow lines that add depth to the façade.

The duplex form is evident in the building's configuration, with two separate entrances visible—one on the left side accessed by concrete steps with metal railings, and another entrance arrangement on the right side. This dual-entrance configuration is the hallmark of duplex design, providing independent access to each residential unit. The symmetrical or semi-symmetrical arrangement of entrances reflects the practical planning of early 20th-century multi-family housing where two households shared a common building structure while maintaining separate living spaces.

The exterior walls are clad in tan or beige vinyl siding that covers the original wood siding beneath. While the vinyl siding represents an alteration from the original material, it maintains the original wall plane and preserves the building's essential form and proportions. The uniform siding application presents a well-maintained appearance appropriate to continued residential use.

The foundation is constructed of concrete block that has been painted white, creating visual contrast with the tan siding above. The painted foundation treatment adds visual definition and provides a protective coating for the concrete block. The foundation appears substantial and demonstrates the solid construction typical of 1920 multi-family residential building designed to house two families.

The fenestration includes aluminum replacement windows in double-hung configurations distributed across both floors and within the large front dormer. The windows are arranged to provide natural light to both residential units, with groupings that suggest the interior division into two separate dwelling spaces. While the aluminum windows represent replacements of original wood units, they maintain the original window openings and the overall fenestration pattern that reflects the duplex's functional organization.

The building's massing and scale are larger than typical single-family cottages of the same period, reflecting its two-family function. The 1.5-story height with substantial shed dormer provides adequate living space for two households within an economical building footprint. This efficient use of space characterized multi-family residential construction during the 1920s when builders sought to maximize housing units while minimizing land use and construction costs.

Mature trees frame the property on both sides, with particularly large specimens visible that suggest planting from the early decades of the property's existence. These mature trees contribute to the established residential character and provide scale and context for the nearly century-old duplex.

The property includes a detached garage visible in one of the photographs, located to the rear of the property and accessed by a concrete driveway. The presence of a detached garage is entirely consistent with 1920 construction, when garages were universally separated from residential buildings. The garage may be original to 1920 construction or an early addition, reflecting the property's adaptation to automobile ownership during the 1920s-1930s.

The site features a simple lawn with minimal landscaping and foundation plantings including small evergreen shrubs. A concrete walkway and driveway provide access. The straightforward site treatment reflects the practical, working-class character of multi-family residential development during the 1920s.

The duplex form represents an important housing type that provided affordable accommodation for working families during the 1920s. Duplexes allowed property owners to generate rental income from one unit while occupying the other, or to rent both units as an investment. For working families, duplex units typically offered more affordable housing options than single-family homes while still providing private, family-oriented living spaces. The 1920 construction of this duplex demonstrates Flat Rock's accommodation of diverse housing needs and the community's provision of rental housing for workers—likely including employees who would later work in Ford's Village Industries operations when that program began in 1928.

The property's prominent location on Cooke Street and its substantial size indicate this was built as a significant investment property designed to provide quality rental housing. The Craftsman-influenced design with wide eaves and the large dormer providing ample second-floor space demonstrates attention to livability and architectural character even in multi-family construction.

Character-defining features include the side-gabled roof with large front shed dormer, the 1.5-story duplex massing larger than single-family cottages, the dual entrances providing independent access to two residential units, the wide overhanging eaves suggesting Craftsman influence, the painted concrete block foundation, the detached garage, the mature trees, and the overall early 20th-century duplex character that represents working-class multi-family housing from 1920.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1920, Verna Barnum was living at Cooke St.[1] In 1930, James & Thelma Barnum and family were living at 806 Cooke St., and James was employed as a steam shovel operator.[2] In 1930, Harry & Mabel Mose were living at 808 Cooke St., and Harry was employed as a punch press for the Lamp Plant.[3] In 1940, George & Mabel Sansborn were living at 28464 Cooke St., and George employed as a laborer for the railroad.[4] In 1940, Claude & Mary Campbell were living at 28466 Cooke St., and Claude was employed as a press operator for an auto factory.[5] In 1942, Richard Demarest was paying taxes on the lot and residence at 28464 Cooke St.[6]In 1950, Richard Demerest resided at 28464 Cooke.[7] In 1950, Oren & Margaret Wheeler and son resided at 28466 Cooke; and Oren worked as a Carpenter for the Oil Refinery.[8] In 1971, Harold L. Greer resided at 28464 Cooke Street.[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A — Community Planning and Development: Built in 1920 at the exact start of the district's period of significance, this duplex represents an important and often overlooked housing type that provided affordable rental accommodation for working families. The two-family form demonstrates Flat Rock's diverse housing stock eight years before Ford's Village Industries program began — rental housing infrastructure that would later accommodate the industrial workforce. The duplex served practical needs: owners could occupy one unit while renting the other for income, and working families gained private, family-oriented living spaces more affordable than single-family homeownership. The property has witnessed the entire span of the district's development from pre-Village Industries through the post-war expansion, with its continued two-family use preserving the original functional association.

Integrity Assessment: The property retains integrity in six of seven aspects. The distinctive 1.5-story duplex massing with side-gabled roof and large shed dormer, the dual entrances defining the two-family function, window arrangements, and

[1] 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 2A, dwelling 35, family 37, for Verna Barnum ; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GR65-43K?view=explore&cc=1488411&lang=en&groupId=TH-1942-22913-12846-62 : accessed 27 July 2025), FHL# 004966178, Image 562 of 1100; United States. National Archives and Records Administration.

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 227 (stamped), enumeration district (ED) 82-880, sheet 11A, dwelling 218, family 242, for James & Thelma Barnum and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-V2?cat=1036363&i=458&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 459 of 1148; United States. National Archives and Records Administration.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 227 (stamped), enumeration district (ED) 82-880, sheet 11A, dwelling 216, family 240, for Harry & Mabel Mose ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-V2?cat=1036363&i=458&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 459 of 1148; United States. National Archives and Records Administration.

4 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10B, dwelling 33, for George & Mabel Sansborn; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V71L?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 24 of 1034; United States. National Archives and Records Administration.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10B, dwelling 34, for Claude & Mary Campbell ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V71L?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 24 of 1034; United States. National Archives and Records Administration.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942," volume 2 of 3, paginated, arranged by subdivision; citing pg 348, entry for Richard Demerest; held by Brownstown Township Historical Society.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 71, dwelling 48, for Richard Demerest; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-1?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 49 of 58; United States. National Archives and Records Administration.

[8] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 71, dwelling 49, for Oren & Margaret Wheeler and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-1?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 49 of 58; United States. National Archives and Records Administration.

9 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Cooke Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

overall configuration remain intact and legible. Materials integrity is diminished by vinyl siding and replacement windows, though the roof structure, large shed dormer, concrete block foundation, and building frame survive from original 1920 construction. The detached garage, mature trees, and residential street relationship preserve the early twentieth-century setting. Location, design, workmanship, setting, feeling, and association remain strong, with the duplex form and dual entrances clearly communicating the property's 1920 construction date and multi-family function.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0162_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28478 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0162_000 Lot 162 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096589		Long: -83.288509		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1928
Architectural Style	Colonial Revival/Possible Catalog Home
Building Form	1-story Rectilinear
Roof Form	Side-gabled with front dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Poured concrete
Window Materials	Aluminum
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	Community Planning and Development				
Period(s) of Significance	1928-1975 (Pre-Village Industries foundation, coinciding with Village Industries beginning)				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s): N/A	
Current/Common Name	28478 Cooke St.				
Historic/Original Owner	Mills Family				
Historic Building Use	Single-family residence				
Current Building Use	Single-family residence				
Architect/Engineer/Designer	Unknown				
Builder/Contractor	Unknown				

Survey Date	12 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This one-story Colonial Revival cottage presents a symmetrical facade to Cooke Street from a modest concrete block foundation. The side-gabled roof, clad in gray asphalt shingles, is punctuated at center by a prominent front-facing gabled projection featuring a distinctive arched or rounded gable end — the defining ornamental element of the facade. Classical pilasters or narrow columns frame this projecting entrance bay, creating a formal portico effect that shelters a recessed central entry door with a decorative wreath. White aluminum siding sheathes the exterior, covering original wood cladding but preserving the wall plane and overall proportions. Fenestration is arranged in strict bilateral symmetry: paired or single windows with black decorative shutters flank the central entrance projection on each side, maintaining the balanced composition fundamental to Colonial Revival design. The windows appear to be aluminum replacement units set within original openings. A large wooden accessibility ramp with simple baluster railing spans nearly the full width of the front elevation, providing grade-level access to the entrance — a contemporary adaptation that does not alter the building's historic form. At the west end, a breezeway connects the house to a detached white garage of compatible scale and materials, creating a sheltered passage characteristic of well-planned 1920s–1930s residential properties. A prominent mature evergreen anchors the front yard, and the corner lot placement affords visibility along both street frontages. The overall impression is of a compact, carefully composed Colonial Revival cottage whose arched entrance gable and symmetrical detailing suggest either catalog house origins or a local builder working from similar pattern-book sources.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Floyd & Carrie Evans and family were living at 804 Cooke St., and Floyd was employed as a Buffer for Lamp Plant.[1] In 1931, Harold A. Mills owned and paid taxes on 28478 Cooke St.[2] In 1939, Samuel & Albertine Maigrat and family were living at 28478 Cooke St.[3] In 1940, Angelo & Anastasia Lalos and family were living at 28478 Cooke St., and Angelo was employed as a cook for a restaurant.[4] In 1942, Marie Mills was paying taxes on 28478 Cooke St.[5] In 1950, Rollin & Geraldine Stevens and sons resided at 28478 Cooke; and Rollin worked as an expeditor for an Auto Parts Manufacturer.[6] In 1959, R.M. Stevens resided at 28478 Cooke Street.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built in 1928 — the year Ford's Village Industries program formally began in Flat Rock — this Colonial Revival cottage represents residential construction occurring simultaneously with the community's industrial transformation. The modest yet well-designed dwelling would have been appropriate housing for skilled workers, craftsmen, or supervisors associated with the new Village Industries operations. The corner lot placement indicates a desirable residential site, and the breezeway-connected garage documents either original or early site planning that provided sheltered passage between house and garage, a feature popular in 1920s–1930s residential design and catalog house plans.

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[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 10B, dwelling 212, family 227, for Floyd & Carrie Evans and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-D2?cat=1036363&i=457&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 458 of 1148; United States. National Archives and Records Administration.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision; pg. 101, entry for Harold A Mills; original records held by Brownstown Township Historical Society.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10B, dwelling 35, for Angelo & Anastasia Lalos and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V71L?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 24 of 1034; United States. National Archives and Records Administration.

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942," volume 2 of 3, paginated, arranged by subdivision; pg. 348, entry for Marie Mills; original records held by Brownstown Township Historical Society.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 6, dwelling 50, for Rollin & Geraldine Stevens and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 7 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Cooke Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Criterion C — Architecture: The symmetrical facade with distinctive arched front gable supported by classical columns or pilasters creates a formal portico effect characteristic of Colonial Revival design. Balanced fenestration with black decorative shutters flanking the central entrance reinforces the style's emphasis on formality and order. The form, arched gable, classical details, and breezeway-garage ensemble are highly consistent with catalog house designs from Sears, Aladdin, or similar companies at the height of mail-order house popularity — though confirmation would require documentary evidence such as original plans, lumber stamps, or hardware markings.

Integrity Assessment: The property retains integrity in six of seven aspects. The side-gabled roof with arched front gable projection, classical columns framing the entrance, symmetrical facade composition, window openings, breezeway-garage connection, and overall Colonial Revival massing remain intact. Materials integrity is diminished by white aluminum siding and replacement windows, though the concrete block foundation, roof structure, arched gable detailing, and classical entrance framing survive from original 1928 construction. A large wooden accessibility ramp spans the front facade — a contemporary adaptation for continued residential use that does not alter the building's historic form. Location, design, workmanship, setting, feeling, and association remain strong within the late 1920s residential context.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0162_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28614 Division Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0197_000 Lot 197 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095818		Long: -83.289378		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☒ Community/Civic	Structure ☐ Object ☐

Architectural Information

Construction Date	1939	
Architectural Style	Moderne/Art Deco	
Building Form	One-story commercial/civic building	
Roof Form	Flat roof with parapet	
Roof Materials	Built-up roofing	
Exterior Wall Materials	Brick masonry with painted concrete block	
Foundation Materials	Poured concrete	
Window Materials	Steel casement/Replacement aluminum	
Window Type	Ribbon windows, casement	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐			
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District			
Not Eligible ☐							
Area(s) of Significance	Community Planning and Development; Social History						
Period(s) of Significance	1939-1972						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	American Legion Hall						
Current/Common Name	American Legion Post						
Historic/Original Owner	American Legion Post						
Historic Building Use	Veterans' organization hall/Community meeting space						
Current Building Use	Veterans' organization hall/Community meeting space						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The American Legion Hall at 28614 Division St. is a one-story civic building constructed in 1939 that exemplifies the Moderne architectural style popular during the late 1930s and early 1940s. The building represents the community infrastructure development that occurred during Flat Rock's industrial growth period, when Henry Ford's Village Industries and the Detroit, Toledo and Ironton railroad had established the community as a significant manufacturing center requiring civic and social institutions to serve its growing population.

The building exhibits the clean, horizontal lines and geometric forms characteristic of the Moderne style, with a flat roof concealed behind a low parapet wall. The primary facade presents a striking composition of contrasting materials, with warm red brick masonry forming the central portion of the facade while painted concrete block or stucco creates visual interest through material variation. This two-tone treatment reflects the Moderne movement's emphasis on material contrast and geometric simplicity.

The facade is organized around a central entrance bay that projects slightly forward from the main wall plane, creating subtle depth and visual hierarchy. The entrance appears to feature period-appropriate detailing, with the door opening flanked by what appears to be original or sympathetic replacement glazing. The building's fenestration pattern demonstrates the Moderne preference for horizontal ribbon windows, which provide natural light to the interior spaces while maintaining the building's streamlined aesthetic.

The red brick masonry displays excellent craftsmanship in its uniform coursing and clean pointing, indicating quality construction methods appropriate to a civic building intended for long-term community use. The painted concrete block sections appear to be in good condition, suggesting ongoing maintenance has preserved the building's architectural integrity. The flat roof with parapet represents a departure from the traditional gabled forms common in earlier Flat Rock architecture, marking this building as a product of more contemporary architectural thinking.

The building's siting on Division Street places it within easy walking distance of the Ford Village Industries complex and the residential neighborhoods that developed to house industrial workers and their families. This strategic location reflects the American Legion's role as a community institution serving veterans who had returned to civilian life in this industrial community, many of whom likely found employment in Ford's operations or with the railroad.

The structure's modest scale and practical design embody the values of civic architecture during the New Deal era, when community buildings were expected to serve multiple functions while demonstrating modern design principles and efficient use of materials. The building's architectural character suggests it may have been designed to accommodate not only American Legion activities but also broader community functions such as public meetings, social events, and civic gatherings.

The building's construction in 1939 places it at the end of the Great Depression and on the eve of American entry into World War II, making it a significant marker of the community's confidence in its future and its commitment to supporting veterans of earlier conflicts while preparing to serve those who would return from the coming global conflict.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, lots 3 and 4 of Block 6 in the Village of Flat Rock were registered to the American Legion and listed as EXEMPT for tax purposes in the Brownstown Township Tax Rolls for 1939.[1] The building is still in use [as of 2025] as an American Legion Hall.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built in 1940, the American Legion Hall represents the civic and institutional infrastructure that developed as Flat Rock matured from a recently established industrial village into a stable community with specialized social organizations. The investment in a purpose-built veterans' hall demonstrates the population growth, economic confidence, and community permanence generated by Ford's Lamp Plant operations, then nearly two decades established. The hall provided dedicated space for veterans' organizations while serving broader community functions — critical social cohesion in a community where many residents had migrated from other areas for industrial employment, including workers brought up from Napoleon, Ohio by the Detroit, Toledo and Ironton railroad. The Division Street location placed the hall within walking distance of both industrial facilities and residential neighborhoods, consistent with the compact, walkable community pattern Ford's Village Industries fostered.

[1] Brownstown Township, Wayne County, Michigan, "*Tax Rolls 1939*," hand paginated, arranged by subdivision; pg. 156, entry for American Legion; original records held by Brownstown Township Historical Society.

Criterion C — Architecture: The building's Moderne styling — horizontal massing, flat roof with parapet, geometric forms, and contrasting red brick masonry with painted concrete block — represents a significant departure from the vernacular and traditional residential styles that dominate the district. The design documents the community's embrace of contemporary architectural expression for civic buildings during the late Depression era.

Integrity Assessment: The property retains strong integrity across all seven aspects. The Moderne form, flat roof with parapet, horizontal massing, material contrasts, and fenestration patterns remain intact. Original red brick masonry and painted concrete block survive in good condition, demonstrating exceptional materials preservation. Skilled brickwork and precise geometric detailing reflect Depression-era civic construction quality. The Division Street setting and continued use as an American Legion Hall preserve location, setting, feeling, and association — the building's unbroken functional continuity with its original purpose is notable within the district.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0197_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28726 Division Street [527 Division/Erie St]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0221_300 Lot 221 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094214		Long: -83.2883924		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Site ☐ Structure ☐ Object ☐

Architectural Information

Construction Date	About 1876
Architectural Style	Gable front Vernacular
Building Form	2 story L-Shape
Roof Form	Front Gable with wing
Roof Materials	Standing Seam Metal
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Stone/Concrete Block
Window Materials	Vinyl Replacement
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning & Development; Health/Medicine; Social History; Architecture; Government			
Period(s) of Significance	1876-1975 (Predates district period, associated with early community development and multiple significant owners/uses)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	28726 Division			
Historic/Original Owner	Chapin Family /Dr. Robert Turner			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Builder/Contractor	unknown			

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1876 gable-front vernacular house at 28726 Division Street represents one of the earliest surviving residential structures in Flat Rock, predating the district's period of significance by 44 years and demonstrating the community's 19th-century development. Originally built for Dr. Robert Turner in 1876, this two-story dwelling with front-facing gable and side wing exemplifies the vernacular residential architecture of the 1870s that incorporated elements from popular styles of the period including Greek Revival and Italianate influences.

The building exhibits a prominent front-facing gable that rises through two full stories, creating a vertical emphasis characteristic of gable-front houses popular during the mid-to-late 19th century. The gable-front form was widely used throughout the Midwest during this period as it provided economical construction while creating an imposing street presence on narrow urban lots. The roof is covered with standing seam metal roofing, which may represent either original material (metal roofs were common in the 1870s) or an early replacement that has been in place for many decades. The standing seam metal roof provides excellent durability and weather protection and represents appropriate roofing technology for 19th-century buildings.

The main two-story gable-front block is complemented by a one-story side wing that extends to the right, creating an L-shaped plan typical of 19th-century residential expansion. This side wing may be original to the 1876 construction or represent an early addition, but it appears integral to the building's historic character and has been present for many decades. The combination of two-story main block and one-story wing was a common configuration in 1870s residential architecture, providing both vertical presence on the street and practical single-story living spaces in the wing.

The exterior walls are currently clad in light grey or blue vinyl siding that covers the original wood siding beneath. While the vinyl siding represents an alteration from the original material, it maintains the original wall plane and preserves the building's essential 1870s form and proportions. The uniform siding application presents a well-maintained appearance appropriate to the building's current commercial office use.

The fenestration includes vinyl replacement windows in double-hung configurations. The windows on the second floor of the front gable appear to be multi-light or divided light units (possibly 6-over-6 or similar), while the first floor features larger window openings. The window arrangements and proportions appear to maintain the original openings from the 1876 construction, preserving the fenestration pattern that defines the building's 19th-century character. The retention of original window openings, even with replacement sash, allows the building to maintain its 1870s proportions and architectural rhythm.

The front entrance is accessed by a modern accessibility ramp with white railings that extends across much of the front façade. This ramp represents adaptation to the building's current commercial office use (Schroeder's Tax Office) and ensures accessibility compliance for business operations. The ramp, while a contemporary addition, demonstrates the building's successful adaptive reuse and continued functional relevance nearly 150 years after original construction. Behind the ramp, the entrance door features a fanlight or arched transom window above, a detail that suggests Greek Revival or Italianate influence common in 1870s residential design.

The foundation is constructed of stone or concrete block, typical of substantial 19th-century residential construction. The foundation demonstrates the solid, permanent construction intended for this physician's residence and has supported the building through nearly 150 years of continuous use.

A notable feature visible in the photograph is the row of mature evergreen trees (likely arborvitae) that line the front of the property, providing landscaping and visual screening appropriate to the building's current commercial office function. These mature plantings contribute to the established character of this prominent Division Street property.

The building's prominent corner location on Division Street (a main thoroughfare through Flat Rock) reflects its original status as a significant residence for Dr. Robert Turner, one of the community's leading citizens during the 1870s-1890s. The corner lot placement provided visibility and indicated the property's importance in the 19th-century village fabric.

The property's continued active use, first as residences for various families (1876-1953), then briefly as Brownstown Township Offices (1953), and currently as Schroeder's Tax Office, demonstrates remarkable adaptability and functional longevity. The building has successfully transitioned from 19th-century physician's residence to 20th-century family homes to mid-20th century government offices to 21st-century commercial office use, showing the flexibility of well-built 19th-century residential architecture to serve changing community needs.

Character-defining features include the two-story gable-front form with front-facing gable, the one-story side wing creating L-shaped plan, the standing seam metal roof, the stone/concrete block foundation, the window openings preserving 1870s proportions and arrangements, the fanlight or arched transom above entrance, the prominent corner lot location on Division Street, and the overall 1870s gable-front vernacular character that remains legible despite material alterations and adaptive reuse.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

On 14 February 1876, Dr. Robert Turner purchased lot 4 of block 7 [historical 13] in the Village of Flat Rock from Louisa Chapin.[1] Dr. Robert Turner owned the residence on lot 4 of block 7 in the Village of Flat Rock from 1876 to 1895.[2] In 1897, Clinton D. Peters was living in the residence on lot 4, block 7, in the Village of Flat Rock.[3] In 1925, Clara Rumsey owned lot 3 & 4 of block 7 in the Village of Flat Rock, including the residence 527 Division.[4] In 1930, L'Near & Clara Rumsey were living at [28726] Division St., and were retired.[5] In 1939, Emerson & Carrie Hammond and Family were living at 28726 Division.[6] In 1940, Emmerson & Carrie Hammond and family were living at 28726 Divison St., and Emmerson was employed as a car repairman for the steam railroad.[7] In 1950, Earl & Ella Hale resided at 28726 Division; and Earl worked as the Shipping Manager for an Auto Parts Manufacturer.[8] In 1953, the Brownstown Township Offices were located at 28726 Division St.[9] Currently the building is office space for Alton Schroeder Tax Services.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Recommendation: CONTRIBUTING / INDIVIDUALLY ELIGIBLE

This property is recommended as Contributing to the Flat Rock Historical District and Individually Eligible for the National Register under Criterion A for Community Planning and Development, Criterion B for association with Dr. Robert Turner, and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built in 1876, this is one of the oldest surviving structures in Flat Rock, predating the district's period of significance by forty-four years and Ford's Village Industries program by over half a century. Exceptional chain of title documentation traces the property from Dr. Robert Turner's 1876 purchase of Lot 4, Block 7 from Louisa Chapin (Wayne County Vol. 188:51) through Clara Rumsey's ownership in the 1920s–1930s, the Hammond family's occupancy in the late 1930s–1940s (Emmerson Hammond worked as a car repairman for the steam railroad), Earl Hale's residence in 1950 (shipping manager for an auto parts manufacturer), use as Brownstown Township Offices by 1953, and current commercial use as Schroeder's Tax Office. This continuous functional evolution — from physician's residence to family housing for industrial-era workers to governmental offices to commercial use — documents Flat Rock's entire trajectory from nineteenth-century agricultural village through Village Industries transformation to mid-twentieth-century suburban community.

Criterion B — Association with Dr. Robert Turner: Dr. Turner purchased the lot and built this residence in 1876, maintaining ownership through 1895 as documented in Brownstown Township Tax Rolls. As a physician serving Flat Rock and surrounding areas during a critical period of village development, Turner represented the professional class that provided essential services and community leadership in small-town Michigan. The substantial two-story residence reflects his economic standing and social prominence.

Criterion C — Architecture: The two-story gable-front form with side wing represents one of the most popular mid-to-late nineteenth-century residential types throughout the Midwest, providing imposing street presence on its prominent corner

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[1] Wayne County, Michigan, *"Deed records v. 187-188 1874-1882," Vol. 188:51 for Chapin to Turner;* **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3Q9M-C37F-VST4-P?cat=koha%3A244568&i=367&lang=en : accessed 21 Oct 2025), FHL Film # 008580866, image 368 of 584.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1885-1895," unpaginated, arranged alphabetically; entries for Robert Turner; original records held by Brownstown Township Historical Society. *Note: Some volumes have been lost to time, we can only report on the volumes we can access.*

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1897," unpaginated, arranged alphabetically; entry for Clinton D. Peters; originals held by Brownstown Township Historical Society.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically; pg. 60 entry for Clara Rumsey; original records held by Brownstown Township Historical Society.

[5] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 6B, dwelling 130, family 149, for L'Near & Clara Rumsey ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-J8?cat=1036363&i=449&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 450 of 1148; United States. National Archives and Records Administration.

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 12A, dwelling 226, for Emmerson & Carrie Hammond and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW98?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 27 of 1034; United States. National Archives and Records Administration.

[8] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 12, dwelling 120, for Earl & Ella Hale ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 13 of 58; United States. National Archives and Records Administration.

[9] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

lot. A fanlight or arched transom above the entrance demonstrates Greek Revival or Italianate detailing popular during the 1870s. The standing seam metal roof represents appropriate nineteenth-century roofing technology. As one of Flat Rock's oldest surviving buildings, the property provides irreplaceable physical evidence of 1870s residential architecture and construction practices.

History of the Resource: Dr. Robert Turner purchased Lot 4 of Block 7 from Louisa Chapin on February 14, 1876 and constructed this residence, owning it through 1895. By 1925, Clara Rumsey owned Lots 3 and 4 including the residence at 527 Division. The 1930 Census records L'Near and Clara Rumsey, retired, at 28726 Division. The 1939 Flat Rock Residential Directory and 1940 Census document Emerson and Carrie Hammond and family in residence, with Emmerson employed as a car repairman for the steam railroad. By 1950, Earl and Ella Hale occupied the property, Earl working as a shipping manager for an auto parts manufacturer. The November 1953 Michigan Bell Telephone Directory lists Brownstown Township Offices at this address, documenting the building's transition from residential to governmental use. The property currently serves as Schroeder's Tax Office, maintaining nearly 150 years of continuous functional use.

Integrity Assessment: The property retains integrity in six of seven aspects. The two-story gable-front form with side wing, L-shaped plan, window openings, roof configuration, and overall massing remain intact and immediately legible as an 1870s physician's residence. The standing seam metal roof — possibly original or very early — represents appropriate nineteenth-century roofing technology, and the stone/concrete block foundation survives from original construction. Materials integrity is diminished by vinyl siding and replacement windows, though the alterations are reversible and have not compromised the building's form or historical associations. The prominent corner lot on Division Street, mature evergreen landscaping, and surrounding mixed residential-commercial character preserve the historic village setting. The exceptional documented chain of ownership from 1876 through 1953 provides extraordinary associative integrity linking the property to specific individuals, occupations, and community functions across nearly 150 years of continuous use.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0221_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28750 Division Street [511 Division St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0239_300 Lot 239 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09479		Long: -83.2906507		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	ca. 1880	
Architectural Style	Minimal Traditional	
Building Form	One-story rectangular cottage	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over wood clapboard	
Foundation Materials	Concrete block	
Window Materials	Replacement vinyl	
Window Type	Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History; Funerary Arts
Period(s) of Significance	c. 1880-1975 (Predates district period, associated with village undertakers)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	28750 Division St.			
Historic/Original Owner	Seneca Potter/Alfred Carter			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1880 hip-roofed cottage at 28750 Division Street (historically 511 Division Street) represents one of the earliest surviving residential structures in Flat Rock, predating the district's period of significance by 40 years. Originally occupied by Seneca Potter, the Village Undertaker, and later owned and occupied by Alfred Carter, also the Village Undertaker, this modest one-story dwelling exemplifies the simple, functional vernacular residential architecture of the 1880s that housed working-class and professional residents in small-town Michigan.

The building exhibits a hip roof form—a simple, economical roof configuration popular during the late 19th century for modest residential construction. The hip roof creates a compact, efficient shelter with no gable ends requiring maintenance, making it a practical choice for small cottages. The roof is covered with tan asphalt shingles and features a prominent brick chimney rising through the roof plane, indicating the presence of a heating system and demonstrating solid construction. The hip roof form with central chimney represents typical late 19th-century vernacular cottage design that prioritized economy and functionality.

The one-story cottage form reflects the modest housing typical of working-class and small-business proprietors in 1880s village settings. While Seneca Potter and Alfred Carter both held the respected position of Village Undertaker, their modest cottage demonstrates that even professionals in small towns often lived in relatively simple dwellings, particularly in the late 19th century when elaborate housing was limited to the wealthiest citizens.

The exterior walls are currently clad in cream or tan vinyl siding that covers the original wood siding beneath. While the vinyl siding represents an alteration from the original material, it maintains the original wall plane and preserves the building's essential 1880s form and proportions. The uniform siding application presents a well-maintained appearance appropriate to continued residential use.

The fenestration includes aluminum replacement windows in double-hung configurations. The front façade visible in the photograph features a symmetrical or near-symmetrical window arrangement with windows distributed to provide natural light to interior living spaces. While the aluminum windows represent replacements of original wood units, they appear to maintain the original window opening sizes and locations that define the cottage's simple, functional character.

The front entrance is accessed by a white-painted wood deck and stairs with railings, providing modern accessible entry. The deck represents a contemporary addition ensuring safe access while maintaining the building's residential function. The entrance arrangement is modest and functional, reflecting the straightforward approach of 1880s working-class residential construction.

The foundation is constructed of concrete block, which may represent an early 20th-century replacement of the original foundation or may indicate the original 1880 construction used concrete block (which was available by the 1880s). The foundation appears solid and has supported the building through nearly 145 years of continuous residential use.

The property sits on a simple lot with a maintained lawn and mature trees that provide shade and established character. The large tree visible prominently in the front yard contributes to the property's mature residential setting and may date from the early decades of the property's history. The straightforward site treatment reflects the modest, practical character of late 19th-century working-class residential development.

The property's location on Division Street, a main thoroughfare through Flat Rock, reflects its original function as both a residence and business location for the village undertakers. Undertakers in 19th and early 20th-century small towns often operated their businesses from their residences, and the Division Street location would have provided visibility and accessibility for this essential community service.

The cottage's modest scale and simple hip-roofed form are characteristic of vernacular residential construction during the 1880s throughout small-town Michigan. This building type prioritized economical construction, functional layouts, and ease of maintenance—practical considerations for working families and small business proprietors. The survival of this simple cottage is significant as such modest structures are increasingly rare, with many having been demolished or substantially altered beyond recognition.

Character-defining features include the hip roof form with central brick chimney, the one-story cottage massing reflecting 1880s modest residential scale, the simple rectangular plan typical of vernacular cottage construction, the concrete block foundation, the symmetrical or near-symmetrical window arrangement, the location on Division Street, and the overall late 19th-century hip-roofed cottage character that remains legible despite material alterations.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1880, Seneca Potter owned lot 5, block 7, in the Village of Flat Rock and was living in the residence on Division St.[1] Seneca Potter, the Village Undertaker, died on 15 Nov 1894 in Flat Rock, Michigan.[2] In 1897, Carter is the owner of lot 5, block 7; and in 1900, Alfred & Rachel Carter lived in 511 Division St, and Alfred's occupation was the Village Undertaker.[3] In 1929, Alfred Carter and family were living at 511 Division.[4] In 1930, Alfred & Rachel Carter were living at 511 Division St.[5] In 1939, Bert & Maude Neese and family were living at 28750 Division.[6] In 1940, Ella Ziegler was living at 28750 Division St.[7] In 1950, Drexal & Beryl Standly and family resided at 28750 Division; and Drexal worked as a Salesman for Windows Retail.[8] In 1955, Vernon Shelt lived at 28750 Division St.[9] In 1971, Willie Hickey resided at 28750 Division St.[10]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1880 property is recommended as **Contributing to the Flat Rock Historical District** and is **Individually Eligible for the National Register** under **Criterion A for Community Planning and Development** and **Criterion B for association with Seneca Potter and Alfred Carter**, both Village Undertakers. The property represents one of the earliest surviving structures in Flat Rock, predating the district's 1920 start date by 40 years, and demonstrates exceptional historical significance through its association with two successive village undertakers and its documented chain of occupancy spanning from 1880 to 1971.

Criterion A - Community Planning and Development: Built around 1880, this property represents Flat Rock's earliest period of development as an incorporated village and demonstrates the community's late 19th-century residential character that predated Ford's Village Industries by nearly 50 years. The documented chain of occupancy from 1880 through 1971 provides exceptional evidence of the community's evolution through multiple significant periods: the late 19th-century village development (1880-1900), the early 20th-century pre-Village Industries period (1900-1928), the Village Industries era (1928-1947), and the post-war period (1947-1975). The property's continuous residential use from c. 1880 to at least 1971, spanning over 90 documented years, provides remarkable evidence of Flat Rock's residential stability and the role of modest working-class housing in sustaining the community across multiple development eras. The successive occupancy by families with varied occupations—undertakers (Potter and Carter), salesmen (Standly), and other working families—demonstrates the property's service to diverse members of the community throughout nearly a century.

Criterion B - Association with Seneca Potter and Alfred Carter (Village Undertakers): The property is directly associated with two successive Village Undertakers who served Flat Rock's community during critical periods of late 19th and early 20th-century development. Seneca Potter, documented as living in this residence on lot 5, block 7 in 1880, served as Village Undertaker until his death on November 15, 1894. Alfred Carter, who by 1900 owned lot 5, block 7 and lived at 511 Division Street, succeeded Potter as Village Undertaker and continued in this profession through at least 1930. The fact that two

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1880-1894," unpaginated, arranged alphabetically; entry for Seneca Potter; originals held by Brownstown Township Historical Society. *Note: This is not a complete set, there are a few volumes missing (mostly during the 1870s), many of these original volumes have been digitized by the joint efforts of the Brownstown and Flat Rock Historical Societies.*

[2] "Michigan, Deaths, 1867-1897", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:N3K4-Z8F : accessed 21 Oct 2025) entry for Seneca S. Potter, 15 Nov 1894.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1897," unpaginated, arranged alphabetically; entry for Alfred Carter; originals held by Brownstown Township Historical Society; **ALSO**,"United States, Census, 1900", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:M914-21F : accessed 21 Oct 2025), entry for Alfred & Rachel Carter, 1900.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1929) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 227 (stamped), enumeration district (ED) 82-880, sheet 11A, dwelling 221, family 245, for Alfred & Rachel Carter; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-V2?cat=1036363&i=458&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 459 of 1148; United States. National Archives and Records Administration.

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 12A, for Ella Ziegler; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW98?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 27 of 1034; United States. National Archives and Records Administration.

[8] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 12, dwelling 121, for Drexal & Beryl Standly and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 13 of 58; United States. National Archives and Records Administration.

[9] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[10] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1969-70) p. 52, for Division St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

successive village undertakers occupied this same property for a combined period of approximately 50 years (1880-1930) is highly significant and demonstrates the property's importance to this essential community service.

Undertakers held important positions in 19th and early 20th-century small-town society, providing essential services during times of family loss and community mourning. They were respected businessmen who maintained facilities for preparing deceased community members for burial and often provided funeral services. The association of this property with both Potter and Carter represents its role as the base for Flat Rock's funerary services during a critical 50-year period when the village was establishing its institutions and services. The undertaking profession required trust, respectability, and community standing, and the long tenure of two successive undertakers at this location demonstrates the property's significance to this essential aspect of community life.

Documented History - Exceptional Research: The property benefits from exceptional historical documentation spanning from 1880 to 1971. This exceptional 91-year documentation span demonstrates continuous residential use and provides names and occupations of residents, offering remarkable insight into how one modest cottage served different families throughout Flat Rock's evolution from 19th-century village through Village Industries era to mid-20th century suburban community.

Undertaking Business Significance: The association with two successive village undertakers (Seneca Potter 1880-1894; Alfred Carter 1900-1930s) is particularly significant for understanding small-town community services during the late 19th and early 20th centuries. Undertakers often operated their businesses from their residences, and this Division Street location would have served as both the undertakers' home and potentially as the location where bodies were prepared for burial and funeral services were coordinated. The fact that Alfred Carter succeeded Seneca Potter in both the undertaking profession and apparently in occupying this same property suggests this location had become established as the village undertaker's residence and business location—a kind of informal institutional continuity important to community services.

Pre-District Significance: While built 40 years before the district's 1920 period of significance begins, this property possesses exceptional individual significance that warrants inclusion as a contributing resource. The property provides essential context for understanding Flat Rock's development before the Village Industries era and demonstrates that the community had established residential development, professional services (undertaking), and stable working-class housing long before Ford's involvement. The property establishes continuity from the 1880s through the entire 20th century and shows how early residential structures continued to serve the community through all subsequent development periods.

Social History: The documented succession of residents from 1880 to 1971 provides exceptional evidence of social history and working-class housing patterns. The property housed undertakers (Potter, Carter), working families (Neese, Ziegler, Hickey), a retail salesman (Standly), and others, demonstrating the role of modest cottages in providing stable, affordable housing to diverse community members across nine decades. This social history documentation is rare and invaluable for understanding how ordinary working families lived and moved through small-town Michigan communities.

Period of Significance: The property's period of significance extends from c. 1880 (construction/occupation by Potter) through 1975 (end of district period). The building witnessed and participated in Flat Rock's entire evolution from 1880s village through Village Industries era to mid-20th century suburban community. The exceptional documentation from 1880 to 1971 provides evidence of significance throughout this extended 91-year period.

Integrity Assessment: The property retains good integrity in six of seven aspects: location, design, workmanship, setting, feeling, and association. Materials integrity has been compromised through vinyl siding and window replacement, but these alterations have not obscured the property's essential 1880s cottage character, documented historical associations, or its ability to convey nearly 145 years of continuous residential use and significance.

Location: The property retains complete integrity of location, remaining on its original site (lot 5 of block 7, historically 511 Division Street, now 28750 Division Street) since c. 1880 construction. The building has never been moved and maintains its original Division Street location documented in 1880 and subsequent records.

Design: The property retains good integrity of design. The hip roof form with central chimney, one-story cottage massing, simple rectangular plan, window openings and arrangements, and overall cottage configuration remain intact and clearly communicate the c. 1880 construction date. The design integrity allows the property to be recognized as a late 19th-century modest cottage despite surface material changes.

Materials: The property has diminished integrity of materials due to vinyl siding and window replacement. However, the brick chimney and foundation remain from original or very early construction. The building's structural frame, hip roof structure, and overall envelope remain from c. 1880. The material alterations, while unfortunate, are reversible and have not compromised the building's form or documented historical associations.

Workmanship: The property retains good integrity of workmanship visible in the hip roof construction, brick chimney masonry, simple cottage framing, and overall structural quality that has allowed the building to serve continuously for nearly 145 years. The solid construction appropriate to a late 19th-century cottage remains evident in the building's form and longevity despite modest scale.

Setting: The property retains good integrity of setting, maintaining its location on Division Street within Flat Rock's historic village area. The mature tree, simple lawn, and relationship to the street preserve the property's established residential character. The surrounding area retains mixed residential character consistent with historic village development patterns.

Feeling: The property retains good integrity of feeling as an 1880s modest cottage. The hip roof form, one-story cottage scale, simple massing, and overall character successfully evoke the sense of late 19th-century working-class residential architecture. The property continues to convey the character of modest, functional housing from the 1880s period that served working families and small business proprietors.

Association: The property retains exceptional integrity of association with Seneca Potter (1880-1894), Alfred Carter (1900-1930s), and subsequent documented residents through 1971. The documented chain of occupancy provides extraordinary evidence of direct associations with specific individuals spanning 91 years. The association with two successive village undertakers for approximately 50 years is particularly significant and remains evident through historical documentation even though the undertaking business no longer operates from this location.

Summary of Integrity: Despite material alterations affecting one aspect of integrity, the retention of form, design, documented historical associations, and continuous residential use in six of seven aspects allows the property to effectively convey its exceptional significance as one of Flat Rock's oldest cottages with remarkable documentation spanning 1880 to 1971 and association with two successive village undertakers serving a critical community function.

Individual Eligibility: The property qualifies for individual National Register listing due to its exceptional age (c. 1880 - among oldest in community), documented association with two successive Village Undertakers (Seneca Potter and Alfred Carter) serving the community for approximately 50 years, remarkable chain of documented occupancy from 1880-1971, architectural representation of 1880s hip-roofed cottage vernacular design, and significance to understanding funerary services and working-class housing in late 19th and early 20th-century small-town Michigan.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0239_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26068 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0243_003 Lot 243 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093904		Long: -83.2898344		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	c. 1980s	
Architectural Style	Contemporary Commercial	
Building Form	One-story commercial building	
Roof Form	Flat roof with parapet	
Roof Materials	Built-up roofing	
Exterior Wall Materials	Concrete masonry unit (CMU) with stucco finish	
Foundation Materials	Concrete slab	
Window Materials	Aluminum	
Window Type	Fixed and awning windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A (Non-contributing)						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	26068 E. Huron River Drive						
Historic/Original Owner	Unknown						
Historic Building Use	Commercial restaurant						
Current Building Use	Commercial restaurant (tacos)						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The commercial building at 26068 E. Huron River Drive is a one-story contemporary structure constructed during the 1980s, placing it well outside the Flat Rock Historical District's Period of Significance (1922-1972). The building represents late 20th-century commercial development patterns that occurred along the E. Huron River Drive corridor following the district's historically significant development period.

The structure exhibits typical characteristics of 1980s commercial architecture, featuring a rectangular plan with a flat roof concealed behind a low parapet wall. The building's massing reflects the practical, cost-effective design approaches common to strip commercial development during this period, emphasizing functional efficiency over architectural distinction. The one-story height and straightforward geometry demonstrate the standardized building forms that became prevalent in suburban commercial construction during the late 20th century.

The exterior walls are constructed of concrete masonry units (CMU) with a stucco finish, materials and techniques that represent the industrial building methods common to commercial construction during the 1980s. This construction approach differs significantly from the masonry, wood frame, and other traditional building techniques that characterize the historic commercial buildings within the district's Period of Significance. The stucco finish provides a smooth, uniform surface that reflects contemporary aesthetic preferences rather than the textured masonry and detailed craftsmanship typical of earlier commercial buildings in Flat Rock.

The building's fenestration consists of aluminum-framed windows in fixed and awning configurations, providing natural light to the interior dining and service areas while maintaining the building's contemporary character. The window materials and configurations represent standard commercial glazing systems from the 1980s period and contrast with the multi-light wood and steel windows that characterize the district's contributing commercial buildings.

The structure currently houses a taco restaurant, continuing its original commercial function while serving the contemporary dining preferences of the Flat Rock community. The building's design accommodates modern restaurant operations with appropriate kitchen facilities, dining areas, and customer access, though these functional requirements are addressed through contemporary building systems and layouts rather than the adaptive use of historic commercial spaces.

The building's location on E. Huron River Drive places it within the historic commercial corridor that developed during Flat Rock's industrial growth period, though the structure itself represents a much later phase of commercial development that occurred after the community's historically significant transformation under Henry Ford's influence had been completed.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The building at 26068 E. Huron River Drive was built less than fifty years ago and thus is classified as a non-contributing resource for the Flat Rock Historical District.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Non-Contributing to the Flat Rock Historical District. Built c. 1980s, the commercial building postdates the district's period of significance (1920–1975) by approximately one decade.

The one-story contemporary commercial structure features CMU and stucco construction, aluminum windows, and a flat roof with parapet — building technologies and aesthetic approaches representing late twentieth-century development patterns unrelated to the district's significant themes. The modest scale and continued commercial use maintain general compatibility with the E. Huron River Drive corridor, but the building cannot convey association with Village Industries–era community development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0243_003; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26080 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0243_002 Lot 243 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094099		Long: -83.290121		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1955	
Architectural Style	Mid-Century Modern Commercial/Ranch	
Building Form	One-story commercial building	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick masonry	
Foundation Materials	Concrete slab	
Window Materials	Aluminum replacement	
Window Type	Fixed picture windows with aluminum frames	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage/Shed (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Commerce					
Period(s) of Significance	1955-1972 Late period					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	26080 E. Huron River Drive					
Historic/Original Owner	Methodist Episcopal Church / Dr. Thomas W. Gabriel, DDS					
Historic Building Use	Dentist/professional office space					
Current Building Use	Beauty salon/Multi-tenant professional offices					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The commercial building at 26080 E. Huron River Drive is a one-story Mid-Century Modern structure constructed in 1955 during the postwar commercial development period that followed Flat Rock's industrial transformation under Henry Ford's Village Industries program. The building represents the small-scale commercial and professional office development that emerged to serve the established industrial community during the 1950s, when Flat Rock had matured into a stable manufacturing center with a growing population requiring diverse commercial and professional services.

The structure exhibits characteristic features of 1950s commercial architecture, combining elements of Mid-Century Modern design with the practical requirements of small-scale professional and retail uses. The building's red brick masonry construction demonstrates quality materials and craftsmanship appropriate to permanent commercial development, reflecting the confidence in Flat Rock's continued economic growth and stability during the postwar period. The uniform brick coursing and clean lines embody the simplified aesthetic preferences that emerged during the 1950s, when architectural design emphasized functional efficiency and material honesty over decorative elaboration.

The building's side-gabled roof form, covered with asphalt shingles, creates a residential scale that was appropriate for the mixed commercial and residential character of the E. Huron River Drive corridor during this period. The roof form also reflects the influence of Ranch and Contemporary residential styles on commercial architecture during the 1950s, when designers sought to create commercial buildings that would harmonize with the suburban residential developments expanding throughout American communities.

The facade organization demonstrates the practical design approach typical of 1950s small commercial buildings, with large picture windows providing abundant natural light for interior spaces while creating visual connection between the building's commercial functions and the street. The aluminum-framed windows, while likely replacements, maintain the horizontal emphasis and generous glazing characteristic of Mid-Century Modern commercial design. The window configuration suggests the building's adaptation to multiple tenant uses, with individual window units potentially corresponding to separate professional or retail spaces within the structure.

The building's entrance design features white trim and columns that create a welcoming appearance appropriate for professional services and retail uses. The use of contrasting white trim against the red brick masonry reflects standard color schemes and material combinations popular during the 1950s, when architects and builders sought to create visually appealing commercial buildings that would attract customers and tenants.

The structure's location on E. Huron River Drive places it within the historic commercial corridor that developed to serve Flat Rock's industrial workforce and their families. The building's scale and character reflect the community's evolution from Henry Ford's original Village Industries concept toward a more diversified local economy that included professional services, retail establishments, and specialized businesses serving both local residents and the broader regional market.

The building's current use as a beauty salon and multi-tenant office space continues its original function as a small commercial building serving the community's professional and personal service needs. This continuity of use demonstrates the building's successful adaptation to changing business requirements while maintaining its essential character as a neighborhood commercial facility.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The Board of Trustees of the First Methodist Church of Flat Rock, Michigan, recorded Minutes of Meeting on January 11, 1948, recorded May 17, 1948 (Liber 9267, Page 145), pertaining to Lot 243; the minutes unanimously carried that said property shall not be sold for less than $7,000.[1]

Charles Lautenschlager, Richard Demerest, James E. Mote, Frank Brown, Robert H. Proud, Julius Neifert, Bert Neese, and J. Frank Morford, as Trustees of the First Methodist Episcopal Church of Flat Rock, conveyed Lot 243 to George J. Ruff and Viola K. Ruff, his wife, as an estate by the entireties, by Warranty Deed for love, good, and valuable consideration on May 10, 1948, recorded May 17, 1948 (Liber 9267, Page 151).[2]

George J. Ruff and Viola K., his wife, conveyed the westerly 30 feet of Lot 243 to John Riley and Marian Joyce, his wife, by Warranty Deed for love on September 17, 1955, recorded September 20, 1955 (Liber 12745, Page 209).[3]

John Riley and Marian Joyce, his wife, conveyed the westerly 30 feet of Lot 243 to Sadie Mulias and Isadore Mulias, a married man, as joint tenants to an undivided one-half interest with full rights of survivorship and not as tenants in common, and also Stanley J. Ellias, married man, and Howard Ellias, single man, as joint tenants with full rights of survivorship and not as tenants in common as to an undivided one-half interest, by Warranty Deed for $13,800 on September 22, 1972, recorded January 24, 1973 (Liber 18320, Page 30).[4]

In 1957, Dr. Thomas W. Gabriel, DDS, was practicing dentistry at 26080 E. Huron River Drive.[5] In 1961-71, Dr. George H. Campau, DDS, was practicing dentistry at 26080 E. Huron River Drive.[6]

The Building at 26080 E. Huron River Drive is currently a Beauty Salon.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Commerce.

Criterion A — Community Planning and Development / Commerce: Built in 1955, this multi-tenant commercial building represents the postwar diversification of Flat Rock's commercial base along the E. Huron River Drive corridor. By the mid-1950s, the community's established industrial foundation — rooted in the Ford Lamp Plant and supporting transportation infrastructure — generated sufficient population and economic stability to support specialized local businesses and professional services. The building's design as a multi-tenant facility reflects the entrepreneurial patterns of the era, accommodating diverse small enterprises serving the daily needs of industrial workers and their families.

Criterion C — Architecture: The red brick commercial building with side-gabled roof, horizontal window emphasis, and organized facade composition represents Mid-Century Modern commercial design adapted to small-town scale — the type of modest, locally-oriented commercial architecture that characterized successful industrial communities during the 1950s.

Integrity Assessment: The property retains strong integrity across all seven aspects. Original red brick masonry survives in good condition, and the side-gabled roof form, facade organization, horizontal window emphasis, and overall proportions remain intact. Aluminum windows, whether original or compatible replacements, are consistent with the Mid-Century Modern character. The E. Huron River Drive commercial corridor setting and continued multi-tenant commercial use preserve location, setting, feeling, and association — the building's unbroken functional continuity with its original commercial purpose is notable.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0243_002; citing records held by the City of Flat Rock.

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[5] Michigan Bell Telephone Company, Wyandotte Telephone Directory Followed by Flat Rock, New Boston, Rockwood and Romulus (Trenton, Mich: Michigan Bell Telephone Company, **October 1957**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1969-70) p. 52, for Division St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26086 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0242_000 Lot 242 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0942315		Long: -83.290175		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1932	
Architectural Style	Craftsman Bungalow	
Building Form	1.5 story bungalow	
Roof Form	Side-gabled w/ front dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick masonry w/ wood trim	
Foundation Materials	Concrete	
Window Materials	Replacement vinyl	
Window Type	Double-hung sash, multi-light configuration	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached on alley)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Architecture; Community Planning and Development						
Period(s) of Significance	c. 1938-1975 (Late Depression/pre-WWII residential development within district)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):			
Current/Common Name	26086 E. Huron River Drive						
Historic/Original Owner	Ray & Lucy Lepley						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1938 Craftsman bungalow at 28086 East Huron River Drive represents late Depression-era residential development in Flat Rock during the mature phase of Ford's Village Industries program and on the eve of World War II. The property is a substantial 1.5-story dwelling with brick veneer construction, front gabled dormer, and characteristic Craftsman design elements, exemplifying the quality residential architecture built during the late 1930s when the Craftsman style remained popular even as it was transitioning toward simpler forms that would characterize the 1940s.

The building exhibits a side-gabled roof form with a prominent front gabled dormer that projects from the main roof slope, creating additional living space and natural light on the second floor. The roof is covered with dark grey or brown asphalt shingles. The front dormer contains a multi-light window and demonstrates the Craftsman emphasis on varied roof forms and architectural interest. The roof features wide overhanging eaves with exposed rafter tails visible along the main roofline—a quintessential Craftsman detail that demonstrates honest expression of structure and provides substantial weather protection while creating distinctive shadow lines.

A particularly significant feature is the brick veneer that covers the entire first floor and extends to create a solid, permanent appearance. The red-brown brick is laid in common bond and provides exceptional durability, fire resistance, and visual weight. The use of full brick veneer on a 1938 bungalow demonstrates quality construction and represents an investment in premium materials during the late Depression era when many families were building with limited resources. The brick veneer makes this property stand out from wood-sided bungalows and indicates this was built for an established family with means to invest in superior construction.

The upper floor and dormer feature wood siding (appearing white or cream) with horizontal lap siding creating a two-tone appearance that adds visual interest and is characteristic of Craftsman design where different materials were often combined to create texture and variety. The contrast between the solid brick base and lighter wood upper floor creates visual balance and emphasizes the building's horizontal lines—a key Craftsman design principle.

A distinctive feature visible in the photographs is the full-width front porch that extends across the façade, supported by substantial brick piers or columns. This generous porch is a hallmark of Craftsman residential design, emphasizing outdoor living space and creating a transition between public and private realms. The porch features white railings and creates a welcoming entrance accessed by concrete steps. The red and white striped aluminum awnings over the porch windows add a distinctive visual element and provide solar shading—these awnings may date from the mid-20th century and have become part of the property's established character.

The fenestration includes aluminum windows in both sliding and double-hung configurations. The windows on the front porch area are protected by the distinctive red and white striped aluminum awnings that coordinate with each other and create a unified aesthetic. These awnings, while later additions, demonstrate mid-20th century approaches to solar control and weather protection. The windows appear to maintain original opening sizes and arrangements despite the replacement of original wood sash with aluminum units.

The house sits on a brick or poured concrete foundation that appears substantial and demonstrates quality late 1930s construction practices. The elevated foundation with brick facing provides a solid, permanent base that has supported the building for nearly 90 years.

The property includes a detached garage accessed from the alley behind the house—a site planning approach common in areas with alley access that kept garages and automobile access separated from the front street façade. This alley-accessed garage arrangement was typical of well-planned residential neighborhoods and maintains the pedestrian-friendly character of the front streetscape along Huron River Drive.

The site features a well-maintained lawn with foundation plantings including small evergreen shrubs. A mature bare tree visible in the winter photograph provides scale and demonstrates the property's established character. The property's prominent location on East Huron River Drive, a main thoroughfare along the Huron River, indicates this was a desirable residential site during the late 1930s.

The property demonstrates excellent maintenance and care, with clean brickwork, well-maintained wood trim, coordinated awnings, and careful landscaping that preserves the Craftsman bungalow's residential character while ensuring continued livability nearly 90 years after construction.

Character-defining features include the side-gabled roof with front gabled dormer, the wide overhanging eaves with exposed rafter tails, the full brick veneer first floor creating a solid base, the wood-sided upper floor and dormer, the full-width front porch with brick piers/columns, the red and white striped aluminum awnings, the brick/poured concrete foundation, the detached alley-accessed garage, and the overall Craftsman bungalow character that remains exceptionally intact and legible.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, Raymond & Lucy Lepley were living at 26086 E. Huron River Drive, and Raymond was employed as an electric welder for SOCONY Vacuum, the oil refinery.[1] Ray Basher Lepley registered for the draft in 1942; was employed by the SOCONY Vacuum Oil Refinery (Trenton, Michigan) and his family resided at 26086 E. Huron River Drive in Flat Rock.[2] In 1950, Ray & Lucy Lepley resided at 26086 E. Huron River Drive.[3] Ray Lepley died on 10 Nov 1962.[4] In 1971, Lucy Lepley was living at 26086 E. Huron River Drive.[5] This one and a half-story, single-family brick veneer residence is situated on lot 9 of block 16 in the Village of Flat Rock and in 1941, the address was 26086 E. Huron River Drive.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built c. 1938, this brick Craftsman bungalow represents quality residential construction during the mature Village Industries period, when Ford's Lamp Plant operations were well established and the community supported stable residential neighborhoods. The substantial brick veneer investment indicates construction for an established family — skilled workers, supervisors, or professionals benefiting from Village Industries economic stability. The c. 1938 date places this among the last wave of significant residential development before wartime restrictions halted civilian construction. The prominent East Huron River Drive location demonstrates the desirability of riverfront sites, and the detached alley-accessed garage reflects thoughtful site planning that kept automobile circulation away from the pedestrian-friendly street facade.

Criterion C — Architecture: The property is an exceptional late example of Craftsman bungalow design, demonstrating the style's continued influence into the late 1930s even as simpler Minimal Traditional forms were emerging. Classic Craftsman principles are fully expressed: wide overhanging eaves with exposed rafter tails, full-width front porch with substantial brick piers, side-gabled roof with front dormer, and horizontal emphasis. The combination of brick veneer on the first floor with wood siding on the upper story and dormer creates the material variety characteristic of the style. As a late Craftsman example built well past the style's 1905–1925 peak, the property documents the persistence of honest construction, natural materials, and practical layouts that kept the style appealing in Midwestern communities.

Integrity Assessment: The property retains strong integrity across all seven aspects, with exceptional materials preservation. Original brick veneer survives intact on the entire first floor — one of the outstanding material survivals in the district. Wood siding on the upper floor and dormer, exposed rafter tails, brick porch piers, and brick/poured concrete foundation all remain from original construction. Windows have been replaced with aluminum units and aluminum awnings added, but the retention of brick veneer, Craftsman detailing, and overall form represents remarkable preservation for a nearly ninety-year-old bungalow. The East Huron River Drive setting, alley-accessed garage, and residential neighborhood context preserve location, setting, feeling, and association.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0242_000; citing records held by the City of Flat Rock.

[1] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 16A, dwelling 311, for Raymond & Lucy Lepley ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW9W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 35 of 1034; United States. National Archives and Records Administration.

[2] "United States, World War II Draft Registration Cards, 1942", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:J4S3-25M : Mon Apr 28 23:53:45 UTC 2025), Entry for Ray Basher Lepley, 1942.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 72, dwelling 135, for Ray & Lucy Lepley; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-H?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 50 of 58; United States. National Archives and Records Administration.

[4] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:X34D-NB5C : Thu Apr 10 04:32:36 UTC 2025), Entry for Raymond Basher Lepley.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1971**); for E. Huron River Drive; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for E. Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26092 E. Huron River Drive (607 E. Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0241_000 Lot 241 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094331	Long: -83.290353			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1924
Architectural Style	Craftsman Bungalow
Building Form	One story bungalow
Roof Form	Cross-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl over Wood clapboard siding
Foundation Materials	Concrete/stone
Window Materials	Replacement vinyl
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached on alley)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Architecture						
Period(s) of Significance	c. 1924-1975 (Mid-1920s pre-Village Industries development)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Historic/Original Owner	Edward & Winifred (nee Carter) Close						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1924 Craftsman bungalow at 28092 East Huron River Drive represents mid-1920s residential development in Flat Rock during the years immediately preceding Ford's formal establishment of the Village Industries program. The property is a one-story dwelling with characteristic Craftsman design elements including a front gabled dormer and full-width front porch, exemplifying the popular residential architecture of the mid-1920s that emphasized honest construction, natural materials, and integration with the landscape.

The building exhibits a side-gabled roof form with a prominent front gabled dormer that projects from the main roof slope, creating additional living space and natural light on the second floor. The roof is covered with dark grey or brown asphalt shingles. The front dormer contains a window and represents the practical Craftsman solution for creating usable attic space within the economical 1.5-story form. The roof configuration with dormer demonstrates the Craftsman emphasis on varied roof forms that add visual interest while serving functional purposes.

The exterior walls are currently clad in light yellow vinyl siding that covers the original wood siding beneath. While the vinyl siding represents an alteration from the original material, it maintains the original wall plane and preserves the building's essential 1920s Craftsman form and proportions.

A significant feature is the full-width front porch that extends across the façade, supported by simple posts creating a welcoming entrance. This generous porch is a hallmark of Craftsman residential design, emphasizing outdoor living space and creating a comfortable transition between public and private realms. The porch features a simple railing and is accessed by concrete steps. The substantial porch demonstrates the Craftsman philosophy of creating livable outdoor spaces that connect occupants with nature and community.

The foundation is constructed of stone—a particularly significant feature that demonstrates quality early 1920s construction. Stone foundations were substantial, permanent, and represented superior construction compared to simpler concrete block foundations. The retention of the original stone foundation is an important character-defining feature that connects the building to its 1920s construction and demonstrates solid, durable building practices. The stone foundation provides excellent support and has maintained the building's structural integrity for a century.

The fenestration includes aluminum replacement windows in double-hung configurations. An aluminum awning is visible on the side elevation, providing solar shading and weather protection—a practical mid-20th century addition. While the aluminum windows represent replacements of original wood units, they appear to maintain the original window opening sizes and arrangements that define the bungalow's character.

The property includes a detached garage accessed from the rear alley—a site planning approach that was standard for 1924 construction when garages were universally separated from the main house. The alley access keeps automobile circulation away from the front street façade, maintaining the pedestrian-friendly character of East Huron River Drive.

The site features a maintained lawn with mature shrubs providing foundation plantings. The property's location on East Huron River Drive, a main thoroughfare along the Huron River, indicates this was a desirable residential site during the mid-1920s. The riverside location would have provided scenic views and access to the natural amenity of the Huron River.

The property demonstrates the typical Craftsman bungalow characteristics including the one-story form with dormer, full-width front porch, simple but substantial construction, and integration with its natural riverside setting. Despite material alterations (vinyl siding and replacement windows), the essential Craftsman form, stone foundation, porch configuration, and overall bungalow character remain intact and legible.

Character-defining features include the side-gabled roof with front gabled dormer, the full-width front porch with simple posts, the stone foundation demonstrating quality 1920s construction, the one-story Craftsman bungalow massing, the detached alley-accessed garage, the prominent East Huron River Drive location, and the overall mid-1920s Craftsman bungalow character that remains identifiable despite surface material changes.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, Edward Close built a residence on lot 9, block 16; it was 607 E. Huron River Drive.[1] In 1930, Edward & Winifred (nee Carter) Close and family were living at 607 Huron River Drive, and Edward was employed as a Car Repairman for Railyard.[2] Winifred Carter Close died on 10 Dec 1931, she was only 48 years.[3] In 1939, W. Lynn & Gladys Richardson were living at 26092 HRD.[4] In 1940, William & Gladys Richardson were living at 26092 E. Huron River Drive, and William was employed as an electrical operator for an auto factory.[5] In 1950, W. Linn & Gladys Richardson and son resided at 26092 E. Huron River Drive; and W. Linn worked as a Stationary Engineer for an auto parts manufacturer.[6] In 1971, W.L. Richardson was residing at 26092 E. Huron River Drive.[7]

This one-story, single-family wood frame residence is situated on lot 9 and part of 10, block 16, in the Village of Flat Rock, and in 1929, the address was 607 E. Huron River Drive.[8] This one-story, single-family wood frame residence is situated on lot 9 and part of 10, block 16 in the Village of Flat Rock, and in 1941, the address was 26092 E. Huron River Drive.[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built c. 1924, this Craftsman bungalow represents pre-Village Industries residential development four years before Ford's formal program began. The substantial stone foundation and Craftsman design demonstrate that families were investing in permanent, quality housing along desirable East Huron River Drive during the mid-1920s, establishing the residential character that would later attract industrial investment. The prominent riverside location reflects the appeal of natural amenity and scenic setting that drew homeowners to this stretch of the Huron River corridor. The property documents the community infrastructure that existed before Village Industries and would subsequently house workers and families connected to Ford's operations.

Criterion C — Architecture: The 1.5-story Craftsman bungalow with front dormer, full-width front porch, and horizontal proportions exemplifies the style's continued popularity in Midwestern communities during the mid-1920s, past its 1905–1920 peak. The original stone foundation is a particularly significant survival — more expensive and labor-intensive than concrete block, stone foundations represent quality construction increasingly rare in surviving 1920s buildings. The detached alley-accessed garage reflects thoughtful site planning that maintained a pedestrian-friendly streetscape.

Integrity Assessment: The property retains integrity in six of seven aspects. The 1.5-story bungalow massing with front dormer, full-width front porch, and overall Craftsman configuration remain intact. The original stone foundation represents exceptional material preservation and provides tangible evidence of mid-1920s construction techniques. Vinyl siding and replacement windows diminish materials integrity, though the stone foundation partially offsets these alterations. The

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically; pg. 15, entry for Ed Close; original records held by Brownstown Township Historical Society.

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 222 (stamped), enumeration district (ED) 82-880, sheet 6A, dwelling 119, family 138, for Edward & Winifred Close and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-X5?cat=1036363&i=448&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 449 of 1148; United States. National Archives and Records Administration.

[3] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-H6P : Sat Mar 09 12:30:55 UTC 2024), Entry for Winifred Close and Alfred Carter, 10 Dec 1931.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 16A, dwelling 312, for William & Gladys Richardson; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW9W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 35 of 1034; United States. National Archives and Records Administration.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 13, dwelling 136, for W. Linn & Gladys Richardson and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-2?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 14 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1970-1971**); for E. Huron River Drive; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," October 1929, image 3 of 3, for E. Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081929 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[9] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for E. Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

riverside setting, alley-accessed garage, and residential neighborhood context preserve location, workmanship, setting, feeling, and association.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0241_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26098 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0240_000 Lot 240 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0944124		Long: -83.2904381		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1926	
Architectural Style	American Foursquare/Prairie School influence	
Building Form	Two-story rectilinear	
Roof Form	Hip roof with dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Asbestos siding (painted)	
Foundation Materials	Stone and concrete block	
Window Materials	Wood (original) and aluminum replacement	
Window Type	Double-hung sash, one-over-one configuration	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage (on alley)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry;
Period(s) of Significance	1926-1975 Late period

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):

Current/Common Name	26098 E. Huron River Drive
Historic/Original Owner	Ida Wagar Glass
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Local Builder

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1926 American Foursquare with Prairie School influence is a 2-story dwelling situated on a corner lot along E. Huron River Drive in Flat Rock. The building represents pre-Village Industries residential development, constructed approximately two years before Ford's formal establishment of the lamp plant, and exemplifies the quality residential architecture that characterized Flat Rock's growth during the 1920s. The American Foursquare form combined with Prairie School design elements creates an architecturally distinctive property that reflects the design sophistication available to Flat Rock residents in the years before the Village Industries transformation.

The house exhibits the characteristic American Foursquare form: a box-like 2-story mass with nearly equal dimensions, creating an efficient and economical floor plan that maximized interior space. The Prairie School influence is evident in the broad hipped roof with wide overhanging eaves that create strong horizontal shadow lines, emphasizing the horizontal plane despite the vertical massing of the Foursquare form. A hipped dormer punctuates the front roof slope, providing light and ventilation to the attic space while maintaining the hipped roof vocabulary throughout the composition.

The roof is covered with asphalt shingles in a dark gray tone. A brick chimney rises from the roof, indicating the original heating system. The wide eaves with their pronounced overhang are a defining Prairie School characteristic that distinguishes this house from more typical Foursquare examples with shallower eaves.

The exterior walls are clad in asbestos shingle siding in a dark blue-grey color, a mid-20th century replacement material that has become increasingly rare as asbestos-containing materials have been removed from many buildings. While asbestos shingles represent a change from the original wall surface (likely wood clapboard or shingles), they have acquired historical significance as a mid-century building material that is now seldom encountered. The dark blue color creates a distinctive and well-maintained appearance, with white trim providing strong contrast that emphasizes architectural details.

The most prominent architectural feature is the full-width front porch, which wraps partially around the corner of the house. The porch exhibits Prairie School influence through its hipped roof that echoes the main roof form. Square wooden columns with decorative brackets support the porch roof, creating a simplified classical vocabulary appropriate to the early 20th century. The porch columns are painted white, creating strong visual definition against the dark blue siding.

A particularly notable feature is the decorative concrete block porch wall, which features a rock-faced or rusticated pattern that was popular during the 1920s. This decorative concrete block treatment, painted to match the dark blue color scheme, adds texture and visual interest to the porch foundation while demonstrating the original builder's attention to architectural detail. The survival of this decorative porch wall enhances the property's integrity.

The windows appear to be aluminum replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. The second floor features paired windows on the front facade, a typical Foursquare arrangement that provided balanced light to interior rooms. White window trim creates strong contrast against the dark siding.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period. The corner lot location provides the house with prominent visibility from two street frontages. A period-style street lamp and red fire hydrant stand in the front yard, contributing to the historic streetscape character along E. Huron River Drive.

A detached garage is located at the rear of the property, providing covered automobile storage consistent with the automobile-oriented lifestyle of the 1920s.

Character-defining features include the American Foursquare form, the Prairie School-influenced hipped roof with wide overhanging eaves, the hipped dormer, the full-width front porch with hipped roof and square columns, the decorative rock-faced concrete block porch wall, the 2-story massing, the corner lot setting, and the overall architectural quality that contributes to the streetscape character of E. Huron River Drive.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Ida Wagar Glass owned 50 feet of lot 10 in block 16 of the Village of Flat Rock from 1920 until her death in 1936.[1] Ida moved from her family farm and had this residence built about 1926, as the 1925 tax roll does not yet show a house on the property.[2] In 1930, Ida Glass, a widow, and boarders were living at 603 Huron River Drive.[3]1940, Wesley & Daisy Miller were renting at 26098 E. Huron River Drive, and Wesley was employed as a laborer/farmer for road construction.[4] In 1942, Jean Esch and Marjorie Anderson, Ida's two granddaughters, were co-owners of 26098 E. Huron River Drive, managed its tenants and paid taxes on their grandmother's property almost a decade after her death.[5] In 1950, Harold & Esther Audritsh resided at 26098 E. Huron River Drive; and Harold worked at ash bagging at the Trenton Channel Electric Power Plant.[6] Harold Audritsh resided at 26098 E. Huron River Drive until 1953.[7] Donald Mahoney resided at 26098 E. Huron River Drive from 1954 until 1966.[8] James W. Radcliffe resided at 26098 E. Huron River Drive from 1966 until 1971.[9]

This one-story, single-family wood frame residence is situated on part of lot 10, block 16, in the Village of Flat Rock, and in 1929, the address was 603 E. Huron River Drive.[10]

This one-story, single-family wood frame residence is situated on part of lot 10, block 16 in the Village of Flat Rock, and in 1941, the address was 26098 E. Huron River Drive.[11]

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920-1931," arranged alphabetically; citing entries for Ida Glass; original records held by Brownstown Township Historical Society; **ALSO**, "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-F3L : accessed 27 Dec 2025), Entry for Ida Glass, 15 Dec 1936.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically; pg. 25, citing entries for Ida Glass; original records held by Brownstown Township Historical Society

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 222 (stamped), enumeration district (ED) 82-880, sheet 6A, dwelling 120, family 139, for Ida Glass and boarders; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-X5?cat=1036363&i=448&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 449 of 1148; United States. National Archives and Records Administration.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 16A, dwelling 313, for Wesley & Daisy Miller; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW9W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 35 of 1034; United States. National Archives and Records Administration.

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2" three volumes arranged by subdivision; vol. 2, pg. 25 citing entries for Ida Glass; original records held by Brownstown Township Historical Society

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 13, dwelling 137, for Harold & Esther Audritsh; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-2?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL# 108990835, image 14 of 58; United States. National Archives and Records Administration.

[7] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume), for E. Huron River Dr.; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume), for E. Huron River Dr.; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[10] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," October 1929, image 3 of 3, for E. Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081929 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[11] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for E. Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1926 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents pre-Village Industries residential development that demonstrates the quality housing stock that existed in Flat Rock before Ford's formal industrial investment, and exhibits notable architectural quality through its American Foursquare form with Prairie School influence.

Criterion A - Community Planning and Development: Constructed c. 1926, approximately two years before Ford's formal establishment of the Village Industries lamp plant in Flat Rock, this American Foursquare represents the quality residential development that characterized the community in the years immediately preceding the Village Industries transformation. The property demonstrates that Flat Rock attracted substantial residential investment before Ford's industrial presence, with houses like this contributing to the community fabric that made the village attractive for Ford's decentralized manufacturing experiment.

Pre-Village Industries Development: The property's c. 1926 construction date places it among the immediate pre-Village Industries residential development. When Ford announced plans for the Flat Rock lamp plant in 1928, properties like this American Foursquare already existed along E. Huron River Drive, establishing the quality residential patterns that would characterize the community. The architectural sophistication of this house—combining American Foursquare efficiency with Prairie School design refinement—demonstrates the aspirations of pre-Village Industries residents for quality housing.

Architectural Significance: The property represents an excellent example of the American Foursquare house type enhanced with Prairie School design elements. The Foursquare, popular from approximately 1900 through the 1930s, provided efficient, economical housing that maximized interior space within a compact footprint. The Prairie School influence, evident in the broad hipped roof with wide overhanging eaves, elevates this example above typical Foursquare construction and demonstrates the penetration of progressive architectural ideas into small Michigan communities during the 1920s.

Decorative Concrete Block: The rock-faced decorative concrete block porch wall represents a significant surviving architectural detail from the 1920s. This type of decorative concrete block was manufactured to simulate rusticated stone and was popular for porch foundations, retaining walls, and other applications during the early 20th century. The survival of this feature enhances the property's integrity and provides material evidence of 1920s construction practices.

Asbestos Shingle Siding: The asbestos shingle siding, while a replacement for original wall materials, represents a mid-20th century building material that has become increasingly rare. Applied during the mid-century period when asbestos shingles were a popular, fire-resistant siding option, this material has acquired historical interest as it has been removed from many buildings due to health concerns. The retention of asbestos shingles provides documentation of mid-century building practices, though the material does represent a change from the original wall surface.

Integrity Assessment: The property retains integrity of location, remaining on its original corner lot along E. Huron River Drive. Integrity of design is strong, with the American Foursquare form, Prairie School-influenced hipped roof with wide eaves, hipped dormer, and full-width porch with decorative concrete block wall all preserved. Integrity of materials and workmanship has been altered through asbestos shingle siding and likely replacement windows, though the decorative concrete block porch wall, brick chimney, and concrete block foundation remain. Integrity of setting is preserved through the corner lot location and relationship to the streetscape. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a substantial early 20th-century residence.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1926 construction date places this property among the immediate pre-Village Industries residential development, demonstrating the quality housing that existed in Flat Rock before Ford's formal industrial investment. The American Foursquare form combined with Prairie School design influence represents sophisticated residential architecture that reflects the aspirations of 1920s Flat Rock residents for quality housing.

The property retains excellent design integrity through preservation of its characteristic American Foursquare form with Prairie School elements. The broad hipped roof with wide overhanging eaves creates the horizontal emphasis characteristic of Prairie design, while the hipped dormer maintains the hipped roof vocabulary throughout the composition. The full-width front porch with its hipped roof, square columns with decorative brackets, and rock-faced decorative concrete block wall demonstrates the original builder's attention to architectural detail and represents important surviving historic features.

The decorative concrete block porch wall is a particularly notable feature that enhances the property's significance. This rock-faced treatment, popular during the 1920s, adds texture and visual interest while providing material evidence of period construction practices. The survival of this decorative element is increasingly rare and contributes to the property's architectural integrity.

The corner lot location along E. Huron River Drive provides the house with prominent visibility and contributes to the historic streetscape character of this area. The property's position near the Huron River reflects the importance of the river in Flat Rock's development and the desirability of river-adjacent locations for quality residential construction.

While asbestos shingle siding and likely replacement windows have altered material integrity, the essential American Foursquare form, Prairie School design influence, and decorative concrete block porch wall preserve the property's architectural character. The dark blue and white color scheme, while not necessarily original, creates an attractive, well-maintained appearance that demonstrates continued investment in the property. The building continues to convey its historic character as a substantial early 20th-century residence from the pre-Village Industries period, contributing to understanding the quality residential development that preceded Ford's industrial transformation of Flat Rock.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0240_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26144 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0236_300 Lot 236 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094883		Long: -83.291191		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	Circa 1900	
Architectural Style	Folk Victorian (period modified!)	
Building Form	2 Story Rectilinear	
Roof Form	Side gable w/ front-gabled wing	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Wood and Vinyl Siding mix	
Foundation Materials	Brick and Concrete	
Window Materials	Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	Garage on Alley	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Health/Medicine
Period(s) of Significance	c. 1900–1975 (within and predating district's period of significance, 1920–1975)

Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):
Historic Name	Doctor's Office		
Current/Common Name	26144 E. Huron River Drive		
Historic/Original Owner	Nauman Van Riper		
Historic Building Use	Professional office		
Current Building Use	Professional office (REMER)		

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1900 Folk Victorian residence at 26144 E. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with a steep side-gable roof and a front-gabled wing that served as a doctor's office, as documented on the 1941 Sanborn fire insurance map. The building represents the pre-Ford village era of Flat Rock's development and is among the oldest surviving structures in the proposed district. Its adaptation for medical office use documents the community's growing need for professional services during the Village Industries period.

The original dwelling exhibits a steeply pitched side-gable roof clad in asphalt shingles, with the steep pitch creating a full usable half-story. The roof pitch and overall massing are consistent with late 19th- or early 20th-century folk house forms. The main block is oriented with the side gable facing the street.

A front-gabled wing projects from the front-right portion of the dwelling, containing what the 1941 Sanborn map labels "DR. OFF." (doctor's office). This wing has its own gable roof and appears to be a purpose-built addition or modification that converted part of the house for medical practice — a common arrangement in small communities where physicians operated from their residences. The Sanborn map indicates the building as "1½ D" (1.5-story dwelling) with the doctor's office section labeled separately, confirming the dual-use arrangement was established by 1941.

The exterior walls exhibit a mix of original wood clapboard siding and later vinyl siding, with the wood clapboard visible on portions of the original dwelling. The dual-material treatment reflects the building's incremental modification over time. The brick and concrete foundation is visible at the base, with the brick likely original to the earliest construction phase and the concrete associated with later additions. Aluminum replacement double-hung windows and aluminum single-pane fixed windows are positioned across the facade.

A covered entry porch is positioned at the junction of the main dwelling and the doctor's office wing, providing access to both sections. The porch features simple posts and a shed roof. The building's massing — with the taller 1.5-story main block and the lower front-gabled office wing — creates a stepped composition that documents its evolution from single-family residence to dual-use residential/medical property.

A detached garage of matching materials is positioned at the rear of the property on the alley. The lot is modest with mature deciduous trees providing canopy. A privacy fence encloses a portion of the side yard.

Character-defining features include the steep side-gable roof form, front-gabled doctor's office wing, dual-use residential/medical configuration, mixed wood and vinyl cladding reflecting incremental modification, brick foundation, covered entry porch, and detached garage on the alley.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1925, Nauman Van Riper owned lot 7 of block 7 in Flat Rock; and the residence thereon, 509 Huron River Drive.[1]

This one and a half -story, single-family wood frame residence with an attached “store” on the front is situated on lot 7, block 7, in the Village of Flat Rock, and in 1929, the address was 509 E. Huron River Drive.[2]

In 1939, Rolene Russsell was living at 26144 HRD.[3] In 1939, Nauman & Ella VanRiper and family were living at 26144 HRD.[4]

In 1950, Nauman & Louisa Van Riper resided at 26144 E. Huron River Drive; and Nauman worked on the Production Line at the Auto Parts Manufacturer.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property’s eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1900 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Health/Medicine.

Criterion A - Community Planning and Development / Health/Medicine: This building documents two phases of Flat Rock's development. The original dwelling, dating to c. 1900, represents the pre-Ford agricultural village established by the Vreeland family — one of a small number of surviving structures that predate the 1922 arrival of the Lamp Plant. Its

[1] Brownstown Township, Wayne County, Michigan, “Tax Rolls 1925,” paginated, arranged alphabetically and by block; pg. 76, entry for Nauman Van Riper; original records held by Brownstown Township Historical Society.

[2] Sanborn Fire Insurance Map Company, “Flat Rock, Wayne County, Michigan,” October 1929, image 3 of 3, for E. Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081929 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 12, dwelling 125, for Nauman & Louisa Van Riper ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 13 of 58; United States. National Archives and Records Administration.

adaptation to include a doctor's office, confirmed by the 1941 Sanborn map, documents the community's growing need for professional medical services as the population expanded during the Village Industries period. The home-office arrangement — a physician practicing from a purpose-built wing of the family residence — was the standard model for medical care in small communities before purpose-built clinics became common in the postwar era. The property thus spans and connects the pre-Ford village and the industrial community that succeeded it, embodying the continuity of settlement that underlies the district's development story. Identifying the physician who practiced here would strengthen the significance under Criterion B as well.

Integrity Assessment: Location is intact on the original E. Huron River Drive site. Design integrity is maintained — the 1.5-story side-gable main block, front-gabled doctor's office wing, covered entry porch, and stepped massing remain clearly legible. The doctor's office wing, while an addition, is itself a historic modification dating to at least 1941 and is a character-defining feature documenting the building's significance. Materials integrity has been partially diminished by vinyl siding on portions of the building and replacement windows, though original wood clapboard survives on sections of the dwelling and the brick foundation remains. Setting is preserved along E. Huron River Drive with the detached garage on the alley maintaining the historic site organization. Feeling and association are strong, with the dual-use residential/medical configuration and pre-automotive village-era massing conveying the building's layered history.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1900 construction date places it among the oldest surviving structures in the district, predating the 1922 Ford Lamp Plant. The Folk Victorian form with the front-gabled doctor's office wing — confirmed by the 1941 Sanborn map — documents both the pre-Ford village era and the community's adaptation to serve a growing industrial population. While partial vinyl siding and replacement windows diminish materials integrity, the original form, dual-use configuration, and doctor's office wing are preserved.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0236_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26156 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0235_300 Lot 235 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095021		Long: -83.291368		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1939	
Architectural Style	Tudor Revival	
Building Form	1.5 story Rectilinear	
Roof Form	Cross-gabled w/ prominent arched entry	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick masonry	
Foundation Materials	Concrete	
Window Materials	Some wood (upper) & Vinyl	
Window Type	Multi-light casement & double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Architecture
Period(s) of Significance	1939-1977

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):
Common Name:	26156 E. Huron River Drive			
Historic/Original Owner	David Parker			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 26156 E. Huron River Drive is a one-and-one-half story Tudor Revival cottage constructed in 1939 during the mature period of Henry Ford's Village Industries program in Flat Rock. The dwelling represents the continued residential development that occurred to house the skilled workers, supervisors, and professionals who were drawn to Flat Rock's established industrial community nearly two decades after Ford's initial investment in the community's transformation from a rural agricultural settlement to a thriving manufacturing center.

The building exhibits the characteristic features of the Tudor Revival style that remained popular for middle-class residential construction during the late 1930s and early 1940s, emphasizing picturesque massing, quality materials, and craftsmanship details that created distinctive and appealing domestic architecture. The structure's red brick masonry construction demonstrates substantial investment in permanent, quality housing that reflects the economic stability and prosperity achieved by Flat Rock's residents during the Ford era's continued success.

The most distinctive architectural feature is the prominent arched entry bay that dominates the front facade, creating a focal point that embodies the Tudor Revival style's emphasis on dramatic entrance treatments derived from medieval English architectural traditions. The arch is constructed of red brick with careful attention to the radiating header pattern that demonstrates skilled masonry craftsmanship. Above the arch, a decorative medallion or shield provides ornamental detail that enhances the entrance's architectural significance while reflecting the style's historical associations.

The building's cross-gabled roof form creates the asymmetrical, picturesque massing characteristic of Tudor Revival design, where functional requirements and aesthetic considerations were integrated to create dwellings that expressed both architectural sophistication and domestic comfort. The roof is covered with asphalt shingles that provide practical protection while maintaining the building's residential character. The gable treatments feature clean lines and proportions that reflect the style's adaptation to American building practices during the 1940s.

The fenestration pattern demonstrates careful attention to both period authenticity and interior lighting requirements, with windows that appear to retain their original wood frames and multi-light configurations appropriate to the Tudor Revival style. The windows include both casement and double-hung sash types, creating variety while maintaining stylistic coherence. The window placement creates balanced facade compositions while providing abundant natural light to interior living spaces.

The building's red brick masonry displays excellent craftsmanship in its uniform coursing, clean pointing, and overall construction quality. The brickwork represents the high standards of residential construction that characterized Flat Rock's development during the later Ford era, when the community's economic prosperity supported continued investment in quality housing for workers and their families. The brick's warm red color contributes to the building's welcoming residential character while demonstrating material choices that were both durable and aesthetically appealing.

The structure incorporates a brick walkway that leads to the arched entrance, creating a formal approach that enhances the building's architectural dignity while providing practical access. The walkway's brick construction coordinates with the building's masonry to create visual unity while reflecting the attention to landscape and site development that characterized quality residential construction during the 1940s.

The building's location on E. Huron River Drive places it within the established residential corridor that had developed to house Flat Rock's growing population during the Ford era. The structure's architectural sophistication and substantial construction reflect the community's maturation into a stable, prosperous industrial center that could attract and retain residents who valued both employment opportunities and quality residential environments.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, David Parker owned lot 8. of block 7, in Flat Rock; and the *newly completed* residence thereon, 26156 E. Huron River Drive.[1] In 1939, David & Ruth Parker and family were living at 26156 HRD.[2]

In 1950, David & RuthParker and son resided at 26156 E. Huron River Drive; and David worked as a Stationary Engineer at the County Hospital [Eloise].[3]

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand-paginated, arranged by subdivision; pg. 157. Entry for David Parker. original records held by the Brownstown Township Historical Society.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 12, dwelling 127, for David & Ruth Parker and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 13 of 58; United States. National Archives and Records Administration.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as **Contributing** to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built in 1939, this Tudor Revival dwelling represents sustained residential investment in Flat Rock during the mature phase of Ford's Village Industries program. By the early 1940s, the community had survived the Depression while maintaining employment at the Ford Headlamp Plant, and the construction of a substantial brick residence reflects confidence in Flat Rock's long-term economic stability. The property documents the quality housing that attracted and retained skilled workers essential to Ford's Village Industries operations.

Criterion C — Architecture: The dwelling is a well-preserved example of Tudor Revival residential design adapted to middle-class housing in an industrial community. The cross-gabled roof form, arched entrance bay, red brick construction, and careful proportioning demonstrate the style's continued popularity into the early 1940s. The building's architectural sophistication illustrates the level of residential quality Flat Rock had achieved two decades after the Lamp Plant's establishment.

Integrity Assessment: The property retains excellent integrity across all seven aspects. Location is intact on the original E. Huron River Drive site within the historic street grid. Design integrity is excellent, with all essential Tudor Revival characteristics preserved — cross-gabled roof, arched entrance, red brick masonry, and original fenestration patterns. Materials integrity is excellent, with original brick, apparently original wood window frames with multi-light configurations, and period-appropriate roofing. Workmanship is evident in the quality brick masonry and attention to proportions. Setting, feeling, and association are strong, with the property maintaining its context within the residential corridor that developed to house Flat Rock's Ford-era workforce.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0235_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26228 through 26208 E. Huron River Drive (1 continuous building - 6 units)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0232_000 Lot 233 & 234 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095218		Long: -83.291827		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	2002	
Architectural Style	Contemporary/ Neo-Traditional	
Building Form	Multi-unit condominium	
Roof Form	Complex gabled with dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Various contemporary	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Historic Name	N/A						
Current/Common Name	Multi-family living residence						
Historic/Original Owner	N/A						
Historic Building Use	N/A						
Current Building Use	Multi-family living residence						
Builder/Contractor	Fiorelli						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The properties at 26228 through 26208 E. Huron River Drive are a contemporary condominiums constructed in 2002 consisting of multiple residential units within a single building structure. The building represents late 20th/early 21st-century multi-family residential design characterized by neo-traditional styling that attempts to incorporate historical references within contemporary construction methods and planning approaches.

The structure features a complex roofline with multiple gables and dormers designed to break up the building's mass and create visual interest. The exterior combines brick veneer on the lower levels with stucco or similar materials on upper portions and gable ends. Contemporary vinyl windows in various configurations provide natural light to individual condominium units. The building includes modern amenities such as individual balconies and contemporary entrance features that reflect current residential development standards.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

These condos were constructed in 2002 by Mr. Fiorelli and therefore are non-contributing resources to the Flat Rock Historical District.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, a discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The properties at 26228 through 26208 E. Huron River Drive are recommended as a **NON-CONTRIBUTING** resources to the Flat Rock Historical District.

Lack of Significance: This property does not contribute to the historical or architectural significance of the Flat Rock Historical District due to its recent construction date of 2002, which falls thirty years outside the district's established period of significance (1922-1972). The building has no association with the historical development patterns, architectural traditions, or community growth periods that define the district's significance.

The contemporary condominium design, modern construction methods, and multi-unit density represent a significant departure from the single-family residential character and modest scale that characterizes the historic neighborhood. The building's substantial massing, contemporary materials, and modern styling are incompatible with the historic streetscape and disrupt the residential development patterns established during the district's period of significance.

Recommendation: This property should be classified as NON-CONTRIBUTING to the Flat Rock Historical District due to its recent construction date and incompatibility with the district's historic character and development patterns

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel 58_094_03_0232_000; citing records held by the City of Flat Rock.

Michigan SHPO **Architectural Properties Identification Form**

Property Overview and Location

Street Address	26250 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0231_000 Lot 231 & 232 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095601		Long: -83.292172		
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☒ (Religious)	Structure ☐ Object ☐

Architectural Information

Construction Date	1857	
Architectural Style	Gothic Revival	
Building Form	Traditional church with bell tower	
Roof Form	Gabled nave with tower	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Wood clapboard siding with stone foundation	
Foundation Materials	Stone	
Window Materials	Wood with colored glass	
Window Type	Gothic arched windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Architecture; Religion; Community Planning and Development
Period(s) of Significance	1857-1972

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐ Date(s):

Historic Name	Flat Rock Congregational Church
Current/Common Name	Congregational Church
Historic/Original Owner	Congregational Church congregation
Historic Building Use	Church/Religious worship
Current Building Use	Church/Religious worship
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	23 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The Congregational Church at 26250 E. Huron River Drive is a Gothic Revival ecclesiastical structure constructed in 1857, making it one of the oldest and most historically significant buildings within the Flat Rock Historical District. The church represents both the Early Period of Significance related to Michael Vreeland's original village establishment and the community's continued institutional development that would later support Henry Ford's Village Industries transformation. As a building that spans both periods of the district's significance, the church serves as a crucial link between Flat Rock's agricultural settlement origins and its later industrial development.

The building exhibits the characteristic features of mid-19th century Gothic Revival church architecture, a style that became the dominant ecclesiastical architectural movement in America during the 1840s and 1850s. The church embodies the Gothic Revival's emphasis on vertical lines, pointed arches, and medieval-inspired details that were intended to create an atmosphere of spiritual reverence and connection to Christian architectural traditions. The style's popularity for religious buildings reflected the period's romantic interest in medieval architecture and its associations with spiritual devotion and community faith.

The most prominent architectural feature is the bell tower that rises from the front of the church, creating a distinctive landmark that has served as a focal point for the Flat Rock community for over 165 years. The tower's design incorporates the Gothic Revival's characteristic vertical emphasis, with a tall, slender profile topped by a pointed spire that draws the eye upward in the manner intended by Gothic Revival architects. The spire serves both aesthetic and practical purposes, housing the church bell that has called congregants to worship and marked community occasions throughout Flat Rock's history.

The church's exterior walls are clad in white-painted wood clapboard siding that provides a clean, dignified appearance appropriate to the building's religious function while reflecting the practical building materials available in mid-19th century rural Michigan. The wood siding rests on a substantial stone foundation that demonstrates the quality construction methods employed for this important community building. The stone foundation reflects the permanence and stability that the congregation sought to express through their investment in a substantial church building that would serve the community for generations.

The fenestration pattern features Gothic arched windows that embody the style's most recognizable characteristic, with pointed arches that create the distinctive Gothic appearance while providing abundant natural light for interior worship activities. The windows appear to retain their original wood frames and feature colored glass that enhances the building's spiritual atmosphere while creating beautiful interior lighting effects during worship services. The window design demonstrates careful attention to both aesthetic and functional requirements, with proportions and placement that create balanced facade compositions while serving the liturgical needs of congregational worship.

The building's nave features a traditional gabled roof form that provides the height necessary for dignified interior worship space while creating the classic church silhouette that has made the building a recognizable landmark throughout Flat Rock's history. The roof is currently covered with asphalt shingles that provide practical weather protection while maintaining the building's traditional appearance.

The church's design incorporates a front entrance configuration that creates a welcoming approach for congregants while maintaining the building's architectural dignity. The entrance features the characteristic red doors that provide a warm, inviting accent against the white clapboard siding while following traditional church color schemes that emphasize hospitality and spiritual welcome.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Romeyn B. Murray & Mary Ann his wife to Elias Smith, James Todd, Jacob Miller, Hiram W. Lobdell, Seth C. Hanchet, William Aspinwall, Romeyn B. Murray, trustees of the Congregational Society of Brownstown — Warranty Deed, $1, dated September 20, 1860, recorded April 8, 1862, Liber 90 Page 400. Lots 300 & 301 [original lot numbering]; the seven named trustees of the Congregational Society of Brownstown received this land for church purposes. [The nominal $1 consideration confirms this was a charitable conveyance. The trustees include Hiram W. Lobdell, whose family appears throughout the Huron River Corridor].[1]

James J. Pinck, Henry Moses, Orville Moses, Albert Upham, Gardrett Van Riper & David Keitle, Trustees of the Congregational Society of Brownstown & their successors to The First Congregational Society of Flat Rock — Warranty Deed, $1, dated January 29, 1902, recorded January 31, 1902, Liber 564 Page 556. Lots 300 & 301. The transfer from the old township-based "Congregational Society of Brownstown" to the new village-incorporated "First Congregational Society of Flat Rock" documents the institutional evolution from a rural society to an incorporated village church.[2]

The First Congregational Church of Flat Rock, a Corporation of Flat Rock to The Congregational Church Building Society, a New York Corporation — Grant Mortgage, $700, dated January 31, 1902, recorded January 31, 1902, Liber 449 Page 63; Lots 300 & 301. [Historical Note:The church mortgaged its property to the denominational building society in New York—a national Congregational organization that provided construction financing to local churches.][3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District and Individually Eligible for the National Register under Criterion A for Community Planning and Development and Religion, and Criterion C for Architecture.

Criterion A — Community Planning and Development / Religion: Built in 1857, the Congregational Church is one of the oldest surviving structures in Flat Rock and represents the institutional foundation of Michael Vreeland's 1834 village plan. The substantial investment in a purpose-built Gothic Revival church demonstrated the congregation's confidence in the community's permanence during the mid-nineteenth century, when Congregational churches — with their emphasis on local autonomy and democratic governance — played central roles in rural Michigan community development. By the time Henry Ford established his Village Industries program in 1922, this was already a sixty-five-year-old institution providing spiritual and social services that exemplified the established community infrastructure making Flat Rock attractive for Ford's rural industrial experiment. The building's continuous religious use from 1857 through the present provides unique institutional continuity across the district's entire development — from agricultural settlement through Village Industries transformation to postwar suburban expansion — unmatched by any other resource in the district.

Criterion C — Architecture: The church is an excellent and increasingly rare example of mid-nineteenth-century Gothic Revival ecclesiastical architecture in southeastern Michigan. The bell tower with spire, Gothic arched windows, traditional nave configuration, wood clapboard siding, and stone foundation demonstrate the careful adaptation of Gothic Revival principles to rural American materials and construction methods. The building's proportions and detailing create an exemplary illustration of how small-town congregations translated the Gothic Revival style into permanent religious architecture expressing both spiritual aspiration and community pride.

Integrity Assessment: The property retains exceptional integrity across all seven aspects. The bell tower with spire, Gothic arched windows, nave configuration, overall proportions, and ecclesiastical character remain fully intact. Wood clapboard siding and stone foundation appear original or sensitively maintained — outstanding materials preservation for a structure over 165 years old. Construction quality reflects the congregation's investment in permanent religious architecture, with careful attention to proportions and Gothic detailing. The prominent community landmark position, continuous religious use since 1857, and unbroken institutional associations spanning both agricultural and industrial periods preserve location, setting, feeling, and association at the highest level.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0231_000; citing records held by the City of Flat Rock.

[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; pg. 6-1-203.

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; pg. 6-1-206.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26049 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0245_001 Lot 245 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093264		Long: -83.290114		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1939	
Architectural Style	Craftsman Cottage	
Building Form	1 Story Rectilinear	
Roof Form	Front-gabled w/braces	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Picture Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry					
Period(s) of Significance	1939-1972					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	Single-family residence					
Historic/Original Owner	John W. & Pearl A.Littler					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	August Bunte					

Survey Date	28 August 2025	Recorded By	Lesley Gillilland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1.5-story Craftsman cottage presents a steep front-gabled form to East Huron River Drive from a concrete block foundation. The dominant feature of the facade is the broad front gable with decorative triangular knee braces at the eave returns — a signature Craftsman detail that distinguishes this property from simpler vernacular gable-front cottages in the district.

The steeply pitched roof is clad in asphalt shingles, with the gable peak containing a small decorative window or vent framed by the converging roof planes. A full-width front porch extends across the facade, sheltered beneath a separate shed roof supported on simple posts with a white painted baluster railing — the porch providing the informal outdoor living space central to Craftsman design philosophy. Concrete steps with a simple metal railing lead from grade to the porch deck. White vinyl siding sheathes the exterior walls, covering original wood cladding but preserving the wall plane and overall proportions.

Fenestration consists of aluminum double-hung sash windows in a regular arrangement, with paired or single units flanking the central entry on the main floor. The front door features a full-light glass panel. A brick chimney rises from the roof, indicating original heating infrastructure. A matching detached garage of compatible scale and materials stands adjacent to the east, its neutral siding and simple gabled form complementing the house without competing visually. Mature trees at the rear provide a green canopy that reinforces the residential setting. The overall impression is of a compact, well-composed late 1930s Craftsman cottage whose decorative gable braces, full-width porch, and 1.5-story massing represent the persistence of Craftsman design principles in Flat Rock residential construction during the mature Village Industries period.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, John & Pearl Littler were living at 26049 HRD.[1]

In 1942, August Bunte owned lot 245 in the Assessor's Flat Rock Plat No. 5 subdivision and the residence thereon, 26049 E. Huron River Drive.[2]

In 1950, John W. & Pearl A.Littler resided at 26049 E. Huron River Drive; and John W. & Pearl A.worked as an Inspector at Railroad.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built c. 1939, this Craftsman cottage represents residential construction during the mature Village Industries period, when Ford's Lamp Plant operations were well established and the community supported stable residential neighborhoods. The c. 1939 date places this among the last wave of pre-war residential development before wartime restrictions halted civilian construction. The East Huron River Drive location demonstrates the continued desirability of this corridor for residential development, and the quality Craftsman design indicates construction for a family investing in permanent housing within the economically stable Village Industries community.

Criterion C — Architecture: The property represents a late example of Craftsman cottage design, built well past the style's 1905–1920 peak but demonstrating its continued influence in Midwestern residential construction through the late 1930s. The decorative triangular knee braces in the front gable are the defining Craftsman detail, distinguishing this from the simpler Minimal Traditional cottages that were becoming dominant by 1939. The full-width front porch with baluster railing, steep front-gabled form, and 1.5-story massing further express Craftsman design principles emphasizing informal outdoor

[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2," paginated, arranged by subdivision; vol. 2, pg. 354, entry for August Bunte; original records held by Brownstown Township Historical Society.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 18, dwelling 178, for John W. & Pearl A. Littler ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-L?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 19 of 58; United States. National Archives and Records Administration.

living, honest construction, and practical layouts. As a late Craftsman example, the property documents the transitional moment when this style was yielding to simpler forms on the eve of World War II.

Integrity Assessment: The property retains integrity in six of seven aspects. The steep front-gabled form with decorative knee braces, full-width front porch with baluster railing, 1.5-story massing, window openings, brick chimney, and overall Craftsman configuration remain intact and legible. Materials integrity is diminished by vinyl siding and aluminum replacement windows, though the concrete block foundation, roof structure, decorative gable braces, porch framing, and brick chimney survive from original c. 1939 construction. The matching detached garage, East Huron River Drive setting, and residential neighborhood context preserve the late 1930s site organization. Location, design, workmanship, setting, feeling, and association remain strong, allowing the property to convey its c. 1939 construction date and Craftsman cottage character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0245_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26057 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0245_002 Lot 245 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093299		Long: -83.290292		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1924	
Architectural Style	Vernacular Cottage	
Building Form	1.5 Rectilinear	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Stone/concrete	
Window Materials	Aluminum	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Architecture						
Period(s) of Significance	1942-1972						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	Single-family residence						
Historic/Original Owner	Melvin & Elaine Palmer						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	August Bunte (likely)						

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1.5-story vernacular cottage presents a steep front-gabled form to East Huron River Drive from a concrete block foundation. The main block rises to a steeply pitched front gable clad in brown asphalt shingles, with the gable end facing the street to create a narrow but imposing street presence characteristic of front-gabled vernacular cottages throughout small-town Michigan. A side wing extends from the main block, creating an L-shaped plan that expanded the compact footprint while maintaining compatible scale and roofline. Vinyl siding in a neutral gray tone sheathes the exterior walls, covering original wood cladding but preserving the wall plane and overall proportions. Fenestration consists of aluminum double-hung sash windows distributed in a regular arrangement across the facade and side elevations, with windows at the upper half-story illuminating living space beneath the steep gable. A brick chimney rises from the roof ridge, indicating original heating infrastructure. The front entry is sheltered by a modest covered porch or stoop with a simple roof supported on posts. American flags mounted to the facade document continued active residential use. A matching detached garage stands adjacent to the house, compatible in materials and scale — its presence documenting early automobile accommodation in the 1920s residential landscape. The overall impression is of a compact, solidly built 1920s vernacular cottage whose steep front-gabled form, 1.5-story massing, and straightforward fenestration reflect the practical, economical residential construction that characterized Flat Rock's pre-Village Industries and early Village Industries development along East Huron River Drive.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Melvin & Elaine Palmer and family were living at 26057 HRD.[1] In 1940, Della Ernest and daughter were living at 26057 E. Huron River Drive, and employed as a clerk for general store.[2] In 1942, August Bunte owned lot 245 in the Assessor's Flat Rock Plat No. 5 subdivision and the residence thereon, 26049 E. Huron River Drive.[3]

In 1950, Robert & Mildred Fowler and family resided at 26057 E. Huron River Drive; and Robert worked as Conductor at Railroad.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A — Community Planning and Development: Built c. 1924, this vernacular cottage represents residential development four years before Ford's Village Industries program formally began, documenting the established community foundation that predated Ford's industrial investment. The steep front-gabled form — one of the most common and practical vernacular house types in small-town Michigan during the 1920s — provided economical, compact housing accessible to working families along the desirable East Huron River Drive corridor. The matching detached garage reflects early automobile accommodation in 1920s site planning. The property demonstrates that Flat Rock had established residential neighborhoods with quality housing stock before Ford's arrival, representing the community infrastructure that would later support the Village Industries workforce.

Integrity Assessment: The property retains integrity in six of seven aspects. The steep front-gabled form, 1.5-story massing with L-shaped plan, window openings, brick chimney, covered entry, and overall vernacular cottage configuration remain intact and legible. Materials integrity is diminished by vinyl siding and aluminum replacement windows, though the concrete block foundation and roof structure survive from original c. 1924 construction. The matching detached garage, East Huron River Drive setting, and residential neighborhood context preserve the 1920s site organization. Location, design,

[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village,enumeration district (ED) 82-1, sheet 14A, dwelling 272, for Della Ernest and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZN?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 31 of 1034; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2," paginated, arranged by subdivision; vol. 2, pg. 354, entry for August Bunte; original records held by Brownstown Township Historical Society. Note: Later Lot 245 would be split.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 18, dwelling 177, for Robert & Mildred Fowler and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-L?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 19 of 58; United States. National Archives and Records Administration.

workmanship, setting, feeling, and association remain strong, allowing the property to convey its c. 1924 construction date and role in pre-Village Industries community development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0245_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26067 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0246_001 Lot 246 & 247 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093661		Long: -83.290309		
Ownership: Private ☐	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1920	
Architectural Style	Craftsman Bungalow	
Building Form	1 story rectilinear	
Roof Form	Side-gabled with braces and porch projection	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum/Vinyl	
Window Type	Double-hung sash/Casement	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible: Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐	
Component of a Historic District: Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Architecture					
Period(s) of Significance	1922-1972					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	Single-family residence					
Historic/Original Owner	Ford & Alice Stumpmier					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Local Builder					

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This one-story Craftsman cottage presents a compact side-gabled form to East Huron River Drive from a concrete block foundation. The dwelling's horizontal emphasis and low profile are characteristic of the Craftsman style, with the single-story massing hugging the grade and integrating with the residential landscape.

The moderately pitched side-gabled roof is clad in asphalt shingles, with the exposed gable ends displaying decorative triangular knee braces — a signature Craftsman detail that establishes the architectural character of the dwelling. A prominent brick chimney rises through the roof ridge near center, its substantial mass anchoring the composition and indicating original heating infrastructure.

Cream or buff-toned aluminum siding sheathes the exterior walls, covering original cladding but preserving the wall plane and overall proportions. The concrete block foundation is visible at grade, typical of 1920s residential construction in the district.

The primary facade is organized around a projecting bump-out or bay window containing aluminum casement units, which introduces dimensional interest to the street elevation. Flanking aluminum double-hung sash windows complete the fenestration in a balanced arrangement.

At the east end of the facade, an enclosed front porch with a separate low-pitched roof projects forward from the main block, accessed by white-painted wooden steps with a simple railing. The porch enclosure — whether original or an early modification — features large glazed panels that admit light while providing sheltered living space, a common adaptation of the open porches central to Craftsman design. The main entry appears to be located through or adjacent to this enclosed porch.

Ornamental landscaping with a Japanese maple, decorative boulder, stone edging, and foundation plantings reflects sustained residential investment and care. A matching detached garage with compatible siding and a gabled roof stands to the west, accessed by a concrete driveway.

The overall impression is of a well-maintained 1920 Craftsman cottage whose decorative gable braces, prominent chimney, bump-out window, and enclosed porch document both the original Craftsman design intent and the incremental adaptations characteristic of a century of continuous residential use.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Ford & Alice Stumpmier and son were living at 624 Huron River Drive, and employed as a Salesman for Automobile Sales.[1] In 1939, Selina Rice was living at 26067 HRD.[2] In 1939, Alice Stumpmier was living at 26067 HRD.[3] In 1940, Alice Stumpmier and son were living at 26067 E. Huron River Drive, and employed as a custodian for library.[4] In 1950, Alice Stumpmier resided at 26067 E. Huron River Drive; and Alice worked as librarian at public library.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built in 1920 at the exact start of the district's period of significance, this Craftsman cottage represents the established residential foundation that existed in Flat Rock two years before Ford built the Lamp Plant. The quality Craftsman design and substantial brick chimney demonstrate that families were investing in permanent, well-built housing along the desirable East Huron River Drive corridor — the residential infrastructure and community character that would later make Flat Rock attractive for Ford's Village Industries investment and house the industrial workforce.

Criterion C — Architecture: The side-gabled Craftsman cottage with decorative knee braces in the gable ends represents the style during its period of peak influence. The braces are the defining ornamental element, distinguishing this from simpler vernacular cottages of the same era. The prominent brick chimney, projecting bump-out window with casement glazing, and enclosed front porch express the Craftsman emphasis on livability, honest materials, and integration of indoor and outdoor space. The enclosed porch — whether original or an early adaptation — documents the common evolution of open Craftsman porches into year-round living space in Michigan's climate, representing a period-appropriate modification that reinforces rather than diminishes the property's historical character.

Integrity Assessment: The property retains integrity in six of seven aspects. The side-gabled roof with decorative knee braces, prominent brick chimney, bump-out window, enclosed front porch, one-story massing, and overall Craftsman configuration remain intact and legible. Materials integrity is diminished by aluminum siding and aluminum replacement windows, though the concrete block foundation, brick chimney, roof structure with decorative braces, and porch framing survive from original or early construction. The matching detached garage, well-maintained landscaping, East Huron River Drive setting, and residential neighborhood context preserve the early twentieth-century site organization. Location, design, workmanship, setting, feeling, and association remain strong, allowing the property to convey its 1920 construction date and Craftsman cottage character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0246_001; citing records held by the City of Flat Rock.

[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 222 (stamped), enumeration district (ED) 82-880, sheet 6A, dwelling 115, family 133, for Ford & Alice Stumpmier and son; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-X5?cat=1036363&i=448&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 449 of 1148; United States. National Archives and Records Administration.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 14A, dwelling 271, for Alice Stumpmier and son ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZN?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 31 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 18, dwelling 176, for Alice Stumpmier NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-L?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 19 of 58; United States. National Archives and Records Administration.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26077 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0247_301 Lots 247 & 248 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093299		Long: -83.290292		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1920	
Architectural Style	Craftsman Bungalow	
Building Form	1.5 story rectilinear	
Roof Form	Side-gabled with front dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Siding/ Vertical Wood clapboard siding	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Double-hung sash/ picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry						
Period(s) of Significance	1920-1972						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows/Porch	Moved ☐	Date(s):			
Current/Common Name	Single-family residence						
Historic/Original Owner	Nellie Brandes (daughter of John Vincent)						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1.5-story Craftsman cottage presents a side-gabled form to East Huron River Drive from a concrete block foundation. The defining feature of the roofline is a catslide profile — the front roof plane extending in a long, unbroken sweep from the ridge down to the first-story eave, creating the asymmetrical silhouette characteristic of this roof type. The rear roof plane is shorter and steeper, accommodating full-height second-story space at the back of the dwelling. Gray asphalt shingles clad the roof surface. A pair of front dormers with their own gabled roofs punctuate the extended front roof slope, providing light and headroom to the upper half-story.

Cream or pale yellow vinyl siding sheathes the main block of the house, covering original cladding but preserving the wall plane and proportions. The enclosed front porch is distinguished by vertical wood clapboard siding — a contrasting material treatment that may represent original construction or an early enclosure of an open Craftsman porch. This material distinction visually differentiates the porch volume from the main block.

Aluminum double-hung sash windows are distributed across the facade in a regular arrangement, with paired units in the dormers illuminating the upper floor and single or paired windows on the main level. The enclosed porch features its own glazed openings admitting light to the sheltered entry space.

The front entry is accessed through the enclosed porch, reached by concrete or wood steps from grade. A decorative period-style street lamp stands at the sidewalk edge, contributing to the early twentieth-century residential character of the streetscape.

A matching detached garage with compatible siding and a gabled roof stands to the east, accessed by a concrete driveway. Foundation plantings and mature trees frame the property.

The overall impression is of a well-maintained 1920 Craftsman cottage whose catslide roof profile, front dormers, enclosed porch with vertical clapboard, and 1.5-story massing represent a distinctive variation within the district's collection of early twentieth-century residential architecture along East Huron River Drive.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1939, Nellie Brandes was living at 26077 EHRD.[1] In 1940, Nellie Brandes and daughter were living at 26077 E. Huron River Drive.[2] In 1950, Nellie Brandes and family resided at 26077 E. Huron River Drive.[3]

Nellie L. Brandes, Department of Conservation for the State of Michigan, conveyed Lot 247 to James V. Vance and Ruth B., his wife, by Quit Claim Deed for love, good, and valuable consideration on December 23, 1952, recorded April 15, 1954 (Liber 12068, Page 176).[4]

James V. Vance and Ruth B., his wife, conveyed Lot 249 and part of Lot 247 (formerly E 44 feet), and Lot 6 and all of Lot 7, Block 18, Plat of the Village of Flat Rock, to the Estate of Mamie H. Van Riper by Quit Claim Deed for $13,500 on June 25, 1977, recorded August 2, 1977 (Liber 19817, Page 377).[5]

Frank F. Gazley, Executor of the Estate of Mamie H. Van Riper, deceased, Wayne County Probate File #669149, conveyed Lot 249 and part of Lot 247 (formerly E 44 feet), and Lot 6 and all of Lot 7, Block 18, Plat of the Village of Flat Rock, to Joseph G. Duda and Mary Nona, his wife, by Executor's Deed for $16,000 on July 28, 1977, recorded August 2, 1977 (Liber 19817, Page 348); the entry notes this deed was in pursuance of Land Contract dated April 23, 1955.[6]

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[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 14A, dwelling 270, for Nellie Brandes and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZN?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 31 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 17, dwelling 175, for Nellie Brandes and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-N?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 18 of 58; United States. National Archives and Records Administration.

[4] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 4**5** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built in 1920 at the exact start of the district's period of significance, this Craftsman cottage represents the established residential foundation that existed in Flat Rock two years before Ford built the Lamp Plant. Together with adjacent properties at 26057 and 26067 E. Huron River Drive — also c. 1920 Craftsman cottages — this dwelling documents a cohesive cluster of quality early twentieth-century housing along the Huron River corridor, establishing the residential character and community infrastructure that would later attract Ford's Village Industries investment.

Criterion C — Architecture: The catslide roof is the distinctive architectural feature, creating an asymmetrical profile that distinguishes this cottage from the standard side-gabled and front-gabled Craftsman forms elsewhere in the district. The long, sweeping front roof plane with paired dormers, enclosed porch clad in vertical wood clapboard, and 1.5-story massing represent a well-composed variation on Craftsman design principles. The retention of vertical wood clapboard on the enclosed porch — whether original or early — preserves a material distinction increasingly rare in the district's re-sided housing stock.

Integrity Assessment: The property retains integrity in six of seven aspects. The catslide roof profile, paired front dormers, enclosed porch with vertical wood clapboard, 1.5-story massing, window openings, and overall Craftsman configuration remain intact and legible. Materials integrity is diminished by vinyl siding on the main block and aluminum replacement windows, though the concrete block foundation, roof structure, vertical clapboard porch cladding, and dormer framing survive from original or early construction. The matching detached garage, period-style street lamp, East Huron River Drive setting, and residential neighborhood context preserve the early twentieth-century site organization. Location, design, workmanship, setting, feeling, and association remain strong, allowing the property to convey its 1920 construction date and distinctive Craftsman cottage character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0247_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26083 E. Huron River Drive [612 Huron River Drive]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0250_000 Lot 250 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093854		Long: -83.290608		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1864	
Architectural Style	Colonial Revival	
Building Form	Two-story rectangular house	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Architecture					
Period(s) of Significance	1920-1975					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Historic Name	Hounshell House (parts of house moved to current site)					
Current/Common Name	Single-family residence					
Historic/Original Owner	J.A.B Wolven (most likely)					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1.5-story vernacular cottage presents a complex, irregular massing to East Huron River Drive from a stone and concrete foundation. The building is confirmed as two separate houses joined into a single dwelling — physical evidence observed during interior renovations documents the seam where the structures were united. The narrower, lower side-gabled wing extending to the east is the original c. 1864 structure, while the taller front-gabled section facing the street was the later addition that expanded the dwelling and reoriented its primary facade toward the road. The junction of these volumes produces the complex roofline of intersecting gable planes clad in dark asphalt shingles.

White aluminum siding sheathes the entire exterior, unifying the two volumes under a single material treatment that covers original cladding and conceals the exterior evidence of the join. The horizontal lap profile preserves a traditional appearance. Interior framing, however, retains physical evidence of the composite construction visible during renovation work. The stone and concrete foundation at grade may reflect differing construction techniques between the original and added sections.

Aluminum double-hung sash windows with dark decorative shutters are distributed across the facade in a somewhat irregular arrangement that reinforces the composite character of the building. The front-gabled section displays windows at both the main floor and the upper half-story beneath the gable peak, while the side-gabled wing carries windows at the main level with smaller upper-story openings. A small front-gabled entry vestibule projects from the junction of the two volumes, sheltering the main entrance with a simple peaked roof and dark-sided walls.

No garage or outbuildings are present on the property. Multiple vehicles parked in a paved driveway along the east side of the dwelling indicate contemporary site use. Mature trees frame the property and contribute to the established residential setting.

The overall impression is of one of the oldest surviving structures in Flat Rock — predating both the district's 1920 period of significance and the Dr. Robert Turner house (c. 1876) by over a decade — whose irregular massing and complex roofline document a confirmed composite origin from two joined dwellings. The narrower eastern wing preserves the original c. 1864 structure, while the taller front-gabled addition reoriented and expanded the residence, together recording successive construction campaigns spanning the Civil War era and its aftermath.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Renselaer Wallace and Auretta Wallace, his wife, conveyed Lots 52 and 53 [historical lot numbers] to Romeyn B. Murray by Warranty Deed for $250 on May 1, 1852, recorded April 9, 1861. R. B. Murray (Romeyn B. Murray) and Mary Ann, his wife, conveyed Lots 52 and 53 to Zelinda Gessly by Warranty Deed for $300 on October 13, 1854, recorded April 10, 1861.[1]

John F. Gesley and Zelinda, his wife, conveyed Lots 52 and 53 to James L. Farnham by Warranty Deed for $250 on April 1, 1860, recorded January 10, 1861; James L. Farnham and Mary, his wife, took out a mortgage from Zelinda Gesly in the amount of $200 on April 1, 1860, recorded September 7, 1860, on Lots 52 and 53; James L. Farnham and Mary S., his wife, conveyed Lots 52 and 53 to Fredric N. Francis by Warranty Deed for $186 on January 7, 1861, recorded January 7, 1861.[2]

William H. Hooper and Elizabeth J., his wife, conveyed Lots 52 and 53 to Joseph A. B. Wolvin by Warranty Deed for $800 on March 14, 1864, recorded May 5, 1864; Joseph A. B. Wolven took out a mortgage from William H. Hooper in the amount of $700 on March 14, 1864, recorded June 29, 1864, on Lots 52 and 53; the mortgage was assigned by the mortgagee to Richard Smithson.[3]

Joseph A. B. Wolven and Susan M., his wife, took out a mortgage from Ursula Harrison in the amount of $600 on July 8, 1870, recorded July 8, 1870, on Lots 52 and 53; the mortgage was assigned by a will of said Ursula Harrison to Mrs. Mary Williams, then assigned by Mary Williams to Mrs. William Jacob Heck, and then assigned by Jacob Heck to Charles Kirchgessner.[4]

A Notice of Mortgage Sale on Lots 52 and 53 was filed on December 15, 1876, with evidence of sale attached. Joseph A. B. Woolven and Susan M., his wife, took out a mortgage from Alice Vreeland in the amount of $400 on September 25, 1875, recorded September 27, 1875, on Lots 52 and 53.[5]

J. A. B. Wolven and Susan M., his wife, by Deputy Sheriff, conveyed Lots 52 and 53 to Charles Kirchgessner by Sheriff's Deed for $900 on March 22, 1877, recorded April 20, 1878. A second Sheriff's Deed for $900 was also recorded on March 27, 1877.[6]

Charles Kirchgessner and Catharine, his wife, conveyed Lots 52 and 53 to William H. Boyd by Quit Claim Deed for $1,036 on April 18, 1878, recorded May 1, 1878; William H. Boyd and Lucy C., his wife, conveyed Lots 52 and 53 to J. A. B. Wolven by Quit Claim Deed for $1 on April 19, 1878, recorded May 1, 1878; J. A. B. Wolven and Susan M., his wife, took out a mortgage from William H. Boyd in the amount of $1,000 on April 24, 1878, recorded May 1, 1878, on Lots 52 and 53.[7]

J.A.B. Wolven and Susan M., his wife, conveyed Lots 52 and 53 to William H. Boyd by Warranty Deed for $1,000 on July 27, 1886, recorded September 13, 1886; J. A. B. Wolven and Susan M., his wife, also conveyed Lots 52 and 53 to William H. Boyd by Warranty Deed for $45 on November 30, 1886, recorded March 1, 1887, covering Lot 54.[8]

William H. Boyd and Lucy C., his wife, conveyed Lots 52 and 53 to George H. Sanders by Warranty Deed for $900 on August 20, 1896, recorded September 4, 1896; George H. Sanders and Mary E., his wife, conveyed Lots 52, 53, 54, and 55 to Francis M. Reid by Warranty Deed for $600 on September 4, 1904, recorded September 20, 1904.[9]

Francis E. Reid and Nettie L., his wife, conveyed Lots 52 and 53 to Benjamin F. Cornwall and Georgia, his wife, by Warranty Deed on March 20, 1918, recorded March 25, 1918; Francis E. Reid and Nettie L., his wife, had earlier conveyed Lots 52, 53, 57, and 58 to Francis E. Reid by Warranty Deed on July 22, 1916, recorded July 30, 1917; Benjamin F. Cornwall and Georgia Cornwall, his wife, conveyed the east 44 feet of Lot 53 to John W. Vincent by Warranty Deed on July 10, 1920, recorded August 11, 1920.[10]

The Estate of John W. Vincent, deceased, entered probate; The heirs were identified as Verona J. Vincent, wife; Nellie L. Brandes, daughter; and George C. Vincent, son; the inventory filed recites the east 44 feet of Lot 53.[11]

Verona J. Vincent, widow of John W. Vincent, and George C. Vincent and Ethel, his wife, conveyed an undivided one-third of the easterly 44 feet of Lot 53 to Nellie L. Brandes by Quit Claim Deed on May 1, 1937, recorded July 29, 1937. Nellie L. Brandes and Harold A. Mills and Marie K., his wife, conveyed an undivided one-third of the easterly 44 feet of Lot 53 by Quit Claim Deed on July 1, 1937, recorded July 29, 1937.[12]

Nellie L. Brandes conveyed the easterly 44 feet of Lot 53 to John C. Near by Quit Claim Deed on July 5, 1938, recorded July 7, 1938. John C. Near and Mary L., his wife, conveyed the easterly 44 feet of Lot 53 to Nellie L. Brandes and Ruth E. Brandes, or the survivor as joint tenants, and not as tenants in common or otherwise, by Quit Claim Deed on July 6, 1938, recorded July 7, 1938.[13]

Benjamin F. Cornwell and Georgia, his wife, conveyed Lots 52 and 53 to F. A. Lautenschlager and Lillie E., his wife, by Warranty Deed on May 27, 1922, recorded June 5, 1922.

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[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **LOWER BROWNSTOWN** > Platted/Unplatted: **SECTION 6 (pt. of Flat Rock)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Set of maps and indexed detailed records, 34 pages.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[4] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[5] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[6] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[7] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[8] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[9] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[10] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[11] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[12] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[13] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

In 1925, Benjamin F. Cornwell owned part of lot 6 of Block 18 in the Village of Flat Rock, and the residence thereon, 612 E. Huron River Drive.[14] In 1939, Harold & Forence Cornwell and family were living at 26083 EHRD.[15] In 1940, Harold & Florence Cornwell and son were living at 26083 E. Huron River Drive, and employed as a salesman for electrical appliance.[16]

In 1950, Oliver & Estelle Kane and children resided at 26083 E. Huron River Drive; and Oliver & Estelle worked as Carpet Layer for a Carpet retailer.[17]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture. The property may warrant further evaluation for Individual Eligibility based on its exceptional age.

Criterion A — Community Planning and Development: Built c. 1864 during the Civil War, this is potentially the oldest surviving structure in Flat Rock, predating the district's period of significance by fifty-six years and Ford's Village Industries program by over six decades. The dwelling documents Flat Rock's earliest residential development during Michael Vreeland's agricultural village period, when the community was a small rural settlement along the Huron River. Physical evidence observed during interior renovations confirms the building as two separate houses joined into a single dwelling — the narrow eastern wing being the original c. 1864 structure, with the taller front-gabled section added later. This confirmed composite history provides direct evidence of the community's incremental growth and the pragmatic adaptation of existing housing stock that characterized rural Michigan communities throughout the nineteenth century. The property's survival through the entire span of Flat Rock's development — from Civil War–era agricultural village through Village Industries transformation to postwar suburban expansion — provides unmatched continuity within the district.

Criterion C — Architecture: The irregular 1.5-story form with complex intersecting gable roofline represents mid-nineteenth-century vernacular residential construction in rural southeastern Michigan. The confirmed composite massing — the narrow eastern wing preserving the original c. 1864 dwelling and the taller front-gabled section representing a subsequent addition — documents construction practices and housing adaptation patterns from the Civil War era and its aftermath. Interior framing evidence observed during renovations physically confirms the join between the two structures. Despite aluminum siding and replacement windows, the complex form, irregular massing, and 1.5-story profile remain legible as pre-twentieth-century residential architecture fundamentally distinct from the district's later housing stock.

Integrity Assessment: The property retains integrity in five of seven aspects. The complex irregular massing, intersecting gable rooflines, 1.5-story profile, entry vestibule, and confirmed composite form remain intact and legible as mid-nineteenth-century residential construction. Materials integrity is significantly diminished by aluminum siding and replacement windows, and workmanship evidence is largely concealed beneath modern cladding — though the stone and concrete foundation, overall structural frame, and interior framing documenting the join survive from original construction. The East Huron River Drive setting, mature trees, and established residential context preserve the property's historic location and neighborhood character. Location, design, setting, feeling, and association remain strong, with the building's exceptional age, confirmed composite origin, and distinctive form conveying its mid-nineteenth-century origins and its role as one of Flat Rock's earliest surviving dwellings.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0250_000; citing records held by the City of Flat Rock.

[14] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged by subdivision; pg. 14, entry for Benjamin F. Cornwell; original records held by Brownstown Township Historical Society.

[15] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[16] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 14A, dwelling 269, family ,Harold & Florence Cornwell and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZN?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 31 of 1034; United States. National Archives and Records Administration.

[17] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 17, dwelling 174, for Oliver & Estelle Kane and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-N?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 18 of 58; United States. National Archives and Records Administration.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26091 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0252_300 Lot 252 & 253 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093961		Long: -83.290742		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1916	
Architectural Style	American Foursquare/Prairie School influence	
Building Form	2 Story Rectilinear	
Roof Form	Hip roof w/enclosed porch	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	Detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Architecture
Period(s) of Significance	1916-1972

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Historic/Original Owner	Daniel & Saphrona McDonald			
Historic Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This two-story American Foursquare with Prairie influence presents a cubic, box-like massing to East Huron River Drive from a concrete block foundation. The full two-story height and square plan — the hallmark of the Foursquare type — create a commanding street presence among the predominantly 1- and 1.5-story cottages along this stretch of the corridor.

The hipped roof clad in gray asphalt shingles caps the cubic mass with the low, broad profile characteristic of both the Foursquare type and Prairie-influenced design. A hipped dormer punctuates the front roof slope, providing light and ventilation to attic space. The wide eave overhang reinforces the horizontal emphasis associated with Prairie styling.

Gray vinyl siding sheathes the exterior walls, covering original cladding but preserving the wall plane and the cubic proportions essential to the Foursquare form. The concrete block foundation is visible at grade, typical of late 1910s residential construction in the district.

Aluminum double-hung sash windows are arranged across the facade in a regular pattern — paired or single units on both stories maintaining the balanced, symmetrical fenestration characteristic of the Foursquare type. The window arrangement on the upper story aligns with openings below, reinforcing the orderly, rational composition.

A full-width front porch extends across the ground floor, sheltered beneath a separate hipped or shed roof supported on simple posts. The porch provides the informal transition between public sidewalk and private interior that was central to early twentieth-century residential design. Concrete or wood steps with a simple railing lead from grade to the porch deck.

A detached garage stands at the rear of the property, accessed from the side driveway. Period-style street lamps along the sidewalk edge and mature deciduous and ornamental trees — including a prominent purple-leafed specimen — frame the property and contribute to the established residential character of the streetscape.

The overall impression is of a substantial, well-proportioned 1916 American Foursquare whose cubic massing, hipped roof with dormer, full-width porch, and two-story height represent the largest and most imposing dwelling type within this cluster of early twentieth-century housing along East Huron River Drive.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and

Daniel McDonald and Saphrona E. McDonald received Lot 51 from Lee A. Hood and Amanda Hood, his wife, by Warranty Deed for $2,300 on September 23, 1916, recorded October 12, 1916; Charles L. Moss, a widower, conveyed Lot 51 to Lida Neifert, Kate Stumpmeier, Ruth McNeil, and Esther Gildersleeve, heirs of Sophrona A. Moss, as tenants in common, by Quit Claim Deed on March 9, 1932, recorded March 12, 1932.[1]

The Estate of Sophrona Moss, deceased, entered probate on March 14, 1932; the heirs were identified as Charles Moss, husband; Lida M. Neifert, daughter; Kate Stumpire, daughter; Esther Gildersleeve, daughter; and Ruth McNeil, daughter; the July 19, 1932, inventory filed recites Lot 51.[2]

Marie K. Mills conveyed Lot 51 to Lida M. Neifert, Kate Stumpmire, Esther Gildersleeve, and Ruth McNeil by Quit Claim Deed on March 6, 1939, recorded March 7, 1939. An Affidavit of Louise Keenan, recorded March 7, 1939, stated that on April 23, 1908, when the Warranty Deed was executed, Ulric J. Longprey was a single man; an Affidavit of Lida Neifert, also recorded March 7, 1939, stated that Daniel and Saphrona E. McDonald, grantees in a prior deed, were at the time said deed was made husband and wife; that Daniel McDonald is now dead, having died on June 3, 1927; that during the year 1929, Saphrona E. McDonald married Charles Moss; and that Saphrona E. McDonald and Sophrona Moss, who died March 2, 1932, were one and the same person.[3]

Marie Louise Keenan conveyed Lot 51 to Lida M. Neifert, Kate Stumpmire, Esther Gildersleeve, and Ruth McNeil by Quit Claim Deed on March 10, 1939, recorded March 13, 1939; Lida M. Neifert, Kate Stumpmire, Esther Gildersleeve, and Ruth McNeil conveyed Lot 51 to Herman **Bloom** and Florence D., his wife, by Warranty Deed on March 17, 1939, recorded March 22, 1939, subject to the sewer easement.[4]

In 1939, Elmer & Edna Meyers and famly were living at 26091 Huron River Drive.[5] In 1940, George & Dorothy White and sons were living at 26091 E. Huron River Drive, and employed as a car inspector for railroad.[6] In 1950, Allan & Vera Cook and children resided at 26091 E. Huron River Drive; and Allan worked in Maintenance at a Chemical Plant.[7]

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[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **LOWER BROWNSTOWN** > Platted/Unplatted: **SECTION 6 (pt. of Flat Rock)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Set of maps and indexed detailed records, 34 pages.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[4] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 14A, dwelling 268, family ,George & Dorothy White and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZN?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 31 of 1034; United States. National Archives and Records Administration.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 17, dwelling 173, for Allan & Vera Cook and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-N?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 18 of 58; United States. National Archives and Records Administration.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built in 1916 at the exact start of the district's period of significance, this American Foursquare represents the most substantial dwelling type within the cluster of c. 1920 residences along East Huron River Drive — joining adjacent Craftsman cottages at 26057, 26067, and 26077 in documenting the established residential foundation that existed two years before Ford built the Lamp Plant. The full two-story height and generous proportions indicate construction for an economically established family, possibly a professional, merchant, or property owner, demonstrating the social and economic diversity of Flat Rock's pre-Village Industries residential community.

Criterion C — Architecture: The American Foursquare was one of the most popular and practical house types of the early twentieth century, providing maximum interior space within an economical cubic footprint. This example's Prairie-influenced detailing — the low hipped roof with wide eave overhang, hipped dormer, horizontal emphasis, and full-width porch — reflects the Midwestern adaptation of Prairie design principles that distinguished the best Foursquare examples from plainer iterations. The two-story cubic massing and hipped roof create a formal, commanding presence that contrasts with the lower Craftsman cottages flanking it, documenting the range of housing types and economic levels represented along the corridor.

Integrity Assessment: The property retains integrity in six of seven aspects. The cubic two-story massing, hipped roof with dormer, wide eave overhang, full-width front porch, symmetrical fenestration, and overall Foursquare form remain intact and legible. Materials integrity is diminished by vinyl siding and aluminum replacement windows, though the concrete block foundation, hipped roof structure with dormer, and porch framing survive from original c. 1916 construction. The rear detached garage, period-style street lamp, mature trees, East Huron River Drive setting, and residential neighborhood context preserve the early twentieth-century site organization. Location, design, workmanship, setting, feeling, and association remain strong, allowing the property to convey its 1916 construction date and its role as the most substantial dwelling within this early residential cluster.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0252_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26095 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0254_000 Lot 254 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094045		Long: -83.290900		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1946	
Architectural Style	Minimal Traditional	
Building Form	1 Story Rectilinear	
Roof Form	Side-gabled with projection	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl	
Window Type	Picture & Double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Architecture
Period(s) of Significance	1944-1972

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	Single-family residence			
Historic/Original Owner	Charles H. and Mamie L. Atkins			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26095 E. Huron River Drive is a single-story Minimal Traditional residence constructed c. 1944 during the wartime period of Flat Rock's development. The dwelling presents a side-gabled main block with a prominent front-gable wing projecting forward on the right (east) side, creating an L-shaped footprint characteristic of the Minimal Traditional style. The side-gabled roof and front-gable projection are covered with asphalt shingles at a moderate pitch, and a brick chimney rises from the main roof ridge near the intersection of the two gabled volumes.

Exterior walls are clad in vinyl siding applied over the original frame construction. The siding is painted a deep red with white-painted corner boards, fascia, and window trim providing contrast — a color scheme that, while not necessarily original, maintains a traditional residential appearance. The vinyl cladding obscures the original wall material, which was likely wood clapboard or similar horizontal siding typical of wartime construction. The concrete block foundation is plainly visible along the east (right) elevation, rising approximately two feet above grade and exhibiting the standard coursed block construction common to mid-1940s residential building in the Flat Rock area. Small glass block basement windows are set into the foundation wall on the east elevation, indicating a partial or full basement below.

Fenestration consists entirely of aluminum replacement double-hung windows in one-over-one configuration. The front-gable wing features paired double-hung units on the primary (south-facing) elevation and a single double-hung window in the upper gable field. The main block displays single double-hung units on the front facade flanking the entry, and additional single units are visible on the east elevation at both first-floor and gable levels. Window openings appear to retain their original proportions and spacing despite the replacement sash, maintaining the modest, regularly spaced fenestration pattern characteristic of the Minimal Traditional style.

A covered porch with simple square posts on a concrete slab shelters the recessed entry at the junction of the main block and projecting wing. The porch roof extends from the main block eave, creating an intimate sheltered transition between exterior and interior. Concrete steps with a metal railing provide access from grade. No garage or outbuildings are present on the property; the gravel driveway along the east side terminates without a dedicated parking structure.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

Emilie Young conveyed Lot 254 to Charles H. Atkins and Mamie L., his wife, by Warranty Deed for $1 and other consideration on June 30, 1944, recorded July 7, 1944 (Liber 7081, Page 8).[1]

In 1950, C.H.Atkins resided at 26095 E. Huron River Drive; and C.H. worked as Dentist at Dental Office.[2]

The Estate of Charles H. Atkins, also known as Charles Atkins, deceased, was filed as a Probate File, File #478939, on September 28, 1959, pertaining to Lot 254; the inventory was filed December 21, 1959. Heirs include: Donald W. Hubbard, Norman A. Hubbard, Wayne W. Hubbard, and Douglas J. Hubbard.[3]

Beulah Lezotte and Elizabeth McWebb, as Co-Administratrixes of the Estate of Charles H. Atkins, also known as Charles Atkins, deceased, conveyed Lot 254 to Andrew Bodary and Ellen, his wife, by Co-Administratrix's Deed for $7,500 on August 10, 1962, recorded November 13, 1962 (Liber 14902, Page 869).[4]

Ellen B. Bodary, survivor of herself and her deceased husband Andrew Bodary, whose death certificate is recorded in Liber 19196, Page 939, conveyed Lot 254 to Mary Ellen Bodary and Lawrence Alden Bodary, as Trustees under Agreement dated December 31, 1976, by Quit Claim Deed on December 24, 1976, recorded January 25, 1977 (Liber 19634, Page 918).[5]

Lawrence Alden Bodary, Mary Ellen Bodary, and Lawrence Alden Bodary as "Trustees," executed the Bodary Children Management Trust Agreement for the benefit of assigns and heirs of "Settlors," namely Charles Emerson Bodary, James Lynn Bodary, Mary Ellen Bodary, Daniel Andrew Bodary, and Alan Richard Bodary, on December 1, 1976, recorded February 15, 1977 (Liber 19651, Page 732), pertaining to Lot 254 et al.[6]

A Memorandum of Land Contract by and between Mary Ellen Bodary and Lawrence Alden Bodary, as Trustees under a Trust Agreement dated December 1, 1976 (Sellers), and Luigi Fiorelli and Jeanine Fiorelli (Purchasers), was recorded on December 1, 1985, recorded December 18, 1985 (Liber 22616, Page 577), pertaining to Lot 254. The entry notes a Memorandum of Land Contract dated December 5, 1985.[7]

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[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **LOWER BROWNSTOWN** > Platted/Unplatted: **SECTION 6 (pt. of Flat Rock)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Set of maps and indexed detailed records, 34 pages.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 17, dwelling 172, for C.H. Atkins ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-N?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 18 of 58; United States. National Archives and Records Administration.

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[4] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[5] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[6] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[7] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1944 Minimal Traditional residence is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. The wartime construction date places this property within the middle phase of Flat Rock's transformation from Michael Vreeland's agricultural village into a suburban-industrial center anchored by the Ford Motor Company Lamp Factory. Wartime-era housing in Flat Rock reflects the sustained demand for worker housing even during the period when Ford's Village Industries operations were redirected toward defense production, demonstrating the community's continued residential growth throughout the district's 1920–1975 period of significance.

The Minimal Traditional style, with its compact footprint, simplified detailing, and efficient use of materials, was the dominant residential form of the late 1930s through mid-1940s, offering affordable homeownership to working-class families near industrial employment. The L-shaped plan with projecting front-gable wing and recessed porch entry is a characteristic Minimal Traditional configuration that provides visual interest within the style's economical framework.

The property retains integrity of location on its original site and design integrity through preservation of the side-gable-with-front-wing form, L-shaped plan, recessed porch, chimney, and overall massing. Materials and workmanship have been diminished by vinyl siding and aluminum replacement windows, though these alterations are reversible and the structural fabric remains intact. Setting is preserved through the property's relationship to neighboring residences along the E. Huron River Drive streetscape. Feeling and association remain strong, as the dwelling continues to convey its character as a modest wartime-era working-class residence within the Flat Rock community.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The c. 1944 construction date falls within the district's 1920–1975 period of significance, and the Minimal Traditional form remains legible despite material alterations. Sufficient integrity in location, design, setting, feeling, and association conveys the property's historic significance as wartime-era worker housing in Flat Rock's Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0254_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26123 E. Huron River Drive [South] and adjacent lot for parking				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0256_001 Lot 258 & 259 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094254		Long: -83.291458		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1946	
Architectural Style	Mid-Century Modern Commercial	
Building Form	1-story commercial building	
Roof Form	Flat roof with parapet	
Roof Materials	Built-up roofing	
Exterior Wall Materials	Brick masonry with stucco/concrete block additions	
Foundation Materials	Concrete	
Window Materials	Aluminum storefront	
Window Type	Large plate glass windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Commerce; Transportation						
Period(s) of Significance	1946-1972						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Historic Name	Fiorelli Restaurant - The ROC/Flat Rock Flash Cleaners						
Current/Common Name	Restaurant (Fiorelli - The ROC)						
Historic/Original Owner	Andrew & Ellen Bodary / Luigi & Jeanine Fiorelli						
Historic Building Use	Ice harvesting/storage facility, later laundromat/dry cleaners						
Current Building Use	Restaurant						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Andrew Bodary						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26123 E. Huron River Drive is a single-story commercial building occupying a prominent corner lot at the intersection of E. Huron River Drive, currently operating as a restaurant (Wize Guys Bistro / Salute). The building retains its original c. 1940s commercial block shell — a low-slung rectangular footprint under a flat roof with a slight parapet — beneath later cosmetic treatments applied during the restaurant conversion. The basic single-story massing, flat-roof profile, and overall commercial block form remain legible and intact.

Exterior walls of the original shell have been clad in EIFS or synthetic stucco finished in a warm yellow-tan color, with contrasting dark-painted fascia and trim along the roofline. A section of decorative stone veneer in earth tones has been applied to a portion of the front facade. These surface treatments obscure but do not replace the original wall construction; the underlying commercial shell remains structurally intact beneath the cosmetic overlay, analogous to vinyl siding applied over original cladding on residential properties within the district. The concrete foundation is visible at grade in limited areas.

The principal storefront opening on the front (south) facade occupies its original location, corresponding to the dry cleaning drop-off window from the building's decades of service as the Flat Rock Flash Cleaners. This opening, now fitted with commercial aluminum-framed plate glass, preserves the primary fenestration relationship established during the building's period of commercial significance. Additional window openings on the east elevation have been modified or introduced for the restaurant use. The most substantial physical alterations are the two entrance/patio additions — a projecting covered entrance with columned supports on the west end and an outdoor dining area on the east with decorative iron fencing and umbrella-shaded seating — which represent clearly identifiable later accretions rather than wholesale reconstruction of the original building.

The rear of the property slopes downward toward the Huron River, reflecting the site's historic relationship to the waterfront and its earlier function as an ice storage facility requiring direct access to the river for ice harvesting operations. Landscaping includes decorative boulder arrangements and ornamental plantings associated with the current restaurant use.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Andrew Bodary and Ellen B. Bodary assembled the property through a series of acquisitions in 1944–1946, purchasing Lots 256, 257, 258, and 259 from multiple sellers including Harold A. and Marie K. Mills, August L. and Cora M. Bunte, and the State of Michigan. The Bodarys briefly shared an undivided half-interest in Lots 257 and 258 with Gerald and Doris Maskrey (1946) and took out a $30,000 mortgage from F.W. Ritter Sons (1945) that resulted in a Sheriff's Deed foreclosure in 1949, though the Ritters subsequently quit-claimed the lots back to the Bodarys in 1951.[1]

By the mid-1950s, the Flat Rock Flash Cleaners operation was established on the property. Merle A. Smith, Sr. and Jr. conveyed Lots 258 and 259, together with a metes-and-bounds strip along the western edges of Lots 256 and 257, to Flat Rock Flash Cleaners, Inc. in 1961. The business financed its operations through a series of mortgages from Newport State Bank and Trenton State Bank totaling over $70,000 between 1967 and 1973, and the Bodarys conveyed their remaining interest in Lots 258 and 259 to Flat Rock Flash Cleaners, Inc. by Warranty Deed in 1967.[2]

Luigi and Jeanine Fiorelli acquired the property in 1974, purchasing Lots 258 and 259 with the associated portion of Lots 256 and 257 from both Merle A. Smith, Jr. and Flat Rock Flash Cleaners, Inc. for $35,000. The Fiorellis subsequently acquired the remainder of Lots 256 and 257 from Ellen B. Bodary (survivor of Andrew) and the Bodary family trustees in 1978 for $16,000, consolidating full ownership of all four lots.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1940s commercial building is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Commerce. The property possesses exceptional historical significance spanning nearly two centuries of Flat Rock's development, with the surviving commercial block shell retaining sufficient integrity to convey its mid-twentieth-century associations.

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[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026

The site's earliest known significance dates to 1838, when the Gibraltar & Flat Rock Company excavated a canal at this location along the Huron River. This speculative venture, which ultimately failed, represents one of the earliest commercial development efforts in what would become Flat Rock, predating the community's incorporation. The property's rear slope toward the river's edge preserves the physical relationship to this early canal enterprise. Subsequently, the site served as an ice house or ice storage facility, exploiting direct access to the Huron River for commercial ice harvesting — a significant seasonal industry throughout southeastern Michigan in the nineteenth and early twentieth centuries. Both the canal and ice house operations predate the district's 1920–1975 period of significance but connect to the river's central role in Flat Rock's economic identity.

During the district's period of significance, the property operated as the Flat Rock Flash Cleaners from approximately the 1940s through the 1960s. This dry cleaning establishment served the growing residential community that developed around Ford's Village Industries Lamp Factory, representing the type of service-oriented commercial enterprise that supported the daily needs of Flat Rock's industrial workforce and their families. The Flash Cleaners operation documents the maturation of Flat Rock's commercial infrastructure as the community evolved from a company-centered industrial settlement into a self-sustaining suburban center with its own commercial district along E. Huron River Drive.

The property retains integrity of location on its original site and design integrity through preservation of the original commercial block shell — the flat-roof form, single-story massing, rectangular footprint, and principal storefront opening all survive intact beneath the cosmetic EIFS/stucco overlay. Materials and workmanship have been diminished by the surface re-cladding, decorative stone veneer, and replacement storefront glazing, though the original structural shell remains intact and the primary storefront opening retains its historic location. Setting is preserved through the property's prominent corner-lot position within the E. Huron River Drive streetscape and its physical relationship to the Huron River at the rear. Feeling and association remain strong; the building continues to read as a mid-century commercial establishment within Flat Rock's historic core, and the entrance/patio additions are identifiable as later accretions that do not obscure the original commercial form.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The original c. 1940s commercial block shell survives beneath cosmetic alterations, with the flat-roof form, single-story massing, and principal storefront opening retaining their historic configuration. The entrance/patio additions are clearly identifiable later accretions rather than wholesale reconstruction. The property's significance as a mid-century commercial establishment serving Flat Rock's Village Industries community, combined with the exceptional layered site history encompassing the 1838 Gibraltar & Flat Rock Company canal and the ice harvesting operation, make this a historically important property within the district. Sufficient integrity in location, design, setting, feeling, and association conveys the property's commercial significance within the district's 1920–1975 period of significance.

This property is **strongly recommended** as a **Contributing Resource** to the Flat Rock Historical District. The building represents exceptional historical continuity spanning both periods of district significance, from Vreeland's early industrial vision through Ford era commercial development to contemporary adaptive reuse. The property's associations with traditional river industries, postwar commercial development, and community gathering places make it an important component of the district's ability to convey the complete story of Flat Rock's evolution.

The building's location at the historic canal site provides unique connections to the earliest period of Flat Rock's industrial development, while its evolution through ice harvesting, service businesses, and restaurant use demonstrates the adaptability and continuity that have characterized successful commercial development in the community. The structure's continued function as a community gathering place maintains its role in Flat Rock's social and economic life while preserving its historical associations with riverfront commercial development.

The property effectively illustrates the practical utilization of the Huron River's resources and strategic location that have driven Flat Rock's development from Vreeland's time through the Ford era to the present, making it a vital contributor to the district's historical significance and community character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0256_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26131 E. Huron River Drive [South]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0260_000 Lot 260 & 261 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094431	Long: -83.291458			
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1854	
Architectural Style	Greek Revival	
Building Form	2 Story Rectilinear	
Roof Form	Front-gabled main block with side wing	
Roof Materials	Standing Seam	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Stone/concrete	
Window Materials	Wood/Aluminum	
Window Type	Double-hung sash with decorative shutters	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Architecture; Commerce; Community Planning and Development					
Period(s) of Significance	1854-1972					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Historic Name	Lobdell House					
Current/Common Name	26131 E. Huron River Drive					
Historic/Original Owner	Lobdell family					
Historic Building Use	Single-family residence					
Current Building Use	Professional offices (Denis Budds†)					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Commodore P. Chamberlin (likely)					

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26131 E. Huron River Drive is a two-story Greek Revival residence constructed c. 1854, making it one of the oldest surviving buildings in Flat Rock and a rare physical link to the community's pre-industrial agricultural settlement period. The dwelling presents a front-gabled main block with a lower side wing extending to the east, a configuration characteristic of upright-and-wing houses that were among the most common Greek Revival dwelling forms in mid-nineteenth-century Michigan.

The front-gabled main block rises a full two stories under a steeply pitched roof clad in standing seam metal — a roofing material consistent with mid-to-late nineteenth-century practice and one that may represent either an original or early replacement installation. The roof terminates in a wide frieze band and returning eaves at the gable ends, a hallmark Greek Revival detail that evokes the pediment of a classical temple front. The wing section is set back and lower in height, covered by a separate gabled roof also clad in standing seam metal, and features its own entry door.

Exterior walls are clad in vinyl siding applied over the original frame construction, finished in a light blue with darker blue trim at the corners, window surrounds, and decorative shutters. The vinyl obscures the original cladding, which was almost certainly wood clapboard. Despite this material alteration, the proportional relationships, corner board detailing, and window trim profiles preserved beneath or replicated by the vinyl application maintain the Greek Revival character. The foundation is constructed of stone — likely local fieldstone — with some sections of concrete block that appear to represent later repair or reinforcement, a common condition in mid-nineteenth-century Michigan buildings that have been maintained over more than 170 years of continuous use.

Fenestration on the front (south) facade of the main block is symmetrically arranged in the Greek Revival manner: a center entrance door flanked by single windows on the first floor, with three evenly spaced windows on the second floor. The windows are a mix of original wood double-hung sash and aluminum replacement units, both in configurations consistent with the original openings. Window surrounds with projecting lintels and modest architrave trim are visible, contributing to the Greek Revival character even where replacement sash has been installed. The wing features additional double-hung windows in a simpler arrangement. The center entrance on the main block is accessed by a short flight of steps, with the doorway set within a simple surround consistent with vernacular Greek Revival detailing. No garage or outbuildings are present on the property; foundation plantings and a maintained lawn characterize the front yard.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Commodore P. Chamberlin and Almeda S. Chamberlin conveyed Lot 49 to Alexander M. Arzeno by Warranty Deed for $450 in June 1853 — a transaction likely representing the sale of the property with the newly constructed Greek Revival residence, consistent with the c. 1854 estimated construction date. Upon Arzeno's death, probate commissioners partitioned his estate among four heirs: Ann P. Vining, Catherine B. Rousson, Mary D. Willis, and Ada A. Stowe. Lot 49 was assigned to Mary T. Willis. Significantly, Hiram W. Lobdell served as Administrator of the Arzeno estate, a position that would have given him direct knowledge of the property and likely facilitated the Lobdell family's subsequent acquisition.[1]

Hiram W. Lobdell and Phebe E., his wife, to Alex. M. Arzeno and Lewis A. Arzeno. Warranty Deed, consideration $250. Dated April 12, 1871; recorded July 20, 1871. Liber 153, Page 514. Lot 288.[2]

The property remained in Lobdell family ownership for over a century; Phoebe Lobdell resided in the house until her death in 1927, after which it passed to her son Bradley N. Lobdell, who occupied the dwelling until his death in 1968. Sadie A. Lobdell, Bradley's widow, filed an affidavit in 1970 establishing her ownership, noting she and Bradley had held the land for thirty years but the original deed had been lost. She sold the property to Edwin Jolliffe by Land Contract for $3,500 in 1970, with an $18,500 balance remaining.[3]

Edwin and Catherine Jolliffe conveyed the lot to Denis W. Budds by Quit Claim Deed for $34,500 in 1978.[4] Budds financed the purchase through collateral assignments of the original Lobdell Land Contract involving William and Mary L. Budds and the Budds Pension Trust/Medical Corp. of Olga C. Hassler, each indebted to Budds in the amount of $10,000.[5] Denis Budds subsequently conveyed the property to Karen A. Wooten (later Karen A. Budds) through a series of Quit Claim Deeds between 1981 and 1984 reflecting their changing marital status, with final sole ownership vesting in Karen A. Budds in 1984.[6]

[This chain establishes continuous Lobdell family occupancy from at least the mid-nineteenth century through 1970 — roughly 120 years spanning Flat Rock's entire development from agricultural settlement through the Village Industries era. The Lobdell connection to the Arzeno estate administration suggests the family's roots at this address may extend to the property's earliest years, strengthening the case for individual eligibility under Criterion A as well as the Criterion C architectural significance already documented.]

In 1939, Bradley & Sadie Lobdell and family were living at 26131 HRD.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1854 Greek Revival residence is recommended as Contributing to the Flat Rock Historical District and may also warrant consideration for individual eligibility under Criterion C for Architecture. The property is among the oldest surviving buildings in Flat Rock and represents a direct physical connection to the community's founding era — the agricultural village established along the Huron River decades before Henry Ford's Village Industries program transformed the area in the 1920s. The upright-and-wing Greek Revival form was the dominant domestic building type in southeastern Michigan during the 1840s–1860s settlement period, and this example's survival into the present provides essential context for understanding the full arc of Flat Rock's development from Vreeland-era agricultural village through Ford-era suburban-industrial center.

Under Criterion A for Community Planning and Development, the property documents the pre-industrial settlement pattern along E. Huron River Drive, where the earliest residents established homesteads oriented to the river and the road that followed its course. The dwelling was already seven decades old when Ford began construction of the Lamp Factory in 1922, and its continued presence throughout the district's 1920–1975 period of significance demonstrates the layered

[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **LOWER BROWNSTOWN** > Platted/Unplatted: **SECTION 6 (pt. of Flat Rock)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Set of maps and indexed detailed records, 34 pages.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[4] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[5] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[6] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

[7] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

character of Flat Rock's built environment — a community where mid-nineteenth-century vernacular architecture coexisted with the Minimal Traditional cottages, Ranch houses, and mid-century commercial buildings that the Village Industries program generated.

Under Criterion C for Architecture, the property is a well-preserved example of the upright-and-wing Greek Revival house form that characterized Michigan's settlement-era domestic architecture. Character-defining features include the front-gabled two-story main block with returning eaves at the gable, the lower side wing, symmetrical fenestration with center entrance, standing seam metal roofing, and surviving wood window sash with Greek Revival trim profiles. The standing seam roof is itself a notable feature, representing a roofing technology widely used in nineteenth-century Michigan that has become increasingly rare as properties have been re-roofed with modern materials.

The property retains integrity of location on its original site along E. Huron River Drive, where it has stood for over 170 years. Design integrity is strong: the upright-and-wing form, front-gable massing, returning eaves, symmetrical facade composition, standing seam roof, and Greek Revival window surrounds all survive intact. Materials and workmanship have been diminished by the application of vinyl siding over the original cladding and by the introduction of aluminum replacement windows alongside the surviving wood sash, though the standing seam metal roof, stone foundation, and remaining wood windows preserve significant original material. Setting is maintained through the property's position on E. Huron River Drive within the historic residential corridor. Feeling and association are strong — the dwelling immediately reads as a mid-nineteenth-century house, its age and character clearly distinguishable from the surrounding twentieth-century residential fabric, reinforcing the layered historical narrative of the district.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District and may merit consideration for individual National Register eligibility under Criterion C. The c. 1854 construction date makes this among the oldest surviving resources in Flat Rock, providing essential context for understanding the community's transformation from an agricultural settlement into a suburban-industrial center. The Greek Revival upright-and-wing form retains strong design integrity despite vinyl siding, with the standing seam metal roof, stone foundation, returning eaves, symmetrical facade, and surviving wood window sash preserving key character-defining features. Sufficient integrity in location, design, setting, feeling, and association conveys the property's architectural and historical significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0260_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26151 E. Huron River Drive [South]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0263_000 Lot 263 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094598		Long: -83.292852		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1936	
Architectural Style	Moderne/Art Deco Commercial	
Building Form	2-story commercial building	
Roof Form	Flat roof with parapet	
Roof Materials	Built-up roofing	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Concrete	
Window Materials	Steel casement/Aluminum replacement	
Window Type	Multi-light steel casement windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development; Industry; Commerce; Health/Medicine						
Period(s) of Significance	1936-1972						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ WIndows	Moved ☐	Date(s):			
Historic Name	Doctor Proud's Office/Medical Building						
Current/Common Name	26151 E. Huron River Drive						
Historic/Original Owner	Dr. Robert H. Proud						
Historic Building Use	Medical office/Doctor's office						
Current Building Use	Multi-family residential (three apartments)						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The building at 26151 E. Huron River Drive, historically known as the Proud Doctor's Office, is a two-story Moderne/Art Deco commercial structure constructed in 1936 during the mature period of Henry Ford's Village Industries program in Flat Rock. The building represents the specialized professional services infrastructure that developed to serve Flat Rock's established industrial community, embodying the community's evolution into a self-sufficient municipality capable of supporting diverse professional services including medical care for its growing population.

The structure exhibits the characteristic features of Moderne commercial architecture that gained popularity during the late 1930s and early 1940s, emphasizing clean geometric lines, horizontal emphasis, and modern materials that expressed confidence in technological progress and contemporary design principles. The building's design reflects the optimistic modernism that characterized American commercial architecture during the period when communities like Flat Rock were demonstrating the long-term viability of industrial development combined with quality community services.

The building's red brick masonry construction demonstrates substantial investment in permanent professional infrastructure during the early 1940s, when Flat Rock's established economy could support specialized services such as medical practice. The brick construction provides the solid, dignified appearance appropriate to professional medical practice while reflecting the quality building standards that characterized Flat Rock's development during the mature Ford era. The warm red brick color contributes to the building's welcoming professional character while demonstrating material choices that were both practical and aesthetically appealing.

The structure's two-story height and rectangular plan create efficient layouts for professional office use while maintaining a substantial street presence that reflects the importance of medical services within the community. The building's design incorporates the horizontal emphasis characteristic of Moderne architecture, with ribbon windows and clean lines that create the streamlined appearance valued by progressive professional practitioners during the early 1940s.

The fenestration pattern features multi-light steel casement windows that demonstrate the Moderne style's preference for industrial materials and horizontal glazing systems. The windows appear to include both original steel casement units and later aluminum replacements that maintain compatible proportions and configurations. The generous glazing provides abundant natural light for professional office activities while creating the modern, hygienic appearance that was essential for medical practice during the period.

The building's facade organization incorporates subtle Art Deco and Moderne detailing that creates visual interest while maintaining the dignified, professional appearance appropriate to medical practice. The flat roof with parapet creates the horizontal emphasis and modern profile that characterized progressive commercial architecture during the early 1940s, when streamlined design was associated with efficiency, hygiene, and technological advancement.

The structure's location on E. Huron River Drive places it within the established commercial corridor that had developed to serve Flat Rock's population during the Ford era. The building's construction in 1936 represents the community's continued growth and sophistication during the mature period of Ford's Village Industries program, when the community had achieved sufficient size and prosperity to support specialized professional services such as medical practice.

The building's conversion from medical office to multi-family residential use represents a practical adaptive reuse that preserves the structure's architectural character while providing contemporary housing within the historic commercial corridor. This conversion demonstrates the flexibility of well-designed commercial buildings to accommodate changing community needs while maintaining their essential architectural integrity and community function.

The building's design and construction reflect the confidence and prosperity that characterized Flat Rock during the early 1940s, when the community was proving the long-term success of Ford's Village Industries concept while developing the professional services infrastructure necessary for a complete, self-sufficient municipality. The structure represents the type of specialized building that enabled Flat Rock to maintain its attractiveness to residents while providing the quality services expected by a stable, prosperous industrial community.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Alice M. Lobdell to Robert H. Proud — Warranty Deed, 1 &C, dated May 1, 1936, recorded May 4, 1936, document C 187630, Liber 4660 Page 324. Part of Lots 227 & 228, beginning at a point on the south side of Huron Street 62 feet east from the intersection of Huron & Church Streets; thence running south on a line parallel with said Church Street 132 feet; thence east parallel with the south side of Huron Street 4 feet; thence north parallel with said Church Street 132 feet to the south line of Huron Street; thence west on the south line of Huron Street 4 feet to the place of beginning. This remarkably

narrow parcel—only 4 feet wide and 132 feet deep—was evidently a boundary adjustment strip between the Lobdell and Proud holdings.[1]

Alice M. Lobdell, widow, & Don W. Lobdell & Hallie Y. his wife to Robert H. Proud — Warranty Deed, 1 &C, dated February 19, 1936, recorded May 4, 1936, document C 187631, Liber 4660 Page 326. Lot 231 & North 132 feet of Lot 229, also with a right of egress and ingress westerly to Church Street over a 10-foot strip parallel with Huron Street and from 122 to 132 feet distant therefrom, to install sewers et al. The sewer access easement granted with this conveyance reflects the practical infrastructure needs of interior lots that lacked direct street frontage for utility connections.[2]

Robert H. Proud & Winifred M. his wife to The State Savings Bank of Flat Rock, a Michigan Corporation — Mortgage, $3,500, dated June 12, 1936, recorded June 19, 1936, document A 369724, Liber 2916 Page 207. Discharge #A 618839, Liber 5985 Page 577. Lot 231 & North 132 feet of Lot 229; also part of Lots 227 & 228 as described in deed Liber 4660 Page 324; also the easement granted in deed Liber 4660 Page 326. Proud's mortgage encumbered all the property he had acquired from the Lobdells, including the 4-foot strip and the sewer easement.[3]

Alice M. Lobdell to Robert H. Proud & Winifred M. Proud — Mortgage, $1,000, dated January 16, 1939, recorded May 9, 1939, document A 467450, Liber 3155 Page 116. Discharge #A 470371, Liber 805 Page 129. Lot 228 & part of Lot 227, having 62 feet on the Southerly side of Huron River Drive; thence on the East line parallel with Church Street Southwesterly 132 feet; thence 62 feet on a line parallel with Huron River Drive, 62 feet to the Westerly line of Church Street; thence Northerly along Church Street 132 feet to the point of beginning. This description—a rectangular parcel 62 feet wide and 132 feet deep at the corner of Huron River Drive and Church Street—represents the most commercially valuable frontage in the Lobdell holdings. Notably, the street is here designated "Huron River Drive" rather than "Huron Street," reflecting the road's renaming.[4]

Robert H. Proud and Winnifred M., his wife, took out a mortgage from the State Savings Bank of Flat Rock, Flat Rock, Michigan, in the amount of $6,000 on August 5, 1942, recorded August 7, 1942 (Liber 6191, Page 508), on Lot 262. The entry notes Discharge #A722695, Liber 6828, Page 319.[5]

Robert H. Proud and Winifred M., his wife, conveyed Lot 262 to Flat Rock Medical Centre, a Michigan co-partnership, by Warranty Deed for love on June 30, 1956, recorded July 6, 1956 (Liber 13103, Page 98). A building restriction was noted.

Robert H. Proud, retiring partner, conveyed Lot 262 to Flat Rock Medical Centre, a Michigan co-partnership consisting of Russel Proud, M.D. and John W. Hillyer, M.D., by Quit Claim Deed for $1 and other valuable consideration on June 28, 1963, recorded July 9, 1963 (Liber 15073, Page 376).[6]

Russel Proud, M.D. and John W. Hillyer, M.D., also known as Robin, his wife, conveyed Lot 262 to Flat Rock Medical Centre, a Michigan Co-Partnership, by Quit Claim Deed for $1 and other valuable consideration on August 31, 1967, recorded September 18, 1967 (Liber 16411, Page 836).[7]

Robin Proud, married woman, wife of grantee herein, and Russel F. Proud, husband of grantor herein, exchanged a Quit Claim Deed on November 3, 1975, recorded November 18, 1975 (Liber 19258, Page 238), pertaining to Lot 262.[8]

Russel F. Proud and Patricia Anne, his wife, took out a mortgage from Peoples Bank in the amount of $60,000 on November 3, 1978, recorded November 8, 1978 (Liber 20319, Page 710), on Lot 262; the entry notes Discharge reference to Liber 22022, Page 264.[9]

Russel F. Proud and Patricia Anne, his wife, conveyed Lot 262 to Charles J. Kromer and Janet L., his wife, by Warranty Deed for $69,900 on May 22, 1984, recorded May 31, 1984 (Liber 22023, Page 826).[10]

Charles J. Kromer and Janet L., his wife, took out a mortgage from Peoples Bank & Trust in the amount of $92,400 on May 22, 1984, recorded May 25, 1984 (Liber 22020, Page 227), on Parcel I: Lot 262 et al.[11]

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[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[4] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 4**5** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.* [**This is where the lot numbering system shifted from old to the new Flat Rock Assessor's Plat No. 5, May 1940**]

[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[11] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1936 Moderne commercial building at 26151 E. Huron River Drive is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development, Commerce, and Health/Medicine.

The building represents the specialized professional services infrastructure that emerged during Flat Rock's maturation under Ford's Village Industries program. By the mid-1930s the community had achieved sufficient size and stability to support a resident medical practice, eliminating the need for workers and families to travel to larger urban centers for healthcare. The structure's original function as a purpose-built medical office documents the diversification of Flat Rock's economic base beyond manufacturing into professional services — a marker of the community's evolution into a self-sufficient municipality capable of meeting the comprehensive needs of its industrial workforce.

The property retains excellent integrity across all seven aspects. The building remains on its original site within the E. Huron River Drive commercial corridor, and all essential Moderne/Art Deco characteristics survive intact: two-story massing, flat roof with parapet, horizontal emphasis, and original red brick masonry in excellent condition. Setting, feeling, and association are strong, with the building continuing to convey its professional character within the historic commercial fabric. The conversion from medical office to residential use represents a sensitive adaptive reuse that preserves the structure's architectural character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0263_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26209 E. Huron River Drive [430 Huron River Drive]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0263_000 Lot 265 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094844		Long: -83.292114		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1926	
Architectural Style	Commercial Vernacular	
Building Form	1-story Rectilinear	
Roof Form	Flat w/ parapet	
Roof Materials	Built Up	
Exterior Wall Materials	Vertical Wood clapboard siding/Concrete block	
Foundation Materials	Concrete/stone	
Window Materials	Mixed original and replacement	
Window Type	Double-hung sash and storefront windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Communications; Commer						
Period(s) of Significance	1926-1972						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Motes Printing/The Huron Valley Sentinel/Leon's Heating & Air Conditioning						
Current/Common Name	26209 E. Huron River Drive						
Historic/Original Owner	James & Nora Motes						
Historic Building Use	Newspaper printing office (The Huron Valley Sentinel)						
Current Building Use	Mixed-use commercial/residential (apartment upstairs)						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26209 E. Huron River Drive is a two-story commercial storefront building constructed c. 1926, situated on the east side of E. Huron River Drive within Flat Rock's historic commercial corridor. The building presents a rectangular footprint under a flat roof, oriented with its primary facade facing west toward the street. The 1929 Sanborn Fire Insurance Map confirms the building's presence and identifies its use as "PRINTING" with an electric motor, corroborating its function as the printing office for the Huron Valley Sentinel newspaper.[1]

The primary (west) facade is clad in vertical board siding, likely a later application over the original wall material. A commercial storefront occupies the ground floor, featuring a central entrance with a paneled door set within a simple surround, flanked by display windows. A broad red fabric awning spans the storefront, sheltering the entrance and display area. The address "26209" is affixed to the storefront. The second floor presents a relatively plain facade with residential-scale replacement windows — a configuration typical of early twentieth-century commercial buildings where the upper story served as office space, storage, or living quarters for the proprietor. A window-mounted air conditioning unit on the second floor indicates continued upper-story use.

The side (south) elevation is constructed of brick, now painted white, and displays the building's full two-story mass rising directly from grade. The brickwork is laid in a common bond pattern. Second-floor windows on this elevation are irregularly spaced replacement units, with one appearing to be a smaller utility opening. A window air conditioning unit is also visible on this elevation. The brick wall extends to the rear without setback, and a metal railing and stairway along the left (south) side provide secondary access. The concrete foundation is visible at grade level along the side elevation.

The Sanborn map indicates the building was frame construction, two stories at the front with a one-story rear section, consistent with the current visible form. The "EL. MOTOR" notation documents the use of an electric printing press, reflecting the technological capacity of the Sentinel's operation during the late 1920s. The building's position on the 1929 Sanborn map, identified as 430 Huron River Drive, places it within the established commercial frontage of E. Huron River Drive.

[1] Sanborn Fire Insurance Map from Flat Rock, Wayne County, Michigan. Sanborn Map Company, Oct, **1929,** image 3 of 3; **imaged**, *Library of Congress (*https://www.loc.gov/item/sanborn04008_001/ : accessed 25 August 2025).

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Nora M. Mote to Harry H. Heiss and Alma, his wife. Warranty Deed, consideration one dollar and other consideration. Dated October 6, 1926; recorded October 8, 1926. Reference: #937330. Lot 277 and west 15 feet of Lot 276.[2]

Estate of Nora M. Mote (sometimes known as Nora A. Mote), deceased. Probate File #199713. July 28, 1934. Heirs: James E. Mote, husband; Geraldine E. Mote, Vivian I. Mote, daughters. April 2, 1935, Inventory filed; Will recites: residue of estate to my husband James E., and appoints Union Trust Company executrix.[3]

In 1939, James Mote was living at 26209 HRD.[4]

Depositors Liquidation Corporation, a Michigan Corporation, discharged a mortgage from Nora A. Mote on June 28, 1944, recorded August 4, 1944 (Liber 7120, Page 385), pertaining to Lot 265. The entry references Mortgage D 1824, Page 244.[5]

Reconstruction Finance Corporation, by Attorney-in-Fact, assigned a mortgage to Depositors Liquidation Corporation, a Michigan Corporation, for $1 on April 9, 1942, recorded March 11, 1944 (Liber 6921, Page 543), pertaining to Lot 265; the entry references Mortgage Liber 1824, Page 244.[6]

James E. Mote, widower, took out a mortgage from the State Savings Bank of Flat Rock, Flat Rock, Michigan, in the amount of $1,500 on August 2, 1944, recorded August 4, 1944 (Liber 7120, Page 386), on Lot 265; the entry notes Discharge #B 55940, Liber 9451, Page 75.[7]

The Estate of James E. Mote, deceased, was filed as a Probate File, File #581,452, on January 4, 1968, pertaining to Lot 265. The inventory was filed October 7, 1968, and recites Lot 265.[8]

Harry F. Swan, Executor of the Estate of James E. Mote, deceased, conveyed Lot 265 to Wyandotte News Co., a Michigan Corporation, by Executor's Deed for $12,500 on November 7, 1968, recorded November 21, 1968 (Liber 16851, Page 368).[9]

Wyandotte News Co. took out a mortgage from the National Bank of Wyandotte in the amount of $13,750.20 on an unspecified date, recorded November 21, 1968 (Liber 16852, Page 291), on Lot 265; the entry notes Discharge J545742, Liber 19870, Page 391.[10]

Wyandotte News Co. conveyed Lot 265 to Panax of Wyandotte, Inc. by Quit Claim Deed for love on November 19, 1971, recorded December 20, 1971 (Liber 17932, Page 797).[11]

Wyandotte News Co. conveyed Lot 265 to Earl D. Papkie and Mary E., his wife, by Land Contract for $1,000 on April 7, 1970, recorded June 29, 1973 (Liber 18472, Page 331). The entry notes an additional sum of $11,000 to be paid with interest.[12]

Earl D. Papkie assigned the Purchaser's Interest in the Land Contract dated April 7, 1970, pertaining to Lot 265, to Leon E. Simeck and Patricia H., his wife, for value on June 25, 1973, recorded June 29, 1973 (Liber 18472, Page 278).[13]

Panax Newspapers, Inc. conveyed Lot 265 to Leon E. Simeck and Patricia H., his wife, by Warranty Deed for on May 29, 1980, recorded November 6, 1980 (Liber 20999, Page 659).[14]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1926 commercial building is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Commerce. The building's construction in the mid-1920s places it within the earliest years of Ford's Village Industries impact on Flat Rock, when the 1922 establishment of the Lamp Factory was

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 4**5** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[11] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[12] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[13] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[14] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

catalyzing rapid community growth and creating demand for the institutional and commercial infrastructure necessary to serve an expanding population.

The building's documented use as the printing office of the Huron Valley Sentinel is of particular significance. A community newspaper represents one of the essential markers of municipal identity and self-sufficiency — the point at which a settlement achieves sufficient population, civic consciousness, and commercial viability to sustain a local press. The Sentinel served the Huron River valley communities during the critical decades of transformation driven by Ford's industrial presence, providing the news, advertising, and civic discourse that bound the community together during its period of most rapid growth. The newspaper's operation from this location through the mid-1940s spans the early and middle phases of the district's period of significance, encompassing both the initial Village Industries boom and the wartime industrial period.

The 1929 Sanborn map documentation of the printing operation with electric motor confirms the building's purpose-built commercial function and provides independent corroboration of its significance during the district's early period. The two-story commercial storefront form — with ground-floor business use and upper-story ancillary space — represents the standard small-town commercial building type that defined Flat Rock's developing business district along E. Huron River Drive during the 1920s.

The property retains integrity of location on its original site within the E. Huron River Drive commercial corridor. Design integrity is maintained through preservation of the two-story flat-roof commercial form, storefront configuration, and overall massing, which remain clearly legible as an early twentieth-century commercial building. Materials and workmanship have been diminished by the application of vertical board siding over the front facade, replacement windows, and the addition of the storefront awning, though the original brick construction is visible and intact on the side elevation. Setting is preserved within the historic commercial streetscape. Feeling and association remain strong — the building continues to read as a small-town commercial establishment, and its two-story massing, flat-roof profile, and storefront arrangement are consistent with its documented 1920s origins.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The c. 1926 construction date places it among the earliest commercial buildings erected during the Village Industries transformation, and its documented function as the Huron Valley Sentinel printing office gives it particular significance as the home of Flat Rock's community newspaper during the formative decades of the district's period of significance. The two-story commercial form remains legible despite facade alterations, with the original brick side wall, flat-roof profile, and storefront massing intact. Sufficient integrity in location, design, setting, feeling, and association conveys the property's commercial and civic significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0263_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26217 E. Huron River Drive [South]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0266_000 Lot 266 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094942		Long: -83.292173		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1892
Architectural Style	Commercial Vernacular
Building Form	2 Story Rectilinear
Roof Form	Hipped
Roof Materials	Asphalt Shingles
Exterior Wall Materials	ConcreteBlock/ permastone/stucco
Foundation Materials	Concete
Window Materials	Aluminum
Window Type	Garage door (restored); fixed storefront; double-hung (second floor)
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Commerce; Industry						
Period(s) of Significance	c. 1892–1975 (within district's 1920–1975 period of significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Hip Roof	Moved ☐	Date(s):			
Current/Common Name	Blue Heron Trading Company						
Historic/Original Owner	Andrew & Amelia Reading						
Historic Building Use	Automobile garage, capacity 10 cars (c. 1925–c. 1940); tin shop (c. 1940–mid-twentieth century)						
Current Building Use	Residential Retail						

Survey Date	23 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26217 E. Huron River Drive is a two-story commercial building constructed c. 1892, sited on the south side of E. Huron River Drive within Flat Rock's historic commercial corridor. The building presents a roughly rectangular footprint under a hipped roof clad in asphalt shingles, rising to a broad ridge. The hipped roof form distinguishes this building from the flat-roofed commercial blocks more typical of the streetscape and reflects a late-nineteenth-century commercial vernacular that blended residential and commercial architectural conventions.

The primary (north) facade is organized in the two-part commercial block format characteristic of small-town Main Street architecture: a commercial storefront at ground level and a more restrained upper story. The ground floor features a commercial storefront with large fixed display windows flanking a recessed central entrance with a glass-and-frame door. The storefront surround is finished in buff brick laid in a running bond pattern, with rusticated stone or stone-veneer accents applied at the base and along portions of the storefront, adding visual weight and texture at the pedestrian level. A flat metal band or fascia spans the full width of the facade above the storefront, establishing a visual break between the commercial ground floor and the upper story. Decorative iron scrollwork is mounted above the storefront band, and signage elements including a circular hanging sign identify the current commercial tenant.

The second story of the front facade is finished in a smooth tan or beige surface — likely stucco or parging over the original wall material — with two regularly spaced double-hung replacement windows set in simple surrounds. The hipped roof springs from just above the second-story window heads, with boxed eaves providing a modest overhang. A brick chimney is not visible from the primary elevation.

The side (east) elevation is finished in the same smooth tan surface treatment as the upper front facade, presenting a largely blank wall with minimal fenestration. A single window opening is visible on the second story of the side elevation. At the rear portion of the side elevation, utility connections and a service entrance are visible. The side elevation reveals the building's full two-story massing and confirms the hipped roof profile. The rear of the building steps down slightly, and an adjacent modern metal-clad structure abuts the western party wall.

The concrete foundation is visible at grade level, consistent with construction practices in the Flat Rock area. The overall massing — a compact two-story commercial block under a hipped roof — is consistent with late-nineteenth-century storefront construction in small Michigan communities, where buildings of this type served the commercial needs of agricultural villages before the advent of industrialization.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Mahlon Reading and Fanny, his wife, to Andrew R. Reading and George M. Reading. Warranty Deed, consideration $800. Dated April 27, 1870; recorded May 3, 1870. Liber 143, Page 249. Lot 285.[1]

George M. Reading and Florence E., his wife, to Andrew Reading. Warranty Deed, consideration $500. Dated May 15, 1874; recorded February 4, 1879. Liber 211, Page 206. Lot 285.[2]

Andrew R. Reading and Amelia C., his wife, to Adolph L. Wunch. Mortgage, consideration $250. Dated June 7, 1892; recorded June 30, 1892. Liber 306, Page 605. Lots 285 and 286. Assigned to Ollie M. Matteson, Liber 46, Page 92, Assignments. Cancelled on face December 22, 1898, by Ollie M. Matteson.[3]

Andrew Reading, survivor of himself and Amelia C. Reading, his wife, to Fred W. Readel and Mary E., his wife. Quitclaim Deed, consideration one dollar and other consideration. Dated October 1, 1931; recorded November 18, 1931. Reference: Liber 4786. Lot 285.

216. Fred W. Readel and Mary E., his wife (also spelled Riedel, being one and the same person) to William Wallace Sr. and Marie, his wife, jointly. Warranty Deed, consideration one dollar and other consideration. Dated November 28, 1931; recorded December 16, 1931. Lot 285.[4]

Andrew R. Reading and Amelia C., his wife, to Gertrude C. Reading [his unmarried sister]. Warranty Deed, consideration one dollar and other consideration. Dated September 10, 1912; recorded March 28, 1936. Reference: #C 181330. Lot 285. [The twenty-four-year recording delay is extraordinary.][5]

[*Note: The Lot numbers change when Flat Rock Assessors Plat No. 5 is approved in 1940*.]

Emaline Matthews, survivor of herself and Fred Matthews, conveyed Lot 266 and an easement for driveway across the rear of the southwesterly 15 feet of Lot 264 to Merell Page and Alfreda, his wife, by Warranty Deed for $1 and other consideration on August 2, 1944, recorded August 4, 1944 (Liber 7121, Page 336).[6]

An Affidavit of Ernest M. Fugmann was recorded on December 10, 1945, recorded December 20, 1945 (Liber 7768, Page 509), pertaining to Lot 266 and the easement for driveway across to the rear of the southwesterly 15 feet of Lot 264. The affiant states that he surveyed said property and that he has been familiar with the owners and occupants during the past 20 years and upwards; that Merell Page and Alfreda Page, described as grantees in a Warranty Deed recorded in Liber 7121, Page 336, and their direct line of predecessors, including Fred L. Matthews and Emaline M. Matthews recorded in Liber 1582, Page 160, have been in open, distinct, and visible possession.[7]

Merell Page and Alfreda, his wife, took out a second mortgage from the Newport State Bank, a Michigan Banking Corporation of Newport, Michigan, in the amount of $10,000 on August 20, 1947, recorded August 22, 1947 (Liber 8787, Page 633), on Lot 266 and an easement for driveway across to the rear or southwesterly 15 feet of Lot 264. The entry notes Discharge B 236203, Liber 10550, Page 148.[8]

Merell Page and Tom Charkas and Chrissa, his wife, conveyed Lot 266 to Tom Charkas and Chrissa, his wife, by the entireties, by Warranty Deed for $1 and other consideration on September 12, 1950, recorded September 18, 1950 (Liber 10578, Page 329); the entry notes mortgages receivable.[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 26217 E. Huron River Drive is recommended as Contributing to the Flat Rock Historical District under Criteria A and C.

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[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[4] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[5] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[7] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

Under Criterion A, this c. 1892 commercial storefront documents Flat Rock's commercial development during the late nineteenth century, when the community's economy was sustained by agriculture, milling, and related enterprises rooted in Michael Vreeland's 1834 village establishment. The building predates the onset of Ford's Village Industries program by three decades, representing the type of small-scale commercial infrastructure that served the community's needs before industrial transformation reshaped the local economy. Its survival along E. Huron River Drive demonstrates the enduring commercial viability of the corridor and the community's pattern of adapting existing commercial building stock to serve changing economic conditions across multiple periods of significance. The building's continuous commercial use from the 1890s through the present traces the full arc of E. Huron River Drive's evolution from an agricultural village main street through the Village Industries era into the post-industrial period.

Under Criterion C, the building is a representative example of the two-part commercial block form as applied to small-town storefront architecture in late-nineteenth-century Michigan. The two-story massing with ground-floor storefront, upper-story office or residential space, and hipped roof represents a characteristic building type that combined commercial function with efficient use of limited downtown frontage. The hipped roof form, unusual within the predominantly flat-roofed E. Huron River Drive commercial streetscape, suggests either a construction date predating the adoption of flat-roof commercial conventions or a deliberate design choice reflecting the building's position at the transition between commercial and residential zones. As one of the earliest surviving commercial structures in Flat Rock, the building provides architectural evidence of the community's commercial character before the Village Industries transformation.

The property retains integrity of location on its original site within the E. Huron River Drive commercial corridor. Design integrity is strong — the two-part commercial block organization, hipped roof massing, storefront configuration, and upper-story fenestration pattern remain clearly legible and express the building's original commercial design intent. The buff brick storefront surround and stone or stone-veneer base accents, while possibly representing later campaigns, maintain the visual hierarchy of the two-part commercial form. Materials and workmanship have been diminished by the stucco or parging treatment applied over the original upper-story wall material, replacement windows at the second floor, and the rusticated stone veneer additions at the base. The original wall material and construction techniques are obscured beneath the current surface treatments, though the underlying structural form appears intact. Setting is excellent within the historic E. Huron River Drive commercial streetscape, where the building maintains its intended relationship to the street, sidewalk, and surrounding commercial and residential development. Feeling and association remain strong — the building immediately reads as a late-nineteenth-century commercial storefront and conveys its long history of serving the community's commercial needs.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The c. 1892 construction date makes this one of the earliest surviving commercial buildings in Flat Rock, predating the Village Industries transformation and documenting the community's agricultural-era commercial character. The two-part commercial block form with hipped roof is a distinctive architectural type within the E. Huron River Drive streetscape. Despite material alterations including stucco/parging over original wall surfaces and replacement windows, the building retains strong integrity of location, design, setting, feeling, and association sufficient to convey its commercial and architectural significance across the full span of the district's period of significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0266_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26249 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0269_000 Lot 269 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095195		Long: -83.292658		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1850
Architectural Style	Folk Victorian/ Italianate influence
Building Form	2 Story Rectilinear
Roof Form	Front Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Stone/Concrete Block
Window Materials	Aluminum/Some Wood
Window Type	Bay Window/Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	Garage or Shed& Shop

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Criterion A — Community Planning and Development; Commerce; Exploration/Settlement ALSO, Criterion C — Architecture
Period(s) of Significance	c. 1851–1975
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):
Historic Name	Hitchcock House		
Current/Common Name	26249 E. Huron River Drive		
Historic/Original Owner	James Vreeland/ Abner & Laura Hurd [Hard] / ME Church / Minerva Garretson/ Vaughen		
Historic Building Use	Residential; commercial (ladies shop c. 1882; pet shop and florist c. 1940s; various other		
Current Building Use	Residence/Shop		

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26249 E. Huron River Drive is a two-story Folk Victorian residence with Italianate influences constructed c. 1851, sited on the south side of E. Huron River Drive within Flat Rock's historic commercial corridor. The building presents a front-gabled main block facing the street with a side wing extending to the east, creating an L-shaped plan. A small commercial shop building occupies the western portion of the same lot, and garage or outbuilding structures are located at the rear along the alley.

The primary (north) facade of the main block is dominated by an elaborately decorated front gable featuring applied vergeboard (gingerbread) ornament with scrollwork and pendant detailing — the most extensive surviving example of decorative woodwork on any building in the Flat Rock survey area. The gable apex contains a semi-circular or arched decorative panel framed by the vergeboard, creating a focal point that draws the eye upward from the street. Immediately below the gable, the second story features a projecting balcony with a decorative railing supported by paired columns or posts, sheltering a recessed entrance to the upper floor. The balcony treatment introduces an Italianate character to what is otherwise a vernacular gable-front form, suggesting the influence of pattern-book design on a mid-nineteenth-century Michigan builder.

At the first floor, a projecting bay window with three facets commands the front facade, providing the principal source of natural light to the front room. The bay is capped by a flat or shed roof and incorporates what appear to be original or early wood-framed windows. The main entrance is located adjacent to the bay window, sheltered by a columned entrance porch. The porch features slender columns supporting a flat roof, with detailing consistent with the building's Victorian-era decorative vocabulary.

The side (east) wing is lower than the main block, extending the building's footprint along the lot. The wing appears to be of frame construction under a gable or shed roof, with fenestration consisting of double-hung windows — a mix of surviving original wood units and aluminum replacements. The wing's massing and relationship to the main block are consistent with an original or very early addition rather than a later appendage.

The exterior walls are clad in vinyl siding over the original wood clapboard, obscuring the original wall material but preserving the building's volumetric form and decorative trim elements. The foundation is stone and concrete block, consistent with mid-nineteenth-century construction practices in the Flat Rock area. The front-gabled roof is clad in asphalt shingles. The elaborate vergeboard, balcony railing, and columned porch — all executed in wood — survive as the building's most significant character-defining features and appear to retain a high degree of material authenticity despite the vinyl siding application to the wall surfaces.

The adjacent small commercial shop building on the western portion of the lot is a one-story structure with a striped awning over a storefront entrance, currently in commercial use. This building's relationship to the main house — whether original, a later addition, or a separate construction [requires further documentation]. Outbuildings including a garage are located at the rear of the lot along the alley

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Michael Vreelandt, Jacob Vreelandt, and Laura, his wife, to Joshua Howard and Phineas Davies. Warranty Deed, consideration $17,000. Dated July 28, 1836; recorded July 30, 1836. Liber 14, Page 627. Lots 272 to 281, inclusive, 285 to 288, inclusive, et al. (Village Lots 104, 105, 110, and 111, mentioned in exception, are not of record.) See correcting deed, Liber 16, Page 123. Note that Lots 282, 283, and 284 were excluded from this conveyance, having been separately allotted in the Michael Vreeland estate partition.[1]

James H. Forsyth and Charlotte F., his wife; Josiah Howard and Hephzibahp P., his wife; Phineas Davis and Abagail, his wife, to Benjamin B. Kercheval and Peter Godfroy and Joshua Howard. Trust Deed, consideration $1. Dated July 30, 1836; recorded August 16, 1836. Liber 15, Page 44. Same land as described in Deed Liber 14, Page 627. (Benjamin B. Kercheval, Joshua Howard, and Peter Godfroy as trustees of the Gibraltar & Flat Rock Company.) Confirmation on Lots 282, 283, and 284, et al.[2]

Estate of James Vreeland, deceased. Probate File #963. Sylvester Larned appointed Administrator. Report of Commissioner in Partition shows that Lot 282 was allotted to Lois Vreeland; Lot 283 to Laura E. Hard; and Lot 284 to Jacob E. Vreeland. This partition decree established the individual ownership of Lots 282, 283, and 284, which had been held as undivided shares through the Michael Vreeland estate.[3]

Abner Hard and Laura E., his wife, to John Loss. Warranty Deed, consideration $65. Dated April 16, 1851; recorded May 13, 1851. Liber 41, Page 536. Lot 283.[4]

John Loss and Lucy, his wife, to R. Ransom, R. Curtis, D.C. Vreeland, J.L. Near, C.P. Chamberlin, James Horn, and Enoch Chamberlin (and their successors in office, trustees of the Methodist Episcopal Church of Flat Rock). Warranty Deed, consideration $400. Dated January 4, 1854; recorded August 13, 1856. Liber 65, Page 346. Lot 283. This conveyance established a church property on Lot 283, with the trustees named individually as was customary for religious corporations in mid-nineteenth-century Michigan.

The 1860 Map of Wayne County (Michigan) with the Flat Rock detail callout shows there is a structure on this lot.[5]

John L. Near, David Wallace, Charles W. Langs, Charles C. Hitchcock, Henry Wagar, and Gardner Thorn, trustees of Methodist Episcopal Church at Flat Rock, to Minerva Garretson. Warranty Deed, consideration $800. Dated December 9, 1881; recorded February 16, 1883. Liber 240, Page 478. Lot 283. The church trustees conveyed Lot 283 out of religious use, with six trustees named individually.[6]

In 1882, Minerva Garretson, owned lot 5 of block 9 with a house and shop noted.[7]

Gilbert Campbell to Mary Campbell and Gilbert Campbell. Mortgage, consideration $200. Dated March 13, 1911; recorded August 15, 1911. Liber 695, Page 379. Lot 283.[8]

Francis M. Reid to Arthur E. McIntire. Warranty Deed, consideration $200. Dated January 30, 1912; recorded February 24, 1912. Liber 842, Page 330. Lot 283.[9]

Arthur E. McIntire and Mary, his wife, to Gail H. Simmermon and Anna F., his wife. Warranty Deed, consideration $250. Dated December 28, 1914; recorded December 29, 1914. Lot 283.[10]

George H. Brandes and Nellie, his wife, to Carrie Hitchcock Carter. Warranty Deed, consideration one dollar and other consideration. Dated December 18, 1916; recorded March 5, 1917. Lot 283.[11]

George H. Brandes and Nellie, his wife, to Thomas H. Carroll. Warranty Deed, consideration one dollar and other valuable consideration. Dated May 11, 1928; recorded October 18, 1929. Reference: B 109943. Lot 283. See Sheriff's Deed #C 72217.[12]

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[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[4] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[5] Geil And Jones, Geil & Harley, Isaac G Freed, Worley & Bracher, and Harley & Siverd Geil. *Map of Wayne Co., Michigan*. Philadelphia: Geil, Harley & Siverd, 1860. Map. https://www.loc.gov/item/2012593159/.

[6] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[7] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1882," unpaginated, arranged alphabetically; entry for Minerva Garretson; Clerk's Office (vault), Brownstown Township.

[8] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985

[9] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[10] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985

[11] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985

[12] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

Thomas H. Carroll and Mabel, his wife, to State Savings Bank, Flat Rock, Michigan, Michigan Banking Corporation. Mortgage, consideration $3,000. Dated October 24, 1929; recorded October 28, 1929. Reference: A 98713; Liber 2406, Page 392. Lot 283.[13]

Thomas H. Carroll and Mabel, his wife, to Genevieve Sharon. Quitclaim Deed, consideration one dollar and other valuable consideration. Dated November 29, 1929; recorded December 10, 1929. Reference: B 121408. Lot 283. To convey the title from Thomas H. Carroll, who has heretofore held the property in his own name, to Thomas H. Carroll and Mabel, his wife, to hereafter hold the same by the entireties. A corrective conveyance to establish tenancy by the entireties.[14]

Genevieve Sharon to Thomas H. Carroll and Mabel, his wife. Quitclaim Deed, consideration $1. Dated November 29, 1929; recorded December 10, 1929. Reference: B 121409. Lot 283. Same as Deed #B 121408. The companion reconveyance completing the title restructuring.[15]

Thomas H. Carroll and Mabel, his wife, by Deputy Sheriff, to State Savings Bank of Flat Rock, Michigan Corporation. Sheriff's Deed, consideration $3,187.99. Dated July 6, 1934; recorded July 10, 1934. Reference: C 72217. On foreclosure of Mortgage Liber 2406, Page 392. Lot 283. The Depression-era foreclosure sale, with the bank purchasing its own security at sheriff's sale.[16]

The State Savings Bank of Flat Rock, a Michigan Corporation, to Marie Vaughen. Warranty Deed, consideration $3,500. Dated June 3, 1937; recorded July 29, 1937. Reference: C 255379; Liber 4888, Page 235. Lot 283.[17]

State Savings Bank of Flat Rock, a Michigan Corporation, to Marie Vaughen. Mortgage (Warehouse Chattel Mortgage). Dated June 3, 1937; recorded June 25, 1937. Reference: A 401318; Liber 2987, Page 343. Discharged: #A 593174, Liber 879, Page 356. Lot 283.[18]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 26249 E. Huron River Drive is recommended as Contributing to the Flat Rock Historical District under Criteria A and C.

Under Criterion A, this property holds exceptional significance for understanding Flat Rock's earliest development as a community. The c. 1851 construction date and documented association with James Vreeland — son of community founder Michael Vreeland — directly link this building to the founding family that established the settlement along the Huron River. An 1860 map of Flat Rock held by the Library of Congress confirms a house on this lot within a decade of construction, and continuous tax records document uninterrupted occupation from the mid-nineteenth century through the present. This combination of documentary evidence — family provenance, cartographic confirmation, and fiscal continuity — establishes a chain of documentation rare among pre-Civil War properties in southeastern Michigan.

The building's functional evolution traces the commercial development of E. Huron River Drive across more than a century. Conversion to a ladies shop by 1882 documents the corridor's early transition from purely residential to mixed commercial use during the post-Civil War period. The decorative gingerbread vergeboard and balcony detailing may date from this commercial conversion, when a proprietor could have updated the building's appearance to attract customers — a hypothesis consistent with the application of fashionable late-Victorian ornament to an earlier structural form. By the 1940s, the building housed a pet shop and florist, reflecting the continued diversification of E. Huron River Drive's commercial character during the Village Industries era. This pattern of adaptive reuse — residential to retail to specialty commercial — mirrors the broader evolution of Flat Rock from agricultural village through industrial suburb, with the building serving community needs in every phase.

Under Criterion C, the building is the finest surviving example of Folk Victorian residential architecture in Flat Rock, distinguished by its elaborate vergeboard ornament, second-story balcony with decorative railing, projecting bay window, and columned entrance porch. The combination of a vernacular gable-front form with applied Italianate and Victorian decorative elements demonstrates the influence of national architectural fashion on small-community building in mid-to-late-nineteenth-century Michigan. The vergeboard is the most extensive surviving example of applied decorative woodwork in the survey area and constitutes an irreplaceable character-defining feature. The balcony — an uncommon element in vernacular Michigan residential architecture — introduces a formality that distinguishes this building from the more modest dwellings typical of the period and suggests the social standing of the Vreeland family within the community they founded.

[13] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.
[14] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.
[15] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.
[16] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.
[17] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.
[18] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

The property retains integrity of location on its original site, confirmed by the 1860 Library of Congress map and continuous tax records. Design integrity is strong — the front-gabled massing, L-shaped plan, bay window, balcony, vergeboard ornament, and columned porch all survive intact, preserving the building's essential architectural character and the spatial relationships that define its Folk Victorian form. Materials and workmanship have been diminished by the application of vinyl siding over original wood clapboard and the replacement of some windows with aluminum units. However, the most significant character-defining features — the vergeboard, balcony railing, porch columns, and bay window framing — survive in wood and appear to retain substantial material authenticity, representing the highest concentration of intact Victorian-era decorative woodwork in the survey area. Setting is excellent within the E. Huron River Drive commercial corridor, where the building maintains its intended relationship to the street and surrounding context. Feeling and association are exceptionally strong — the building immediately conveys its mid-nineteenth-century origins through its form, scale, and decorative vocabulary, and its documented Vreeland family provenance provides a direct associative link to the founding of Flat Rock.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The c. 1851 construction date, confirmed by deed documentation, an 1860 Library of Congress map, and continuous tax records, makes this one of the two oldest buildings in the survey area alongside the c. 1854 Greek Revival at 26131 E. Huron River Drive. The documented association with James Vreeland provides a direct link to the founding family. The elaborate vergeboard, second-story balcony, and bay window constitute the finest surviving concentration of Victorian-era decorative woodwork in Flat Rock. The building's functional evolution from Vreeland family residence through ladies shop, pet shop, and florist to current commercial use traces the full arc of E. Huron River Drive's development. Despite vinyl siding and some replacement windows, strong integrity of location, design, setting, feeling, and association — combined with the survival of exceptional decorative wood elements — supports Contributing status under Criteria A and C. This property warrants consideration for individual eligibility under Criterion C for Architecture.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0269_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26268 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0230_000 Lot 230 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095601		Long: -83.292172		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1952* (altered roofline 2010)	
Architectural Style	Mid-Century Modern/Vernacular	
Building Form	Two-story multi-family building	
Roof Form	Hip roof (altered 2010)	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick masonry	
Foundation Materials	Concrete	
Window Materials	Mixed original and replacement	
Window Type	Double-hung sash and picture windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	* need to double check dates	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry						
Period(s) of Significance	1922-1972						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	26266-68 E. Huron River Drive						
Historic/Original Owner	Harriet Vreeland						
Historic Building Use	Family Residence						
Current Building Use	Multi-family residential (apartments)						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The multi-family residential building at 26266-68 E. Huron River Drive is a two-story brick structure originally constructed in 1952 during the postwar housing development period that characterized Flat Rock's continued growth following the establishment and success of Henry Ford's Village Industries program. The building represents the diversification of housing types that occurred during the postwar period, when communities like Flat Rock began developing multi-family housing to accommodate changing demographics and housing needs while maintaining their character as stable industrial communities.

The building exhibits characteristics of 1950s multi-family residential architecture, featuring red brick masonry construction that provides durability and visual weight appropriate to a substantial residential building intended to house multiple families. The brick construction reflects the quality building standards that Flat Rock had achieved by the 1950s, when the community's established economic base supported investment in permanent, well-built housing that could serve residents for multiple generations.

The structure's original design featured a hip roof configuration that created the horizontal emphasis typical of Mid-Century Modern residential architecture, though this roofline was altered in 2010 with modifications that have affected the building's architectural integrity. Despite this alteration, the building retains its essential massing, proportions, and brick construction that define its character as a 1950s multi-family residential building.

The building's two-story height and rectangular plan create an efficient layout for apartment units while maintaining a residential scale that harmonizes with the mixed residential and commercial character of the E. Huron River Drive corridor. The structure's design reflects the practical approach to multi-family housing that became common during the postwar period, when developers sought to provide affordable rental housing without compromising the residential character of established neighborhoods.

The fenestration pattern includes a combination of double-hung sash windows and picture windows that reflect the mixed residential and commercial character of 1950s multi-family design. The windows appear to represent a mix of original and replacement units, with some maintaining period-appropriate proportions while others reflect later modifications. The varied window types create visual interest while serving the practical lighting requirements of multiple apartment units.

The building's ground floor features what appears to be commercial or mixed-use space, with large windows that suggest adaptation for retail or office use. This mixed-use configuration reflects the flexible design approaches that characterized development along commercial corridors during the 1950s, when buildings were often designed to accommodate both residential and commercial functions as community needs evolved.

The structure's location on E. Huron River Drive places it within the historic commercial and residential corridor that developed to serve Flat Rock's growing population during the Ford era and its postwar continuation. The building's multi-family format represents the housing diversification that occurred as Flat Rock evolved from a primarily single-family residential community to one that could accommodate various housing types and lifestyle preferences.

The building's brick construction and substantial massing demonstrate the continued prosperity and building standards that characterized Flat Rock during the 1950s, when the community's established industrial base supported ongoing residential development and infrastructure improvements. The structure represents the type of housing that enabled Flat Rock to accommodate changing demographics while maintaining its character as a stable, well-built community.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Charles & Ella Tussey were living at 26266 HRD.[1]

This lot traces back to the Vreeland family — a name deeply rooted in Flat Rock's founding history. Hattie E. Vreeland held the property until her death, with her estate probated in early 1942; the lot passed to two heirs, Ezra R. Vreeland and Florence Swain, each holding a half interest.[2]

In August 1946, the Vreeland heirs conveyed the lot to Nick and Frances Petrovich for "love, good, and valuable consideration" — language suggesting a family connection or close personal relationship rather than an arm's-length sale. Six years later, in October 1952, Nick and Frances passed it along to Andrew and Sophie Petrovich, again for love and consideration, clearly keeping it within the Petrovich family. Andrew and Sophie immediately took out an $8,800 mortgage from the State Savings Bank of Flat Rock, likely to build or improve a house on the lot.[3]

In 1955, Andrew and Sophie sold to Julius Neifert and his daughter Grace M. Long, set up as joint tenants with right of survivorship — meaning when one died, the other would automatically inherit. A building restriction was noted on the deed. When Julius passed away, Grace became sole owner and in late 1961 conveyed the lot to John C. and Nancy Vlachos for love, again suggesting a personal rather than commercial transaction.[4]

The Vlachoses took out an $11,500 mortgage from Trenton State Bank the same week they acquired the property, then refinanced with a $12,000 mortgage in 1966. Nancy Vlachos died in August 1973, leaving John as sole owner. Three years later, in 1976, he sold the lot on land contract to Burtice M. Longton, a single woman, for $45,000.[5]

Longton hired Henry P. Berube to do work on the property in 1978, resulting in a mechanic's lien of $5,733 [suggesting renovation or repairs]. The following year she sold the lot on land contract for $62,000 to two couples, Ralph and Dorothy Iott and Jerry and Nathalie Schuon, turning a $17,000 profit in just three years.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as a Contributing Resource to the Flat Rock Historical District under Criterion A for its association with postwar housing diversification during the Late Period of Significance (1920–1975). The multi-family residential building at 26266-68 E. Huron River Drive, constructed in 1957, represents the community's pragmatic response to changing demographics and housing needs as Flat Rock evolved beyond its single-family Village Industries origins. Its multi-family format reflects the broader pattern of established industrial communities developing diverse housing options for workers, retirees, and young families during the postwar decades.

Integrity remains sufficient for Contributing status despite a 2010 roofline alteration. Location and Setting are excellent, with the building retaining its original site and historic context along the E. Huron River Drive corridor. Design, Workmanship, and Feeling are good, preserving essential massing, proportions, and 1950s multi-family character despite the modified roofline. Materials are fair — the original red brick masonry is well-maintained, though mixed window types and roofline changes diminish this aspect. Association is excellent, as the building directly represents the housing diversification that characterized Flat Rock's postwar adaptation.

Because the property's significance rests on its representation of housing development patterns rather than architectural distinction, its functional and associative integrity outweigh the roofline compromise. The building continues to serve its original multi-family residential purpose and contributes to the district's ability to convey Flat Rock's continued evolution from Ford's Village Industries concept through the postwar era.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0230_000; generically citing records held by the City of Flat Rock.

[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29048 Garden Boulevard				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0244_000 Lot 244 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093903		Long: -83.289616		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1880 (significantly altered)	
Architectural Style	Vernacular commercial/agricultural	
Building Form	Two-story rectangular block	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal wood clapboard siding, concrete masonry unit foundation	
Foundation Materials	Concrete masonry units	
Window Materials	Modern vinyl replacement	
Window Type	Double-hung sash, casement	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Community Planning and Development; Commerce					
Period(s) of Significance	1920-1975					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	29048 Garden Blvd.					
Historic/Original Owner	Hiram Lobdell					
Historic Building Use	Residential/agricultural					
Current Building Use	Commercial (The Varsity Barn)					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Local Builder					

Survey Date	28 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 29048 Garden Blvd. is a one-story commercial building currently operating as The Varsity Café, occupying a corner lot. The building presents a compact rectangular footprint under a steeply pitched gambrel roof clad in asphalt shingles, with the exterior walls finished in red-painted wood siding arranged in a vertical board-and-batten pattern that gives the building the deliberate appearance of a rural barn. A prominent illuminated sign reading "The Varsity Café" is mounted on the gambrel end facing Garden Blvd. A wood staircase with railing provides access to a raised entrance on the primary facade. Fenestration consists of replacement windows in no discernible historic pattern.

This building is the surviving remnant of a substantially larger structure that historically served as the Independent Order of Odd Fellows hall and the Grand Army of the Republic (GAR) meeting hall — two of the most significant fraternal and veterans' organizations in Flat Rock's civic life. The original building extended from the current footprint to the corner, approximately twice the present length. A fire in the early 1970s destroyed roughly half of the structure. Following the fire, the surviving portion was shortened to its present extent and sealed with a new end wall. A subsequent owner further modified the remnant by painting the exterior red, applying the vertical board-and-batten treatment, and reconstructing the roofline to the current gambrel profile — alterations that collectively transformed the building's appearance from a civic fraternal hall into a structure resembling a rural barn. No element of the current exterior conveys any visual relationship to the building's historic function or original architectural character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

This lot was owned by the Huron Valley Lodge No. 403 of the Independent Order of Odd Fellows, a fraternal organization with deep roots in small-town American life. In 1943, the Lodge mortgaged the property for about $1,070 from James and Christiann Mathewson, which was eventually discharged.[1]

The Lodge held the property for three decades before selling it on land contract in March 1974 to Keith O. and Emily Clark for a total price of $35,000 ($12,000 down with $23,000 to follow with interest). Just four years later, the Clarks sold on land contract to Leslie E. and Herma Duffield for $73,000 — more than doubling their investment. That deal fell through, however, and in January 1982 the Duffields quit-claimed the property back to the Clarks for a nominal dollar, suggesting they defaulted on the contract.[2]

Keith Clark died in May 1983, leaving Emily as sole owner. The following spring she sold the lot on land contract to Don M. and Sandra Johnson for $38,000 — notably less than the $73,000 the Duffields had agreed to pay just six years earlier, reflecting either market decline or the property's condition. The Johnsons then assigned their land contract interest to Security Bank & Trust Co. as collateral for a $25,000 mortgage in late 1984.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The site of 29048 Garden Blvd. carries considerable historical significance that the current building can no longer convey. The Independent Order of Odd Fellows and the Grand Army of the Republic were central institutions in Flat Rock's civic and social life during the late nineteenth and early twentieth centuries. The Odd Fellows provided fraternal mutual aid and community cohesion, while the GAR — the preeminent Union veterans' organization following the Civil War — linked Flat Rock's residents to the national experience of military service and remembrance. The Flat Rock GAR Post was named after Lieutenant Walter H. Wallace, killed at Gettysburg while serving with the 24th Michigan Infantry, and the hall served as the physical center of veterans' culture in the community. The presence of both organizations in a single hall documents the intertwined fraternal and patriotic networks that structured small-town civic life before and during the Village Industries era.

Despite this rich associative history, the property cannot be classified as Contributing to the Flat Rock Historical District. The early 1970s fire destroyed approximately half the building, eliminating the original massing, scale, and spatial configuration. The subsequent alterations — the gambrel roofline, red-painted board-and-batten exterior, and barn-like appearance — removed all remaining evidence of the building's historic character. The property retains only integrity of location on its original site. Design, materials, workmanship, feeling, and association have been lost: the building conveys no

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

sense of its former function as a fraternal meeting hall, and a viewer encountering the structure without prior knowledge would have no basis for associating it with the Odd Fellows, the GAR, or any civic institution. Setting has been diminished by the loss of the building's original scale and its visual relationship to the corner it once anchored.

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District. The early 1970s fire destroyed approximately half the original Odd Fellows / GAR hall, and subsequent alterations including a reconstructed gambrel roofline and red-painted barn-like exterior eliminated all visual evidence of the building's historic character. The site's considerable historical significance — as the meeting place of two major fraternal and veterans' organizations central to Flat Rock's civic life — is acknowledged and documented in this form for the historical record, but the current building retains only integrity of location and cannot convey its former associations under National Register standards.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_094_02_0085_301; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26118 Gibraltar Rd.				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0213_303 Lot 213 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095606		Long: -83.289652		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1957
Architectural Style	Linear Ranch
Building Form	1 Story Rectilinear
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance							
Period(s) of Significance							
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	26118 Gibraltar						
Historic/Original Owner	Marvin and Marion Marklein						
Historic Building Use	Multi-Family Residence						
Current Building Use	Multi-Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	1 March 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26118 Gibraltar Road is a one-story, five-unit apartment building situated on Lots 213 and 214 in the City of Flat Rock, Wayne County, Michigan. The building presents a low-slung, linear ranch form oriented roughly parallel to Gibraltar Road, with a shallow-pitched gable roof clad in asphalt shingles. The exterior walls are sheathed in light-colored horizontal vinyl or aluminum siding, which likely replaced earlier cladding at some point during the building's lifespan. The foundation appears to be a poured concrete slab, consistent with modest postwar multifamily construction in the Downriver region.

Fenestration is simple and utilitarian, consisting of small, regularly spaced window openings with what appear to be replacement sliding or single-hung sash units. Window surrounds are minimal, with flat trim of the same material and color as the siding. Entry doors to individual units are positioned at intervals along the front elevation, each sheltered by a modest overhang or small projecting hood. There is no decorative millwork, applied ornament, or stylistic detailing of note on any elevation.

The site occupies a flat, grassy corner parcel at the intersection of Gibraltar Road and a side street, with a paved asphalt parking area serving the units to the west side of the building. Mature deciduous trees shade portions of the front yard and soften the road frontage. A small detached accessory structure — likely a storage or utility shed — is visible to the rear of the parcel. The overall character of the complex is plainly functional, reflecting the straightforward, economical approach to small-scale rental housing common in southeastern Michigan's working-class suburbs during the mid-twentieth century. The massing, materials, and lack of stylistic vocabulary are consistent with a construction date in the late 1950s to early 1960s, aligning with the period when Marvin and Marion Marklein were assembling ownership of both lots.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The story of Lots 213 and 214 at 26118 Gibraltar begins with the death of George Sutliff, whose estate was filed in July 1951. He left two heirs — his brother Mark Sutliff and his sister Flora Smith — and a third party, Irene Sutliff, also held interest. In 1953, both Irene and Floy (Flora) Smith quit-claimed their one-third interests in both lots to Mark for love, consolidating full ownership in his hands.[1]

Mark then sold Lot 213 to Marvin and Marion Marklein via land contract in 1957 for $500, plus an additional $4,500.[2] When Mark died in 1960, his estate finished the transaction — his executor, Burritt C. Sutliff, delivered an Executor's Deed to the Markleins for $3,832.77 at the end of that year.[3] Lot 214 took a slightly different path. Mark's five heirs — Burritt, Berniece King, Dorothy Hildebrand, Mark H. Sutliff Jr., and Eleanor Donovan — each held a one-fifth interest. Between January 1961 and mid-1962, the other four siblings quit-claimed their shares to Burritt and his wife Ruth for $1 apiece.[4] After Ruth's death, Burritt, as survivor, sold Lot 214 to the Markleins by warranty deed for $12,000 in March 1971.[5]

Marvin Marklein passed away on March 25, 1983, and his widow Marion, as survivor, entered into a land contract to sell both lots to William A. and Mary E. Campbell, recorded in March 1984.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, a discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 26118 Gibraltar Road is recommended as a contributing resource to the Flat Rock Historic District. Constructed in 1957, the five-unit apartment building is directly associated with the rapid postwar population growth that transformed Flat Rock from a small rural village into an incorporated city. During the 1950s, the Downriver region experienced a surge in residential development driven largely by the expansion of the automotive industry and related manufacturing employment, and modest multifamily buildings like this one were erected to meet the housing demand generated by workers and families relocating to the area. The construction of this apartment building on Lots 213 and 214 —

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[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

assembled by Marvin and Marion Marklein from the former Sutliff estate holdings — reflects the pattern of speculative, small-scale residential development that characterized Flat Rock's midcentury growth and contributed to the community's transition toward city status, which it achieved in 1965. Under Criterion A, the property is significant for its association with this broader pattern of postwar suburban development and population expansion in southeastern Michigan's working-class communities.

The building retains sufficient integrity to convey its historic character and contribute to the district. Its low-slung, linear ranch form, shallow-pitched roof, and repetitive unit plan remain clearly legible as a product of 1950s multifamily residential construction. While some materials have been updated over time — including the application of replacement siding and window units — these alterations are common among resources of this age and type within the district and do not fundamentally obscure the building's original form, scale, massing, or spatial relationship to Gibraltar Road. The property retains strong integrity of location, setting, association, and feeling, as it continues to function as a multifamily residence on its original site within a neighborhood that still reads as a midcentury residential corridor. Its integrity of design is intact at the level of overall form and plan, even where individual material finishes have been modernized. Taken together, these qualities allow the building to communicate its role in the district's period of significance and support its recommendation as a contributing resource to the Flat Rock Historic District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0213_303; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26154 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0211_302 Lot 211 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096440		Long: -83.286210		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	ca. 1898
Architectural Style	Folk Victorian/Vernacular
Building Form	2-story Rectilinear
Roof Form	Side-gabled main block with front-gabled projection
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Stone/Concrete Block
Window Materials	Vinyl replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	Garage on alley

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture; Commerce
Period(s) of Significance	1834-1972

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s): Wing reconstruction

Current/Common Name	Single family residence
Historic/Original Owner	Richard & Mercy Clock / Charles & Vera Kuster
Historic Building Use	Single family residence
Current Building Use	Commercial salon (Mane Salon)
Architect/Engineer/Designer	Unknown
Builder/Contractor	Richard Clock (likely)

Survey Date	28 August 2025	Recorded By	Lesley Gilliland	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The building at 26154 Gibraltar Rd represents a significant example of early 20th-century vernacular residential architecture that demonstrates the evolution of both domestic and commercial building use within the Flat Rock Historical District. Constructed circa 1900-1910, predating the commonly cited 1920 date, this two-story structure embodies the Folk Victorian building traditions that characterized Flat Rock's residential development during the transition between the early and late periods of significance.

The building exhibits the characteristic massing and form of late Victorian-era domestic architecture, featuring a prominent front-gabled main block with a side-gabled wing that recent archaeological evidence confirms replicates an original configuration. This discovery, made during recent renovation when original yellow siding was removed, provides compelling physical evidence of the building's authentic historical development and suggests the side wing functioned as a summer kitchen, a common feature of late 19th and early 20th-century domestic planning that reflected both practical cooking needs and fire safety considerations.

The front-gabled orientation creates strong street presence while the side wing extends the building's footprint to accommodate the expanded domestic functions typical of the period. This configuration demonstrates the practical approach to residential design that characterized working-class housing in small Michigan communities, where builders combined formal architectural elements with utilitarian spatial arrangements to create both dignified and functional family dwellings.

The building's two-story height and substantial massing reflect the prosperity and confidence of Flat Rock's early residential development, when the community's position along the Huron River supported both agricultural and early industrial activities. The structure's scale and proportions demonstrate the architectural ambitions of early residents who sought to create substantial family homes that would serve multiple generations while contributing to the community's developing streetscape character.

Character-defining architectural features include the steeply pitched front gable that creates the building's distinctive profile and establishes its relationship to Gibraltar Road as a primary thoroughfare. The symmetrical fenestration pattern of the main facade, while altered through window replacement, maintains the formal compositional approach typical of Folk Victorian design, where builders sought to create dignified street elevations through careful attention to proportional relationships and rhythmic window placement.

The side wing demonstrates the building's evolution from its original residential configuration through its decades of commercial adaptation. Physical evidence of the original wing foundation and framing, discovered during recent renovations, confirms that the current reconstruction accurately reflects the building's historical configuration, including what was likely a summer kitchen that served the domestic needs of the original residents while providing essential food preparation space separate from the main house.

Recent alterations include vinyl siding installation and contemporary paint treatment in a distinctive pink color scheme that, while non-historical, maintains the building's visual prominence within the Gibraltar Road corridor. The addition of a modern wooden ramp and entrance modifications accommodate the building's current commercial function while respecting the overall scale and proportional relationships of the original structure.

The building's conversion from residential to commercial use represents the adaptive reuse patterns that have enabled many historic structures in Flat Rock to remain economically viable while preserving their essential architectural character. The property's evolution from family residence to insurance office to beauty salon demonstrates the flexibility inherent in well-designed vernacular architecture and the community's commitment to maintaining its historic building stock through compatible adaptive use.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In the spring of 1871, Freeland and Agnes Garretson sold the lot to James Harnden for $450. Harnden's ownership was brief. Within months he and his wife Anna turned the property over to Philena Curtis for just $150, suggesting the Harndens may have encountered financial difficulty. What followed was a tangled set of transactions in 1872 involving mortgages and deeds bouncing between Curtis, Harnden, and Garretson — complicated enough that a chancery court case (File #6052) was eventually needed to sort things out. By 1873, the Lobdell family had gotten involved through legal assignments, and deeds were being cancelled on their face.[1]

By 1875, George and Laura Howes entered the picture, selling to Philena Curtis — now going by Philena C. Wood, presumably after remarrying. She deeded it back to Howes, then cancelled that deed in 1879. Eventually the Howeses sold to John Romine, who with his wife Julia sold the lot in March 1898 to Richard D. and Mercy H. Clock.[2]

The Clocks held the property for nearly four decades. Richard died in August 1931, and Mercy — whose name had been variously recorded as Mercy, Marcia, and Mercie over the years — filed an affidavit in 1937 clarifying that these were all the same person. That same year, she sold the lot to Charles O. and Vera Altavene Kuster for a nominal sum. The Kusters promptly took out a mortgage from Lowrie Lumber & Supply Co., likely to improve a house on the property.[3]

In 1939, Charles & Vera Kuster and family were living at 26154 Erie.[4]

Vera Kuster outlived her husband and passed away around 1981. Her estate went through two rounds of probate before a court order in January 1983 divided the property equally among three heirs: her daughter Vera M. Olson, her daughter Carol Joyce Barnes, and her grandson Donald Barnes.[5]

The final chapter proved messy. In April 1983 the three heirs sold the lot on land contract to Frederick Brahmer for $25,900. The following year, Brahmer turned around and sold it on another land contract to Gary and Marlene Krzak. But Brammer apparently defaulted on his payments, because in August 1985 the original three heirs won a Writ of Restitution to reclaim the property. Then in January 1986, each heir separately conveyed their one-third interest — at $6,666.66 apiece, totaling roughly $20,000 — to John C. Kittle and Brian Hunt as tenants in common, who also secured a $12,000 mortgage from Old Kent Bank to finance the purchase.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1900–1910 Folk Victorian residence at 26154 Gibraltar Rd. is recommended as Contributing to the Flat Rock Historical District under Criteria A and C.

Under Criterion A, the property documents Flat Rock's residential development during the transitional decades between Michael Vreeland's 1834 village establishment and the onset of Ford's Village Industries program. Its construction predates the commonly cited 1920 baseline, providing evidence of the community's economic stability and residential character before industrial transformation. The building's evolution from family dwelling to insurance office — a use maintained for thirty years — reflects the commercial diversification along Gibraltar Road that enabled Flat Rock to sustain economic vitality while preserving historic building stock.

Under Criterion C, the building is an increasingly rare example of early twentieth-century Folk Victorian residential design in a small Michigan community. The two-story front-gabled massing with side wing represents a characteristic variation within the Folk Victorian tradition, combining practical spatial arrangements with formal architectural elements. Recent archaeological discovery of original wing foundations confirms that the reconstructed wing accurately reflects the historic configuration, including a summer kitchen arrangement typical of domestic planning practices of the period.

The property retains integrity of location on its original Gibraltar Road site and strong design integrity through preservation of the front-gabled massing, side wing, and overall composition — reinforced by the archaeological confirmation of the wing's authentic placement. Materials and workmanship have been diminished by vinyl siding and replacement windows,

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[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 4**5** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; .

though the underlying structural system remains intact and recent renovations have respected original construction details. Setting is excellent within Gibraltar Road's mixed residential and commercial corridor. Feeling and association remain strong; the building conveys its early twentieth-century domestic character through its substantial scale and formal massing, while maintaining clear associative links to both the community's pre-industrial residential development and its later commercial evolution.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0211_302; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26216 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0210_000 Lot 210 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096006		Long: -83.290719		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1950	
Architectural Style	Mid-Century Modern Commercial/Stripped Classical	
Building Form	One-story rectangular block	
Roof Form	Flat roof with parapet	
Roof Materials	Built-up roofing	
Exterior Wall Materials	Brick veneer, concrete masonry units	
Foundation Materials	Concrete slab on grade	
Window Materials	Aluminum frame windows	
Window Type	Fixed plate glass, ribbon windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Commerce; Communications
Period(s) of Significance	1920-1975
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):

Historic Name	Unknown
Current/Common Name	United States Post Office
Historic/Original Owner	Unknown
Historic Building Use	Commercial retail (ladies dress shop)
Current Building Use	United States Post Office
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	9-28-2025	Recorded By	Leslie Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The commercial building at 26216 Gibraltar Rd represents an outstanding example of 1950s modernist commercial architecture that embodies the post-World War II economic optimism and design innovation that characterized Flat Rock's development during the late period of significance. Constructed in 1950, this one-story rectangular structure demonstrates the sophisticated application of Mid-Century Modern design principles to small-town commercial construction, reflecting the architectural progress that accompanied the community's continued growth following Henry Ford's establishment of the Village Industries program.

The building exhibits the clean geometric lines and functional aesthetic that defined progressive commercial design during the early 1950s, featuring a low-profile rectangular plan with a flat roof and understated parapet that creates horizontal emphasis appropriate to automobile-oriented commercial development. This architectural approach reflects the influence of modernist design principles that gained prominence in post-war commercial construction, as business owners and architects sought to project images of modernity and efficiency to attract customers in an increasingly competitive retail environment.

The primary facade demonstrates sophisticated composition through its careful balance of solid masonry walls and generous glazed openings that maximize both visual transparency and natural lighting. The ribbon window configuration along the front elevation reflects the period's embrace of continuous horizontal glazing that dissolved traditional distinctions between interior and exterior spaces while providing optimal display opportunities for retail merchandise. These large plate glass windows originally served the building's function as a ladies dress shop, where visual merchandising and window display were essential elements of successful retail operation.

The exterior wall system combines high-quality brick veneer with concrete masonry construction that demonstrates the elevated material standards that characterized post-war commercial development. The brick cladding provides both durability and visual sophistication while maintaining the clean, unornamented aesthetic favored by modernist designers. The consistent use of quality materials throughout the structure reflects the economic prosperity and building standards that emerged during the post-war construction boom.

Character-defining features include the pronounced flat roof with its cleanly detailed parapet that creates the building's distinctive rectilinear profile. The parapet design incorporates subtle geometric articulation that adds visual interest without compromising the overall modernist aesthetic of simplicity and functional clarity. The building's relationship to Gibraltar Road is handled through direct orientation and generous front glazing that establishes clear visual and physical connections between the commercial interior and the public streetscape.

The structure's positioning and scale directly address the commercial corridor development that characterized Gibraltar Road during the 1950s, when Flat Rock's business district adapted to accommodate both pedestrian and automobile-oriented commerce. The building's generous setback and integration with adjacent commercial development demonstrate the planned approach to commercial district development that enabled the community to modernize its business district while maintaining pedestrian accessibility and visual coherence.

Since the 1980s, the building has served as the United States Post Office, representing a significant transition from private retail to essential public service that reflects the building's continued importance within Flat Rock's commercial and civic infrastructure. This adaptive reuse demonstrates the building's successful design for flexible commercial occupancy while highlighting its role in supporting community services that extend beyond purely commercial functions.

The building's architectural character successfully integrates modernist design principles with the practical requirements of both retail and postal service operations, creating a structure that has maintained relevance and functionality across multiple decades of use. The quality of original construction and thoughtful design has enabled the building to serve two distinct commercial functions without requiring substantial alteration to its essential architectural character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

This has been the US Post Office since the 1970s.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The commercial building at 26216 Gibraltar Rd is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District. This recommendation is based on the property's exceptional significance in documenting Flat Rock's post-war commercial modernization, its outstanding architectural integrity as an example of 1950s modernist commercial design, and its important associations with both private commerce and public service within the community's development.

National Register Criteria Evaluation

Criterion A - Community Planning and Development/Commerce/Communications: This property holds exceptional significance for understanding Flat Rock's commercial evolution during the critical post-World War II expansion period that marked the maturation of the community's late period of significance. Constructed in 1950, the building represents the type of modern commercial development that enabled Flat Rock to maintain economic vitality while adapting to changing post-war consumer patterns and retail practices. The structure's original function as a ladies dress shop documents the diversified retail economy that emerged as the community evolved beyond its initial industrial base established by Henry Ford's Village Industries program.

The building's transformation to postal service in the 1980s represents an equally significant phase of community development, documenting the federal government's recognition of Flat Rock's importance as a stable, growing community worthy of dedicated postal infrastructure. This transition from private retail to essential public service illustrates the building's continued centrality to community life while reflecting the evolution of Gibraltar Road from purely commercial strip to mixed-use civic corridor.

The property's sustained commercial and civic use over multiple decades demonstrates the success of thoughtful 1950s commercial planning and architecture in accommodating changing community needs while maintaining economic and functional relevance.

Criterion C - Architecture: The building contributes exceptional architectural significance as an outstanding and remarkably intact example of early 1950s Mid-Century Modern commercial design executed at high quality. The structure demonstrates the successful application of modernist design principles to small-town commercial architecture, illustrating how progressive architectural ideas influenced local construction practices during the post-war building boom. The building's clean geometric form, sophisticated use of materials, and carefully proportioned facade composition represent the type of elevated commercial design that distinguished progressive communities during the early 1950s.

The building's architectural significance extends beyond its individual merits to encompass its role in documenting the evolution of American commercial design during the transition from pre-war traditional styles to modernist approaches that emphasized functionality, efficiency, and visual clarity. The structure exemplifies the optimistic modernist aesthetic that characterized the early 1950s, when architects and builders embraced simplified forms and quality materials to create commercial spaces that projected stability and progress.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1950 construction within the established Gibraltar Road commercial corridor.

Design: The structure retains exceptional integrity of design, with all major architectural elements including massing, fenestration pattern, roof configuration, and facade composition remaining essentially unchanged from original construction. The building clearly conveys the design intentions of early 1950s modernist commercial architecture.

Materials: The building demonstrates excellent integrity of materials, with original brick veneer, concrete masonry construction, and aluminum window systems remaining largely intact and authentic to the period. The quality materials have aged well and continue to convey the building's original character and construction standards.

Workmanship: The structure exhibits outstanding integrity of workmanship, with precise detailing, clean geometric relationships, and quality construction techniques clearly evident throughout. The building demonstrates the high standards of commercial construction that characterized the post-war building boom.

Setting: The building retains excellent integrity of setting within Gibraltar Road's commercial corridor, maintaining its intended relationship to the street, adjacent development, and the broader community context established during Flat Rock's mid-20th century commercial modernization.

Feeling: The building successfully conveys the feeling of 1950s commercial optimism and modernist efficiency through its clean geometric form, quality materials, and sophisticated design composition that continues to project stability and civic importance.

Association: The building maintains exceptionally strong associative links with both Flat Rock's post-war commercial development and its civic infrastructure, serving as tangible evidence of the community's successful adaptation to changing economic conditions while maintaining essential services. The transition from ladies dress shop to post office demonstrates the building's flexibility and continued importance to community life.

SHPO Compliance and Recommendation

This property exceeds the National Register threshold for contributing status within the Flat Rock Historical District and represents one of the district's most architecturally and functionally significant mid-century commercial buildings. The structure's exceptional integrity across all seven aspects of evaluation, combined with its outstanding architectural quality and important historical associations with both commerce and communications, establish it as a key contributing resource that enhances the overall significance of the historic district.

The building's 1950 construction date places it within the critical late period of the district's significance, documenting Flat Rock's successful modernization and the community's embrace of progressive architectural design. As an example of high-quality Mid-Century Modern commercial architecture that has successfully served multiple functions, the building represents the type of adaptable, well-designed construction that enabled small Michigan communities to maintain economic vitality during the rapidly changing post-war period.

The property's evolution from ladies dress shop to post office provides compelling documentation of changing commercial patterns while demonstrating the building's successful design for flexible occupancy. This functional adaptability, combined with the structure's continued service as essential community infrastructure, illustrates the long-term value of quality modernist commercial design.

Final Recommendation: CONTRIBUTING to the Flat Rock Historical District, meeting SHPO compliance standards for National Register eligibility as part of a historic district under Criteria A and C, with exceptional integrity warranting recognition as one of the district's most significant mid-century commercial properties.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_094_02_0085_301; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26228 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0209_000 Lot 209 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096217		Long: -83.290808		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1937 (updated 1989)	
Architectural Style	Minimal Traditional	
Building Form	Two-story side-gabled house	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original material	
Foundation Materials	Concrete block/stone	
Window Materials	Vinyl replacement windows	
Window Type	Double-hung sash, casement	
Outbuildings	Yes ☒	No ☐
Number/Type:	2 garages	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture						
Period(s) of Significance	1920-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	26228 Gibraltar						
Historic/Original Owner	Henry & Callie Batea						
Historic Building Use	Single family residence						
Current Building Use	Single family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Local Builder						

Survey Date	9-28-2025	Recorded By	Lesley Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 26228 Gibraltar Rd represents a significant example of late 1930s residential construction that documents Flat Rock's continued residential development during the crucial transition period between the community's early agricultural phase and the industrial expansion that would define the late period of significance. Originally constructed in 1937, this two-story structure embodies the Minimal Traditional architectural style that emerged during the late Depression era as builders sought to provide attractive, economical housing for working families in communities experiencing economic growth.

The building exhibits the characteristic massing and form of Minimal Traditional design, featuring a straightforward side-gabled configuration that emphasized practical spatial organization over decorative elaboration. This architectural approach reflected both economic constraints of the late 1930s and evolving design preferences that favored simplified forms and efficient construction methods. The two-story height and substantial footprint demonstrate the continuing prosperity of Flat Rock during the late 1930s, when Henry Ford's Village Industries program had established the community as a stable employment center.

The structure's original design reflected the residential planning principles that characterized modest middle-class housing during the late 1930s, when builders combined traditional residential forms with modernized construction techniques and simplified detailing. The side-gabled roof configuration and rectangular massing created dignified street presence while maximizing interior efficiency and construction economy, demonstrating the practical architectural solutions that enabled working families to achieve homeownership during the economic recovery period.

The building underwent significant updating in 1989, including the installation of vinyl siding that replaced original exterior materials and window replacement throughout. While these alterations affect the building's material integrity, the underlying architectural framework and essential design characteristics remain clearly evident. The structure retains its original massing, roofline, fenestration pattern, and proportional relationships that define its 1937 character and convey its historical significance within Flat Rock's residential development narrative.

The 1989 updates, while representing contemporary maintenance and modernization practices, were executed in a manner that preserved the building's essential architectural character and historical legibility. The vinyl siding installation maintained the horizontal emphasis and consistent coursing typical of 1930s residential construction, while window replacements preserved original opening sizes and locations that sustain the building's authentic fenestration rhythm and facade composition.

Character-defining features that remain intact include the building's substantial two-story massing, side-gabled roof configuration, and symmetrical facade organization that reflect the formal compositional approach characteristic of Minimal Traditional design. The structure's relationship to Gibraltar Road and integration within the established residential streetscape maintain the community planning context that developed during Flat Rock's expansion in the late 1930s.

The building's positioning and scale demonstrate the residential development patterns that emerged as Flat Rock transitioned from a primarily agricultural community to a mixed residential and industrial center. The substantial lot size and setback reflect the community planning standards that characterized residential development during the late 1930s, when builders could still provide generous residential environments while accommodating the housing needs of the growing workforce.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1939, Henry & Callie Bates and family were living at 26228 Erie (Gibraltar).[1]c In 1950, David & Betty Whisler resided at 26222 Erie St. [Gibraltar]; and David & Betty worked as Machine Operator at Chemical Plant.2 In 1950, William & Marjorie

[1] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

2 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 8, dwelling 80, for David & Betty Whisler ; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59D9-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 9 of 58; United States. National Archives and Records Administration.

Young resided at 26222 Erie St. [Gibraltar]; and William worked as Brakeman at Railroad.3 In 1950, Henry & Callie Bates resided at 26228 Erie St. [Gibraltar]; and Henry worked as Engineer at Railroad.4

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residence at 26228 Gibraltar Rd is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District. This recommendation is based on the property's significant role in documenting Flat Rock's residential development during the late 1930s transition period and its retention of sufficient historical integrity to convey its architectural and community planning significance despite 1989 material alterations.

National Register Criteria Evaluation

Criterion A - Community Planning and Development: This property holds significant importance for understanding Flat Rock's residential evolution during the crucial late 1930s period when the community was experiencing sustained growth following the establishment of Henry Ford's Village Industries program. Constructed in 1937, the building represents the type of substantial middle-class housing that documented the community's economic stability and residential aspirations during the recovery from the Great Depression. The structure demonstrates how Flat Rock successfully attracted and accommodated working families who sought homeownership opportunities in a community that offered both employment stability and small-town residential character.

The building's 1937 construction date places it within a critical period of Flat Rock's development when the community was establishing the residential base that would support continued industrial expansion through the 1940s and beyond. The property illustrates the community planning decisions and residential development patterns that enabled Flat Rock to grow sustainably while maintaining livable neighborhood character and family-oriented community identity.

Criterion C - Architecture: The building contributes architectural significance as a representative example of late 1930s Minimal Traditional residential design that reflects the evolution of middle-class housing during the transition from Depression-era constraints to post-war prosperity. The structure demonstrates the simplified architectural approach that characterized residential construction during the late 1930s, when builders sought to provide attractive, economical housing through efficient design and construction methods. Despite 1989 material alterations, the building retains the essential design characteristics that define Minimal Traditional architecture, including clean geometric massing, practical spatial organization, and dignified but unpretentious street presence.

The building's architectural significance extends to its documentation of evolving residential construction practices during a period when traditional building methods were being adapted to accommodate changing economic conditions and lifestyle preferences. The structure represents the type of thoughtful residential design that enabled working families to achieve homeownership while contributing to cohesive neighborhood development.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1937 construction within the established Gibraltar Road residential corridor.

Design: The structure retains high integrity of design through preservation of its essential two-story side-gabled massing, fenestration pattern, and overall architectural composition. The building clearly conveys the design intentions of late 1930s Minimal Traditional residential architecture despite surface material changes.

Materials: The building has experienced significant material alterations through 1989 vinyl siding installation and window replacement. However, these changes utilized compatible materials that preserve the building's essential visual character and proportional relationships while maintaining the horizontal emphasis characteristic of 1930s residential construction.

Workmanship: Original construction details have been largely obscured by 1989 updates, though the building's solid proportions and enduring structural integrity suggest competent 1930s construction practices typical of middle-class residential development.

3 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 8, dwelling 81, for William & Marjorie Young ; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59D9-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 9 of 58; United States. National Archives and Records Administration.

4 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 8, dwelling 79, for Henry & Callie Bates ; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59D9-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 9 of 58; United States. National Archives and Records Administration.

Setting: The building retains excellent integrity of setting within Gibraltar Road's residential corridor, maintaining its relationship to the street and surrounding neighborhood development patterns established during Flat Rock's late 1930s expansion period.

Feeling: Despite material alterations, the building successfully conveys the feeling of late 1930s residential development through its substantial scale, formal massing, and continued residential function within the historic neighborhood context.

Association: The building maintains strong associative links with Flat Rock's late 1930s residential expansion and the community's evolution during the transition period between early agricultural development and later industrial growth, serving as tangible evidence of the residential planning that supported community stability during economic recovery.

SHPO Compliance and Recommendation

This property meets the National Register threshold for contributing status within the Flat Rock Historical District. While the building has undergone material alterations typical of long-term residential ownership, it retains the essential design characteristics necessary to convey its historical significance within the community's development narrative. The structure's 1937 construction date places it within a crucial period of Flat Rock's residential expansion when the community was establishing the housing base that would support sustained growth through the mid-20th century.

The building represents an important property type - modest middle-class housing from the late 1930s - that documents the community's successful attraction and accommodation of working families during the economic recovery period. The structure's survival and continued residential use demonstrate the quality of 1930s residential construction and the enduring value of well-planned neighborhood development.

The property's contribution to understanding Flat Rock's residential development patterns and community planning decisions during the critical late 1930s period outweighs the impact of 1989 material alterations. The building's retention of essential architectural form and its irreplaceable documentation of late Depression-era residential construction make it a valuable contributing resource that enhances the district's ability to convey the full scope of community development during the period of significance.

Final Recommendation: CONTRIBUTING to the Flat Rock Historical District, meeting SHPO compliance standards for National Register eligibility as part of a historic district under Criteria A and C.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_094_02_0085_301; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26240 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0208_000 Lot 208 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096275		Long: -83.291083		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1930
Architectural Style	Folk Victorian/Queen Anne Cottage
Building Form	Two-story cross-gabled cottage with wrap-around porch
Roof Form	Cross-gabled with dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Wood clapboard siding
Foundation Materials	Stone/concrete
Window Materials	Replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	Detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development; Architecture; Industry; Social History					
Period(s) of Significance	1920-1975					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Historic Name	Unknown					
Current/Common Name	26240 Gibraltar Rd					
Historic/Original Owner	Unknown					
Historic Building Use	Single family residence					
Current Building Use	Single family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Local Builder					

Survey Date	9-27-2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 26240 Gibraltar Rd represents an exceptional example of 1930 Folk Victorian residential architecture that demonstrates the persistence of traditional design elements well into the 20th century within Flat Rock's evolving residential landscape. Constructed in 1930, this two-story cross-gabled cottage embodies the architectural continuity that characterized small Michigan communities where established building traditions remained valued even as modernist influences began to appear in commercial and institutional construction.

The dwelling exhibits the characteristic massing and decorative elements of Folk Victorian design adapted to early 20th-century construction practices, featuring a prominent cross-gabled configuration that creates visual interest while maximizing interior functionality. The building's substantial two-story height and complex roofline demonstrate the architectural sophistication that Flat Rock's residents could achieve during the late 1920s economic prosperity, when the community was experiencing sustained growth following the establishment of Henry Ford's Village Industries program.

The structure's most distinctive character-defining feature is its wraparound porch that extends across the front elevation and continues along the side, creating the generous covered outdoor living space that was essential to domestic life during the early 20th century. The porch demonstrates exceptional craftsmanship through its turned posts, decorative brackets, and detailed railing system that reflect the woodworking traditions that remained vibrant in small Michigan communities well into the 1930s. This wraparound configuration represents both practical and social functions, providing sheltered outdoor space for family activities while creating the welcoming street presence that contributed to neighborhood social interaction.

The cross-gabled roof system creates dynamic visual complexity while accommodating varied interior spatial arrangements that served the needs of multi-generational family occupation. The gable ends feature decorative elements including trim boards and vergeboard details that demonstrate the continued influence of Victorian design traditions adapted to 1930s construction methods. Dormers integrated into the roof system provide additional natural lighting for second-story spaces while contributing to the building's picturesque composition.

The exterior wall system consists of wood clapboard siding laid in consistent narrow courses that create the horizontal emphasis and authentic material character essential to Folk Victorian residential design. The siding demonstrates quality construction practices and has been well-maintained, preserving both the visual character and physical integrity that define the building's architectural significance. The consistent use of wood construction throughout reflects the local building traditions and material availability that characterized residential construction in Flat Rock during the early 20th century.

Window openings maintain their original configurations with double-hung wood sash units that preserve authentic proportional relationships and traditional mullion patterns. Several windows feature decorative upper sash with geometric or curved mullion designs that add visual interest while demonstrating the continued influence of Queen Anne and Folk Victorian glazing traditions. The fenestration pattern creates rhythmic facade compositions that balance functional lighting requirements with architectural aesthetics.

The building sits on a substantial stone or concrete foundation that provides appropriate elevation above grade while demonstrating the quality construction standards that characterized substantial residential development during the late 1920s and early 1930s. The foundation system reflects both practical building requirements and the economic prosperity that enabled property owners to invest in quality construction techniques.

The property includes mature landscaping and a detached garage that contribute to the overall residential character and demonstrate the complete domestic environment that characterized middle-class housing during the early 20th century. The garage positioning and design complement the main house while reflecting the growing importance of automobile ownership during the late 1920s and early 1930s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1939, John & Jennie Oelka were living at 26240 Erie.[1] In 1950, James & Ola May Skiver and son resided at 26240 E. Huron River Drive; and James worked as a conductor at the Railroad.2 In 1950, Lewis & Evelyn Swartzbaugh resided at 26240 Erie St.

[1] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

2 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 11, dwelling 108, for James & Ola May Skiver and son; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-D?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 12 of 58; United States. National Archives and Records Administration.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residence at 26240 Gibraltar Rd is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District. This recommendation is based on the property's exceptional architectural integrity, its significant representation of 1930 Folk Victorian residential design, and its important role in documenting Flat Rock's continued residential development during the transition period between the community's early establishment and its later industrial expansion.

Criterion A - Community Planning and Development: This property holds exceptional significance for understanding Flat Rock's residential evolution during the crucial early 1930s period when the community was experiencing sustained prosperity following Henry Ford's establishment of the Village Industries program. Constructed in 1930, the building represents the type of substantial middle-class housing that documented the community's economic stability and residential aspirations during the final years of the prosperity decade. The structure demonstrates how Flat Rock successfully attracted and retained families who valued traditional residential character while participating in the community's modernizing economy.

The building's 1930 construction date places it at a significant moment in Flat Rock's development when the community had achieved sufficient stability and prosperity to support substantial residential investment while maintaining the small-town character that distinguished it from larger industrial centers. The property illustrates the community planning success that enabled Flat Rock to accommodate population growth while preserving livable neighborhood environments and family-oriented community identity.

Criterion C - Architecture: The building contributes exceptional architectural significance as an outstanding and remarkably intact example of 1930 Folk Victorian residential design that demonstrates the persistence of traditional architectural values in small Michigan communities during the early 20th century. The structure represents the successful adaptation of Victorian design elements to 1930s construction practices, illustrating how local builders and property owners maintained connection to established architectural traditions while accommodating modern domestic requirements and construction methods.

The building's architectural significance extends beyond its individual merits to encompass its role in documenting the evolution of residential design in communities that valued architectural continuity over stylistic innovation. The wraparound porch, decorative woodwork, cross-gabled massing, and quality construction details represent the type of craftsmanship and design sophistication that distinguished substantial residential construction during the early 20th century. The structure demonstrates how traditional residential architecture remained culturally relevant and economically viable even as modernist influences began to appear in other building types.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1930 construction within the established Gibraltar Road residential corridor.

Design: The structure retains exceptional integrity of design, with all major architectural elements including cross-gabled massing, wraparound porch configuration, fenestration pattern, and decorative details remaining essentially unchanged from original construction. The building clearly conveys the design intentions of 1930 Folk Victorian residential architecture.

Materials: The building demonstrates outstanding integrity of materials, with original wood clapboard siding, wood window systems, porch elements, and decorative trim remaining largely intact and authentic to the construction period. The consistent use of wood construction maintains the building's authentic material character.

Workmanship: The structure exhibits exceptional integrity of workmanship, with high-quality construction details, precise woodworking, and sophisticated design execution clearly evident throughout. The building demonstrates the superior construction standards that characterized substantial residential development during the early 1930s.

Setting: The building retains excellent integrity of setting within Gibraltar Road's residential corridor, maintaining its intended relationship to the street, mature landscaping, and surrounding neighborhood development patterns established during Flat Rock's early 20th-century expansion.

Feeling: The building successfully conveys the feeling of early 20th-century residential prosperity and architectural sophistication through its substantial scale, decorative elements, and continued function as a well-maintained family residence within the historic neighborhood context.

Association: The building maintains exceptionally strong associative links with Flat Rock's early 20th-century residential development and the community's evolution during the prosperous period that preceded the Great Depression, serving as tangible evidence of the residential planning and architectural values that characterized the community during its transition to industrial prominence.

This property exceeds the National Register threshold for contributing status within the Flat Rock Historical District and represents one of the district's most architecturally and historically significant residential buildings. The structure's exceptional integrity across all seven aspects of evaluation, combined with its outstanding architectural quality and important historical associations, establish it as a key contributing resource that significantly enhances the overall significance of the historic district.

The building's 1930 construction date places it within the critical transition period of the district's significance, documenting Flat Rock's successful residential development during the final years of prosperity before the Great Depression. As an example of high-quality Folk Victorian architecture executed during the early 1930s, the building represents the architectural sophistication and construction quality that distinguished Flat Rock's residential development from more utilitarian housing in larger industrial centers.

The property's exceptional preservation of original architectural elements, including the wraparound porch, decorative woodwork, and authentic material systems, makes it an invaluable resource for understanding early 20th-century residential construction practices and domestic architectural traditions. The building's continued use as a well-maintained family residence demonstrates the enduring value of quality traditional residential design and its continuing contribution to neighborhood character and community identity.

CONTRIBUTING to the Flat Rock Historical District, meeting SHPO compliance standards for National Register eligibility as part of a historic district under Criteria A and C, with exceptional integrity warranting recognition as one of the district's most significant residential properties.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0208_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26260 Gibraltar Rd.				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0206_000 Lot 206 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096573		Long: -83.291319		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	About 1950	
Architectural Style	Mid-Century Modern Utilitarian/International Style	
Building Form	One-story rectangular block	
Roof Form	Flat roof	
Roof Materials	Built-up roofing	
Exterior Wall Materials	Painted concrete masonry units	
Foundation Materials	Concrete slab on grade	
Window Materials	Aluminum frame windows	
Window Type	Ribbon windows, clerestory windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Commerce; Transportation
Period(s) of Significance	1950-1975

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐ Date(s):

Historic Name	Don's Bicycle Shop and O'Neals' Oil Shop
Current/Common Name	26260 Gibraltar Rd.
Historic/Original Owner	Bevier Family
Historic Building Use	Automotive garage/service station
Current Building Use	Commercial/automotive service
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	27 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The commercial building at 26260 Gibraltar Rd represents an exceptional example of 1950 Mid-Century Modern utilitarian architecture that demonstrates the post-World War II transformation of automotive service buildings from traditional garage structures to sophisticated commercial facilities reflecting modernist design principles. Constructed in 1950, this one-story rectangular building embodies the clean geometric aesthetic and functional efficiency that characterized progressive commercial architecture during the early years of America's automobile-centered economic expansion.

The structure exhibits the characteristic features of International Style influence adapted to automotive service functions, featuring a low-profile rectangular plan with flat roof configuration that emphasizes horizontal lines and geometric simplicity. This architectural approach reflects the post-war embrace of modernist design principles that prioritized functional clarity and efficient spatial organization over decorative elaboration, creating commercial buildings that projected images of technological sophistication and professional competence to attract customers in an increasingly competitive automotive service market.

The building's most distinctive character-defining feature is its sophisticated fenestration system that combines ribbon windows along the primary elevation with clerestory glazing that provides abundant natural lighting for interior automotive service operations. This window configuration demonstrates the successful application of modernist lighting principles to utilitarian building functions, creating work environments that maximized both natural illumination and visual connection between interior operations and the surrounding commercial corridor. The ribbon window system reflects the period's embrace of continuous horizontal glazing that dissolved traditional distinctions between interior and exterior spaces while providing optimal visibility for both customer service and automotive display functions.

The exterior wall system consists of painted concrete masonry units that create clean, unornamented surfaces characteristic of modernist commercial design. The consistent use of concrete masonry reflects both the standardized building materials that became prevalent during the post-war construction boom and the period's preference for honest expression of structural materials without applied decoration. The white paint treatment enhances the building's geometric clarity while providing the bright, clean appearance essential to automotive service establishments seeking to project images of professional competence and mechanical precision.

Character-defining architectural elements include the pronounced flat roof with cleanly detailed parapet that creates the building's distinctive rectilinear profile against the sky. The roof design incorporates subtle geometric articulation through slight variations in parapet height that add visual interest without compromising the overall modernist aesthetic of functional simplicity. The building's relationship to Gibraltar Road is handled through direct orientation and generous glazing that establishes clear visual connections between automotive service operations and the public streetscape.

The structure's corner positioning at a significant intersection demonstrates the strategic site planning that characterized automobile-oriented commercial development during the 1950s, when business locations were selected to maximize visibility and accessibility for motorists traveling along primary commercial corridors. This siting reflects the comprehensive approach to commercial planning that enabled Flat Rock to accommodate automobile-centered economic activities while maintaining organized development patterns within the established community framework.

The building's design successfully integrates modernist architectural principles with the specific functional requirements of automotive service operations, creating a structure that serves both as effective commercial space and as a landmark within Flat Rock's mid-century commercial landscape. The quality of original design and construction has enabled the building to maintain relevance and functionality across multiple decades of automotive industry evolution while preserving its essential architectural character and community significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The Bevier family — a group of unmarried siblings — held this lot for decades. Brothers Selwyn and Joseph Bevier jointly owned the property and at some point mortgaged it through the State Savings Bank of Flat Rock, which they paid off by January 1947.[1]

When Joseph died in 1954, his half-interest passed to four surviving siblings: Clara M. Bevier, Selwyn Bevier, Sophia Drouillard, and Frank E. Bevier; the following year, Sophia and Frank quit-claimed their shares to Clara and Selwyn for love, consolidating ownership back to two siblings.[2]

In August 1960, Clara and Selwyn briefly deeded the lot to Margaret A. Bain for nominal consideration, and on the same day Bain deeded it right back — this time to Clara, Selwyn, and Sophia Drouillard as joint tenants with right of survivorship; this was almost certainly an estate-planning maneuver, using Bain as an intermediary to restructure the title so the last surviving sibling would automatically inherit the whole property.[3]

That arrangement worked as intended; Clara died in March 1961, and Selwyn — who also went by Charles S. Bevier — died in May 1967, leaving Sophia Drouillard as sole owner by survivorship; in May 1968, she sold the lot to Robert E. McCormick for $9,200, recording her siblings' death certificates alongside the deed to establish clear title.[4]

Four years later, McCormick sold on land contract to Russell L. O'Neal for a total price of $16,500 ($4,750 down with $11,750 to be paid with interest), nearly doubling his investment.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The commercial building at 26260 Gibraltar Rd is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District. This recommendation is based on the property's exceptional significance in documenting Flat Rock's post-war commercial modernization, its outstanding architectural integrity as an example of 1950 Mid-Century Modern utilitarian design, and its important associations with the automobile-centered economic development that characterized the community during the late period of significance.

National Register Criteria Evaluation

Criterion A - Community Planning and Development/Commerce/Transportation: This property holds exceptional significance for understanding Flat Rock's commercial evolution during the critical post-World War II period when the community was adapting to the automobile-centered economy that would define American commercial development for the remainder of the 20th century. Constructed about 1950, the building represents the type of sophisticated automotive service facility that enabled Flat Rock to participate effectively in the post-war economic expansion while maintaining its identity as a progressive, well-planned community that embraced modern commercial practices.

The structure's function as an automotive garage/service station documents the community's recognition of the automobile's central role in both local economic activity and regional transportation patterns. The building's strategic corner location and modernist design reflect the comprehensive planning approach that enabled Flat Rock to accommodate automobile-oriented commercial development while preserving organized streetscape character and community identity. This commercial sophistication demonstrates how small Michigan communities successfully competed with larger urban centers by providing high-quality services within architecturally distinguished facilities.

Criterion C - Architecture: The building contributes exceptional architectural significance as an outstanding and remarkably intact example of 1950 Mid-Century Modern utilitarian design that demonstrates the successful application of International Style principles to specialized commercial functions. The structure represents the post-war embrace of modernist design principles that emphasized functional efficiency, geometric clarity, and honest expression of materials and structure. The building's sophisticated fenestration system, clean geometric massing, and quality construction details illustrate how progressive architectural ideas influenced even utilitarian building types during the early 1950s.

The building's architectural significance extends beyond its individual merits to encompass its role in documenting the evolution of American commercial architecture during the transition from traditional building styles to modernist approaches that emphasized technological sophistication and professional competence. The structure exemplifies the

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

optimistic modernist aesthetic that characterized the early 1950s, when architects and builders embraced simplified forms and industrial materials to create commercial spaces that projected images of progress and efficiency.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1950 construction at the strategic corner position within Gibraltar Road's commercial corridor.

Design: The structure retains exceptional integrity of design, with all major architectural elements including rectangular massing, flat roof configuration, ribbon window system, and clerestory glazing remaining essentially unchanged from original construction. The building clearly conveys the design intentions of 1950 Mid-Century Modern utilitarian architecture.

Materials: The building demonstrates excellent integrity of materials, with original concrete masonry construction, aluminum window systems, and flat roof assembly remaining largely intact and authentic to the construction period. The painted finish maintains the building's clean modernist aesthetic while preserving underlying structural materials.

Workmanship: The structure exhibits outstanding integrity of workmanship, with precise geometric detailing, sophisticated window installation, and quality construction techniques clearly evident throughout. The building demonstrates the high standards of commercial construction that characterized the post-war building boom.

Setting: The building retains excellent integrity of setting at its corner location within Gibraltar Road's commercial corridor, maintaining its intended relationship to vehicular traffic patterns, adjacent commercial development, and the broader community context established during Flat Rock's mid-20th century modernization.

Feeling: The building successfully conveys the feeling of 1950s commercial modernism and automotive service sophistication through its clean geometric form, professional appearance, and continued function as an automotive service facility within the historic commercial corridor.

Association: The building maintains exceptionally strong associative links with Flat Rock's post-war commercial development and the community's adaptation to automobile-centered economic patterns, serving as tangible evidence of the planning decisions and architectural investments that enabled small communities to compete effectively in the changing post-war marketplace.

This property exceeds the National Register threshold for contributing status within the Flat Rock Historical District and represents one of the district's most architecturally and historically significant mid-century commercial buildings. The structure's exceptional integrity across all seven aspects of evaluation, combined with its outstanding architectural quality and important historical associations with automotive commerce and modernist design, establish it as a key contributing resource that significantly enhances the overall significance of the historic district.

The building's 1950 construction date places it within the critical late period of the district's significance, documenting Flat Rock's successful modernization and the community's embrace of progressive commercial architecture. As an example of high-quality Mid-Century Modern utilitarian design that has successfully maintained its original function, the building represents the type of adaptable, well-designed construction that enabled small Michigan communities to participate effectively in post-war economic expansion while preserving distinctive community character.

The property's continued operation as an automotive service facility provides compelling documentation of functional design success while demonstrating the building's ongoing contribution to Flat Rock's commercial vitality. This sustained commercial use, combined with the structure's exceptional architectural preservation, illustrates the long-term value of quality modernist commercial design and its continuing relevance to community economic development.

Final Recommendation: CONTRIBUTING to the Flat Rock Historical District, meeting SHPO compliance standards for National Register eligibility as part of a historic district under Criteria A and C, with exceptional integrity warranting recognition as one of the district's most significant mid-century commercial properties.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26059 Gibraltar Road [630 Erie St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0216_000 Lot 216 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0943301		Long: -83.2891228		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1868	
Architectural Style	Vernacular Greek Revival/Italianate Influence	
Building Form	Two-story rectangular block with front porch	
Roof Form	Hip roof with front-facing gable	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original wood siding	
Foundation Materials	Stone/concrete (under renovation)	
Window Materials	Vinyl replacement windows	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	Architecture; Community Planning and Development; Industry; Social History				
Period(s) of Significance	1868-1975 (entire span of district's 1920-1975 period, plus pre-district significance)				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):	
Historic Name	Harryman House				
Historic/Original Owner	Osmand Harryman				
Historic Building Use	Single family residence				
Architect/Engineer/Designer	Unknown				
Builder/Contractor	Osman Harryman				

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1868 Folk Gothic residence is a 2-story dwelling situated on a corner lot along Gibraltar Road in Flat Rock. Built by Osmond Harryman during the post-Civil War period, this house is one of the earliest surviving residential structures in Flat Rock, contemporary with the nearby Stoup House at 26139 Gibraltar Road, and represents the village's formative settlement era decades before Ford's Village Industries program would transform the community. The property has been converted to multifamily use and has undergone material alterations, but retains its essential Folk Gothic form and continues to convey its significance as an early settlement-era residence.

The house exhibits the Folk Gothic form, characterized by a steeply pitched front-gabled roof that reflects the Gothic Revival influence popular in mid-19th century American residential architecture. The steep roof pitch, which approaches the pointed arch aesthetic of Gothic architecture, distinguishes this style from the more gently pitched gables of later vernacular houses. A cross gable extends from the side, creating additional architectural interest and interior space. The roof is currently covered with asphalt shingles.

The 2-story massing with front-gabled orientation was a common configuration for substantial village houses during the post-Civil War period. The front facade presents a symmetrical arrangement with the entrance centered on the first floor, flanked by windows, and paired windows on the second floor within the gable field. This balanced composition reflects the formal design sensibility of mid-19th century residential architecture.

The most notable surviving historic feature is the full-width front porch, which is currently undergoing restoration. The porch features a distinctive pressed metal or decorative tin porch wall with a rusticated stone pattern, a significant decorative element that is increasingly rare. This porch wall shows extensive paint weathering, indicating active restoration work. Temporary wooden posts currently support the porch roof while restoration proceeds. The porch configuration—spanning the full width of the facade—was characteristic of 19th-century houses and created important outdoor living space.

The exterior walls are clad in vinyl siding in a gray or taupe color, a replacement material that obscures the original wall surface. The vinyl siding maintains the general proportions and appearance appropriate to the building's form but represents a significant loss of original material integrity.

The windows are aluminum replacement units in a double-hung configuration. While not original, the windows maintain appropriate proportions and placement within the original openings. The fenestration pattern—symmetrically arranged on the front facade—reflects the formal design approach of the mid-19th century.

The foundation appears to be concrete block, which likely represents a later replacement of an original stone foundation. Mid-19th century houses typically featured stone or brick foundations, and the current concrete block foundation suggests 20th-century foundation work.

The corner lot location along Gibraltar Road places the house at a prominent position within the historic village core. A period-style street lamp stands in the front yard, contributing to the historic streetscape character. The property's position along the main thoroughfare reflects its significance as an early substantial residence in the developing village.

Character-defining features include the Folk Gothic form with steeply pitched front gable, the 2-story massing, the full-width front porch with decorative pressed metal porch wall, the symmetrical facade arrangement, and the prominent corner lot location that contributes to the streetscape character of Gibraltar Road.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Osmond Harryman built the residence at 26059 Gibraltar about 1868 and his estate continued to pay taxes on Lots 4 &5 on Block 16 in Flat Rock through 1919.[1] Osmond Harryman died on 28 September 1907 at the age of eighty-four.[2]

A.C. McIntyre owned lot 5 of block 16 in 1920; and the residence thereon 630 Erie St.[3] In 1920, Arthur & Marian McIntyre were living at 630 Erie St., and Arthur was employed as a field man for a Beet Co.[4]

In 1930, Harry & Caroline Felton were living at 630 Erie St. [Gibraltar], and Harry was employed as a Clergyman for the Methodist Church.[5] In 1931, the Methodist Church was the owner of lot 5 of block 16 in the Village of Flat Rock.[6] In 1940, Harry & Louisa Kendoe were living at 26059 Erie St. [Gibraltar], and Harry was employed as a car inspector for the railroad.[7] In 1950, Vaughn & Ruth McNeil and family resided at 26059 Erie St. [Gibraltar]; and Vaughn worked as Stock Clerk for an Auto Parts Manufacturer.[8]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1868 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Settlement and Community Development**. The property represents one of the earliest surviving residential structures in Flat Rock, built during the post-Civil War settlement period by Osmond Harryman, and retains its essential Folk Gothic form despite material alterations.

Criterion A - Settlement and Community Development: Constructed c. 1868 by Osmond Harryman, this house dates to the formative settlement era of Flat Rock, approximately 60 years before Ford's Village Industries program would transform the community. Together with the contemporary Stoup House at 26139 Gibraltar Road, this property represents the earliest layer of residential development in Flat Rock, when the village was an agricultural community centered on the Huron River. Osmond Harryman and other early settlers like Charles Stoup established the community fabric that would persist through the Village Industries era and beyond.

Early Period Significance: The Flat Rock Historical District encompasses two periods of significance: the Early Period (1834-1920s) representing Michael Vreeland's establishment of the village and its development as an agricultural community, and the Late Period (1922-1975) representing Ford's Village Industries transformation. This property is significant within the Early Period, providing essential documentation of the pre-industrial village that Ford would later transform. The survival of multiple 1868 houses along Gibraltar Road demonstrates the substantial residential development that occurred in Flat Rock during the post-Civil War era.

Builder Documentation: The documented construction by Osmond Harryman in 1868 provides valuable information about the individuals who built Flat Rock's earliest residential fabric. This documentation connects the physical structure to a specific individual and moment in the community's formative development. Research into Harryman's role in early Flat Rock would enhance understanding of the property's historical significance.

Architectural Context: The Folk Gothic style, characterized by steeply pitched gables reflecting Gothic Revival influence, was popular in rural Michigan during the mid-19th century. This style represented the penetration of national architectural

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1868-1919," unpaginated, arranged alphabetically; citing entries for Osmond Harryman; Clerk's Office (vault), Brownstown Township; **ALSO**, "United States, Census, 1870", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:MHCG-BXF : accessed 27 Dec 2025), Entry for Osmond Harryman and Elizabeth Harryman, 1870; **ALSO**, "United States, Census, 1900", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:M91H-J8J : accessed 27 Dec 2025), Entry for Osman Harryman and Elizabeth Harryman, 1900.

[2] "Michigan, Deaths and Burials, 1800-1995", , *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FHT3-M26 : accessed 29 November 2025), Osmond Harryman, 28 Sep 1907.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 48, entry for A.C. McEntire [*sic*]; Clerk's Office (vault), Brownstown Township.

[4] 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 4A, dwelling 95, family 100, for Arthur & Marian McIntyre ; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9R65-W6L?view=explore&cc=1488411&lang=en&groupId=TH-1942-22913-12846-62 : accessed 27 Dec 2025), FHL# 004966178, Image 566 of 1100; United States. National Archives and Records Administration.

[5] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 6B, dwelling 127, family 146, for Harry & Caroline Felton ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-J8?cat=1036363&i=449&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 450 of 1148; United States. National Archives and Records Administration.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically and by subdivision; pg. 98, entry for Methodist Episcopal Church; Clerk's Office (vault), Brownstown Township

[7] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9A, dwelling 356, for Harry & Louisa Kendoe ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW9X?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 21 of 1034; United States. National Archives and Records Administration.

[8] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 13, dwelling 133, for Vaughn & Ruth McNeil and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-2?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 14 of 58; United States. National Archives and Records Administration.

fashions into small communities, where local builders interpreted high-style Gothic Revival in vernacular terms. The steep roof pitch and formal facade arrangement distinguish this house from purely utilitarian vernacular construction and demonstrate the aspiration for architectural fashion among early Flat Rock residents.

Decorative Porch Feature: The pressed metal or decorative tin porch wall with rusticated stone pattern represents a significant surviving decorative element from the late 19th or early 20th century. While this feature may postdate the original construction, it demonstrates the continued investment in the property during the late Victorian era and represents an increasingly rare decorative treatment. The current restoration of this feature indicates commitment to preserving historic character.

Use Conversion: The property's conversion from single-family to multifamily use represents a functional change that is common among older, larger houses. While this conversion affects the property's association with its original single-family residential use, it does not compromise the building's ability to convey its architectural and historical significance. Many 19th-century houses have undergone similar conversions while retaining contributing status.

Integrity Assessment: The property retains integrity of location, remaining on its original corner lot along Gibraltar Road. Integrity of design is maintained through preservation of the Folk Gothic form with steeply pitched front gable, 2-story massing, full-width porch configuration, and symmetrical facade arrangement. Integrity of materials and workmanship has been significantly diminished through vinyl siding, replacement windows, and likely foundation replacement, though the decorative porch wall survives as a significant historic feature. Integrity of setting is preserved through the corner lot location and relationship to the Gibraltar Road streetscape. Integrity of feeling and association are maintained, as the property continues to convey its historic character as a substantial mid-19th century residence from Flat Rock's settlement era, despite the conversion to multifamily use.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1868 construction by Osmond Harryman makes this property one of the earliest surviving residential structures in Flat Rock, representing the village's formative settlement era approximately 60 years before Ford's Village Industries program would transform the community. Together with the contemporary Stoup House at 26139 Gibraltar Road, this property provides essential documentation of the Early Period of significance (1834-1920s) within the district, demonstrating the substantial residential development that occurred along Gibraltar Road during the post-Civil War era.

The property retains its essential Folk Gothic form, with the steeply pitched front gable characteristic of Gothic Revival influence clearly defining the building's architectural identity. The 2-story massing, symmetrical facade arrangement, and full-width front porch configuration remain legible despite material alterations, demonstrating the formal design sensibility that characterized substantial village houses during the mid-19th century. The corner lot location along Gibraltar Road places the house at a prominent position within the historic village core.

The decorative pressed metal porch wall with rusticated stone pattern represents a significant surviving historic feature that is increasingly rare. The current restoration of this element, evidenced by the weathered paint and temporary support posts, indicates active preservation efforts that will enhance the property's historic character. This decorative treatment demonstrates the continued investment in the property during the Victorian era.

The documented builder information—Osmond Harryman, 1868—connects this property to a specific individual and moment in Flat Rock's formative development. The presence of two documented 1868 houses along Gibraltar Road (this property and the Stoup House) demonstrates that multiple substantial residences were constructed during this period, reflecting the village's growth during the post-Civil War era.

While vinyl siding, replacement windows, and likely foundation replacement have diminished material integrity, and the conversion to multifamily use represents a functional change, these alterations do not compromise the property's ability to convey its essential historical and architectural significance. The Folk Gothic form remains clearly legible, and the property continues to demonstrate its associations with the earliest period of residential development in Flat Rock. The surviving decorative porch wall and the ongoing restoration work indicate continued commitment to preserving the property's historic character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0216_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26075 Gibraltar Road [614 Erie St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0218_000 Lot 218 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0945043		Long: -83.2895898		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1881	
Architectural Style	Vernacular	
Building Form	One-story rectangular cottage	
Roof Form	Side-gabled Cottage	
Roof Materials	Standing seam metal roofing	
Exterior Wall Materials	Horizontal wood siding	
Foundation Materials	Concrete/stone	
Window Materials	Replacement windows	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 garage on alley	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture						
Period(s) of Significance	1881-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	26075 Gibraltar Rd.						
Historic/Original Owner	Rachel Bevier Residence						
Historic Building Use	Single family residence						
Current Building Use	Single family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	27 Sep 1925	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1881 vernacular cottage is a single-story dwelling situated on Gibraltar Road in Flat Rock, historically known as 614 Erie Street and located on Lot 3, Block 16 of the Village of Flat Rock. Built during the post-Civil War settlement period, this house represents one of the earliest surviving residential structures in Flat Rock and carries significant historical associations with the Bevier family. In 1881, the home was occupied by Rachel Bevier and her family. Rachel was the widow of Luther S. Bevier, who served with Company D, 9th Regiment, Michigan Cavalry during the Civil War and died as a Confederate Prisoner of War in Richmond, Virginia in approximately November 1863. Rachel Bevier lived in this house until her death on February 16, 1896, after which ownership passed to her son Ed Bevier, who was documented as the owner in 1906. This Civil War widow's residence represents an important connection to the human costs of the war and the experiences of families left behind.

The property demonstrates the modest vernacular housing that characterized Flat Rock during its formative years as an agricultural village, decades before Ford's Village Industries program would transform the community. Most notably, the house retains what appears to be an original or early standing seam metal roof, an increasingly rare survival that significantly enhances the property's integrity.

The house exhibits a simple vernacular cottage form with a side-gabled roof, representing the practical, economical housing that characterized rural Michigan communities during the late 19th century. The single-story form with compact footprint reflects the modest means of early village residents while providing adequate shelter for families. This straightforward building form, lacking stylistic pretension, represents the utilitarian approach to housing that predominated in small agricultural communities.

The most significant feature of this property is the standing seam metal roof, which appears to be an original or early feature based on its weathered patina and construction characteristics. Standing seam metal roofing was a durable, fire-resistant roofing option that was common during the late 19th and early 20th centuries, though most examples have been replaced with asphalt shingles over the decades. The survival of this metal roof—showing the characteristic weathering and patina of aged metal—provides exceptional material evidence of 19th-century roofing practices and significantly enhances the property's historical integrity. The vertical seams running from ridge to eave are clearly visible and represent traditional metal roofing craftsmanship.

The exterior walls are clad in vinyl siding in a yellow or cream color, a replacement material that obscures the original wall surface (likely wood clapboard). The siding shows some weathering and aging, indicating it has been in place for some time. While vinyl siding represents a change from original materials, the simple, horizontal profile maintains an appearance compatible with the vernacular character of the house.

The front facade displays a straightforward arrangement with a central entrance flanked by windows. A small entry porch with steps provides access to the front door. The fenestration pattern reflects the practical interior arrangement typical of modest vernacular cottages, with windows positioned to serve functional requirements for light and ventilation.

The windows appear to be aluminum replacement units in a double-hung configuration. While not original, the windows maintain appropriate proportions within the original openings and do not significantly detract from the building's overall character.

A brick chimney rises from the roof, indicating the original heating system and providing material evidence of the building's 19th-century construction. The chimney's position and construction are consistent with late 19th-century residential heating practices.

The foundation appears to incorporate stone and/or concrete block materials, reflecting construction practices that may combine original stone foundation elements with later concrete block repairs or additions. This mixed foundation construction is common in buildings of this age that have been maintained over more than a century.

The property occupies a lot along Gibraltar Road with mature deciduous trees that frame the house. A period-style street lamp stands in the front yard, contributing to the historic streetscape character. The property's position along the main thoroughfare reflects its place within the historic village core.

Character-defining features include the vernacular cottage form, the significant standing seam metal roof, the single-story massing with side-gabled roof, the brick chimney, and the overall modest residential character that represents Flat Rock's early settlement-era housing.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1881, Rachel Bevier and family were living in the home on lot 3 in block 16, of the Village of Flat Rock.[1] Rachel Bevier was a Civil War Widow; the wife of Luther S. Bevier, who served with Company D, 9th Regiment, Michigan Cavalry and who died as a Confederate Prisoner of War in Richmond, Virginia, about November 1863.[2] Rachel Bevier died on 16 Feb 1896.[3] In 1906, Ed Bevier, son of Rachel owned lot 3, in block 16 and the residence thereon; 614 Erie St.[4]

In 1920, Michael Muldrig owned lot 3 in block 16; and the residence thereon, 614 Erie St.[5] In 1930, Remie & Martha E. Panblon and family were living at 614 Erie St. [Gibraltar], and Remie was employed as a Laborer for general plumbing.[6] In 1940, Catherine Hill were living at 26075 Erie St. [Gibraltar].[7] In 1950, Aaron & Amelia Hanning and family resided at 26075 Erie St. [Gibraltar]; and Aaron was employed doing office work for the Railroad.[8] In 1971, Howard Burgoon resided at 26075 Erie Street.[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1881 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Settlement, Community Development, Military History, and Social History**. The property represents one of the earliest surviving residential structures in Flat Rock, built during the post-Civil War settlement period, and carries exceptional historical significance as the documented residence of Rachel Bevier, a Civil War widow whose husband died as a Confederate prisoner of war. The property also retains a significant standing seam metal roof that provides exceptional material evidence of 19th-century construction practices.

Criterion A - Military History and Social History: This property carries significant historical associations as the documented home of Rachel Bevier, widow of Luther S. Bevier. Luther Bevier served with Company D, 9th Regiment, Michigan Cavalry during the Civil War and died as a Confederate Prisoner of War in Richmond, Virginia in approximately November 1863. His death left Rachel a widow with a family to support during the difficult years following the war. By 1881, Rachel and her family were living in this house on Lot 3, Block 16 of the Village of Flat Rock (then addressed as 614 Erie Street). Rachel Bevier lived here until her death on February 16, 1896, after which the property passed to her son Ed Bevier, documented as the owner in 1906. This documented association with a Civil War widow provides tangible connection to the human costs of the war and the experiences of families who lost loved ones in the conflict. The property represents the modest circumstances in which many Civil War widows lived while raising families and maintaining households in the decades following the war.

Criterion A - Settlement and Community Development: Constructed c. 1881, this vernacular cottage dates to the formative settlement era of Flat Rock, approximately 47 years before Ford's Village Industries program would transform the community. The property represents the modest vernacular housing that characterized the village during its early development as an agricultural community centered on the Huron River. Together with the 1868 houses at 26139 and 26059 Gibraltar Road, this property demonstrates the sustained residential development that occurred along Gibraltar Road during the late 19th century, establishing the community fabric that would persist through the Village Industries era.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1882," unpaginated, arranged alphabetically; entry for Mrs. Bevier; original records held by Brownstown Township Historical Society.

[2] "United States, Civil War Widows and Other Dependents Pension Files, 1861-1934", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KHY9-WKG : accessed 27 Dec 2025), entry for Rachel Hooper Bevier and Luther S Bevier, from 1861 to 1934; **ALSO**; "United States, Census of Union Veterans and Widows of the Civil War, 1890", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:K8SL-1X2 : accessed 27 Dec 2025), entry for Luther S Bevier and Rachel Bevier, 1890.

[3] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVVD-L1BV : accessed 27 Dec 2025), Entry for Rachel Hooper Bevier, death 16 Feb 1896.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1906," unpaginated, arranged alphabetically; entry for Ed Bevier; original records held by Brownstown Township Historical Society.

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 50, entry for Michael Muldrig; original records held by Brownstown Township Historical Society.

[6] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 6B, dwelling 128, family 147, for Remie & Martha E. Panblon and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-J8?cat=1036363&i=449&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 450 of 1148; United States. National Archives and Records Administration.

[7] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9A, dwelling 354, for Catherine Hill ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW9X?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, image 21 of 1034; United States. National Archives and Records Administration.

[8] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 71, dwelling 131, for Aaron & amelia Hanning and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-1?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 49 of 58; United States. National Archives and Records Administration.

9 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Erie Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Multi-Generational Bevier Family Ownership: The documented ownership by Rachel Bevier (1881-1896) followed by her son Ed Bevier (documented 1906) demonstrates multi-generational family ownership that connected this property to Flat Rock's community development across several decades. This pattern of family continuity reflects the stable, rooted community that characterized Flat Rock during the late 19th and early 20th centuries.

Early Period Significance: The Flat Rock Historical District encompasses two periods of significance: the Early Period (1834-1920s) representing Michael Vreeland's establishment of the village and its development as an agricultural community, and the Late Period (1922-1975) representing Ford's Village Industries transformation. This property is significant within the Early Period, providing essential documentation of the modest vernacular housing that characterized the pre-industrial village. While the 1868 houses along Gibraltar Road represent more substantial construction, this 1881 cottage demonstrates the range of housing available to early Flat Rock residents, including those of modest means such as Civil War widows.

Standing Seam Metal Roof: The retention of what appears to be an original or early standing seam metal roof is a significant feature that substantially enhances the property's integrity. Standing seam metal roofing was a popular, durable roofing choice during the late 19th century, but most examples have been replaced with asphalt shingles over the decades. The survival of this metal roof, with its weathered patina indicating considerable age, provides exceptional material evidence of 19th-century roofing practices that is increasingly rare in the region. This feature elevates the property's significance beyond its modest vernacular form.

Vernacular Housing Context: The simple cottage form represents the practical, economical housing that was accessible to ordinary residents of rural Michigan communities during the late 19th century, including widows supporting families on limited means. While lacking the architectural sophistication of larger settlement-era houses, vernacular cottages like this one housed the majority of village residents and are essential for understanding the full range of early residential development in Flat Rock.

Integrity Assessment: The property retains integrity of location, remaining on its original site along Gibraltar Road. Integrity of design is maintained through preservation of the vernacular cottage form with side-gabled roof and single-story massing. Integrity of materials is mixed: while vinyl siding and replacement windows have diminished wall and window material integrity, the significant standing seam metal roof and brick chimney preserve important original or early features. The standing seam roof specifically preserves exceptional integrity of workmanship in its traditional seaming technique. Integrity of setting is preserved through the property's location along Gibraltar Road. Integrity of feeling and association are particularly strong given the documented historical associations with the Bevier family and Rachel Bevier's status as a Civil War widow, as the property continues to convey its historic character as a modest vernacular cottage that sheltered a family affected by the Civil War.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1881 construction date places this property among the earliest surviving residential structures in Flat Rock, representing the village's settlement era approximately 47 years before Ford's Village Industries program would transform the community. The exceptional documented history of this property as the home of Rachel Bevier, Civil War widow of Luther S. Bevier who died as a Confederate POW in Richmond, Virginia in 1863, adds significant historical dimensions that elevate the property's importance within the district.

Rachel Bevier's occupation of this modest cottage from at least 1881 until her death in 1896 provides tangible connection to the human costs of the Civil War and the experiences of families who lost loved ones in the conflict. Her husband Luther served with Company D, 9th Regiment, Michigan Cavalry, and his death as a prisoner of war left Rachel to support her family through the difficult post-war decades. The subsequent ownership by their son Ed Bevier, documented in 1906, demonstrates the multi-generational family continuity that characterized stable village communities. This documented provenance connecting the physical structure to specific individuals and their experiences during a pivotal period in American history substantially enhances the property's significance.

The property retains its essential vernacular cottage form, with the side-gabled roof, single-story massing, and modest scale clearly demonstrating the practical housing that was accessible to ordinary village residents, including widows supporting families on limited means. While more modest than the substantial Folk Victorian houses of the 1868 period, this cottage represents the type of housing in which many Civil War widows and their families lived and is essential for understanding both the social fabric and the full range of early residential development in Flat Rock.

The standing seam metal roof remains the property's most significant architectural feature and substantially elevates its contribution to the district. Standing seam metal roofing, while common in the late 19th century, has been replaced on most buildings with asphalt shingles. The survival of this roof—displaying the weathered patina and vertical seaming characteristic of aged metal roofing—provides exceptional material evidence of 19th-century construction practices that is increasingly rare. This original or early feature preserves both material integrity and the craftsmanship of traditional metal roofing techniques.

The brick chimney provides additional material evidence of original construction, demonstrating the heating systems that served 19th-century residences. The combination of surviving metal roof and brick chimney preserves important elements of the building's original material character despite the application of vinyl siding.

The documented historical associations with the Bevier family—particularly Rachel Bevier's status as a Civil War widow—combined with the early construction date, surviving standing seam metal roof, and location within the historic village core along Gibraltar Road (historically Erie Street), make this property a significant contributor to understanding Flat Rock's settlement era and the social fabric of post-Civil War Michigan communities. While vinyl siding and replacement windows have diminished material integrity on the walls, the documented history and surviving original features preserve the property's essential historical and architectural character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0218_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26085 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0219_000 Lot 219 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094359		Long: -83.289778		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1937	
Architectural Style	Colonial Revival/Minimal Traditional	
Building Form	1.5 story rectilinear	
Roof Form	Side-gabled w/ front & side dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick veneer	
Foundation Materials	Concrete/brick	
Window Materials	Replacement windows	
Window Type	Double-hung sash, casement	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (on alley)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture; Education; Literature
Period(s) of Significance	1937-1975

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Current/Common Name	26085 Gibraltar Rd.			
Historic/Original Owner	Harold & Grace (nee Wagar) Law			
Historic Building Use	Single family residence			
Current Building Use	Single family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	27 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 26085 Gibraltar Rd, known as the Grace Wagar Law House, represents an exceptional example of 1937 Colonial Revival residential architecture that embodies both the architectural sophistication and community significance that characterized Flat Rock's residential development during the late period of significance. Constructed in 1937 for Grace Wagar Law, a prominent local educator and chronicler of community life, this one-and-one-half-story brick cottage demonstrates the quality residential construction that enabled the community to attract and retain civic leaders who contributed significantly to Flat Rock's cultural and educational development.

The building exhibits the characteristic massing and proportional relationships of Colonial Revival design adapted to the modest scale appropriate to 1930s middle-class housing, featuring a side-gabled main block with integrated dormers that create both architectural interest and practical upper-level living space. This architectural approach reflects the period's embrace of traditional American design motifs filtered through Depression-era constraints that emphasized both dignity and economy in residential construction. The building's substantial brick construction demonstrates the quality standards that characterized residential development for community leaders during the late 1930s.

The structure's most distinctive character-defining feature is its high-quality red brick veneer that creates both visual distinction and permanent material character appropriate to the home of a respected community figure. The brick construction reflects both the elevated building standards available to professional families during the late 1930s and the period's preference for durable, low-maintenance materials that would preserve their appearance and value over extended periods. The consistent brick detailing and quality mortar work demonstrate the superior craftsmanship that characterized substantial residential construction during the economic recovery period.

The complex roofline configuration incorporates multiple dormers that provide both functional upper-level space and sophisticated architectural composition reflecting Colonial Revival design principles. The front-facing dormer creates formal street presence while side dormers maximize interior functionality, demonstrating the thoughtful integration of aesthetic and practical considerations that characterized quality residential design during the 1930s. The dormer windows with their traditional mullion patterns enhance the building's historical character while providing natural lighting for second-story spaces.

The fenestration pattern demonstrates careful attention to both symmetrical facade composition and functional interior lighting requirements, with window openings arranged to create balanced architectural rhythm while serving the domestic needs of educated homeowners who valued both privacy and community connection. While windows have been replaced, the openings maintain their original proportions and locations, preserving the building's essential architectural character and design integrity.

The building's positioning and relationship to Gibraltar Road reflect the residential planning standards that enabled professional families to establish dignified homes within walking distance of community institutions while maintaining appropriate privacy and domestic tranquility. The generous lot size and mature landscaping create the established residential environment that characterized middle-class neighborhood development during the late 1930s, when Flat Rock was experiencing sustained growth following Henry Ford's industrial development.

The property's association with Grace Wagar Law adds exceptional historical significance beyond its architectural merits, as Mrs. Law's extensive documentation of community life from 1902 until her death in 1981 provides irreplaceable insight into Flat Rock's evolution during both the early and late periods of significance. Her diaries, notes, and letters chronicling family, friends, and neighbors create an invaluable historical record that enhances understanding of daily life, social patterns, and community development throughout the district's period of significance.

This 1.5-story, single-family brick veneer residence with matching garage is situated on Lot 2 of Block 16 in the Village of Flat Rock and in 1941, the address was 26085 Erie St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for Erie Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, Wellington Wagar owned lot 1 & 2 of block 16 in the Village of Flat Rock.[2] In 1931, the east 44 feet of lot 2 in block 16 was owned by Grace Wagar Law, daughter of Wellington Wagar; there was no residence on the lot at that time.[3] Grace Law owned lot 2 of block 16; and the residence thereon, 26085 Erie St.[4] In 1940, Harold & Grace (nee Wagar) Law and son were living at 26085 Erie St. [Gibraltar], and Harold employed as a dispatcher for the steam railroad.[5] In 1950, Harold & Grace Law resided at 26085 Erie St. [Gibraltar]; and Harold worked as Plant Protection for the Oil Refinery.[6] In 1955, Harold & Grace Law resided at 26085 Erie St.[7] The Law family resided at 26085 Erie Street from 1959-1971.[8] Grace Wagar Law died on 11 May 1980.[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Grace Wagar Law House at 26085 Gibraltar Rd is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District with exceptional significance warranting recognition under multiple National Register criteria. This recommendation is based on the property's outstanding architectural integrity, its significant associations with local education and community documentation, and its important role in housing a community leader whose work provides irreplaceable insight into Flat Rock's development throughout the period of significance.

National Register Criteria Evaluation

Criterion A - Community Planning and Development/Education: This property holds exceptional significance for understanding Flat Rock's social and educational development throughout virtually the entire period of district significance. Grace Wagar Law's residence from 1937 until her death in 1981 represents the type of stable, professional household that provided community leadership and cultural continuity during periods of significant economic and social change. As a local teacher, Mrs. Law contributed directly to the education of multiple generations of Flat Rock residents, helping to maintain educational standards and community values during the community's transition from agricultural village to industrial center.

The property's 1937 construction date places it within the critical period when Flat Rock was experiencing sustained growth following Henry Ford's Village Industries establishment, yet Mrs. Law's documentation extends back to 1902, providing unique perspective on the community's evolution from the early period through the late period of significance. Her chronicling of community life, family relationships, and neighborhood development creates an invaluable historical record that enhances understanding of how Flat Rock maintained its community identity while accommodating industrial growth and social change.

Criterion B - Persons: The property possesses exceptional significance for its association with Grace Wagar Law (1891-1981), whose contributions to local education and community documentation make her a person of exceptional importance to Flat Rock's historical narrative. Born in 1891, Mrs. Law witnessed and recorded the community's entire transformation from agricultural village to industrial center, creating through her diaries, notes, and letters an irreplaceable documentary record spanning nearly eight decades of community development.

Mrs. Law's work as a local teacher provided direct service to the community's educational needs while her extensive documentation of daily life, social patterns, and community evolution creates a unique historical resource that enhances understanding of how small Michigan communities navigated the social and economic changes of the 20th century. Her

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically; pg. 99, entry for Wellington Wagar; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically; pg. 98, entry for Grace Law; original records held by Brownstown Township Historical Society.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," hand paginated, arranged alphabetically and by subdivision; pg. 160, entry for Grace Wagar; original records held by Brownstown Township Historical Society.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 8B, dwelling 352, for Harold & Grace Law and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW8K?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 20 of 1034; United States. National Archives and Records Administration.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 13, dwelling 130, for Harold & Grace Law; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-2?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 14 of 58; United States. National Archives and Records Administration.

[7] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-family), for Erie Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZY3-6Q3 : Mon Feb 24 18:43:47 UTC 2025), Entry for Grace D Law, 11 May 1980.

chronicling of "family, friends, and neighbors" provides the type of intimate community perspective rarely preserved in official records, making her contributions invaluable to understanding the human dimensions of historical change.

Criterion C - Architecture: The building contributes significant architectural value as an excellent example of 1937 Colonial Revival residential design that demonstrates the quality construction and design sophistication available to professional families during the late Depression period. The structure's high-quality brick construction, complex dormer system, and thoughtful proportional relationships represent the type of elevated residential architecture that distinguished community leaders' homes while reflecting broader trends in American domestic design during the late 1930s.

The building's architectural significance extends to its documentation of residential construction practices and design standards during the economic recovery period, when architects and builders sought to provide traditional architectural character within economic constraints imposed by Depression-era conditions. The successful integration of Colonial Revival design elements with practical spatial requirements demonstrates the architectural sophistication that characterized quality residential development in progressive small communities.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1937 construction where Grace Wagar Law resided until her death in 1981.

Design: The structure retains exceptional integrity of design, with all major architectural elements including side-gabled massing, dormer configuration, brick construction, and overall Colonial Revival composition remaining essentially unchanged from original construction.

Materials: The building demonstrates excellent integrity of materials, with original brick veneer, roofing systems, and structural elements remaining largely intact and authentic to the construction period. The high-quality brick construction maintains the building's essential material character.

Workmanship: The structure exhibits outstanding integrity of workmanship, with superior brick construction, precise dormer detailing, and quality construction techniques clearly evident throughout the building.

Setting: The building retains excellent integrity of setting within Gibraltar Road's residential corridor, maintaining the established neighborhood environment where Mrs. Law lived and worked within the community she documented so extensively.

Feeling: The building successfully conveys the feeling of 1930s professional residential development and continues to evoke the stable, dignified domestic environment that housed one of Flat Rock's most important community chroniclers.

Association: The building maintains exceptionally strong associative links with Grace Wagar Law and her contributions to local education and community documentation, serving as the tangible connection to nearly eight decades of community observation and recording.

This property significantly exceeds the National Register threshold for contributing status and warrants special recognition within the Flat Rock Historical District for its exceptional significance under multiple criteria. The building's association with Grace Wagar Law creates unique historical value that extends far beyond its architectural merits, though the structure also represents high-quality 1930s residential design executed with superior materials and craftsmanship.

Mrs. Law's documentation spanning from 1902 to 1981 provides irreplaceable insight into community life throughout virtually the entire period of district significance, making her residence a property of exceptional historical importance. Her work as educator and community chronicler creates associations that enhance understanding of both the social dimensions of historical change and the role of civic-minded individuals in maintaining community identity during periods of economic transformation.

The property's combination of architectural quality, historical associations, and documentary significance makes it one of the most valuable contributing resources within the proposed district. The building serves as both an excellent example of 1930s residential architecture and as the tangible connection to one of Flat Rock's most important historical figures and community contributors.

Final Recommendation: CONTRIBUTING to the Flat Rock Historical District, meeting SHPO compliance standards for National Register eligibility as part of a historic district under Criteria A, B, and C, with exceptional significance warranting recognition as one of the district's most historically important properties.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0219_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26095 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0220_002 Lot 220 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0947611		Long: -83.2899576		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	2003	
Architectural Style	Contemporary Traditional/Neo-Colonial	
Building Form	Two-story house w/ attached garage	
Roof Form	Complex gabled roof system	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer and vinyl siding	
Foundation Materials	Concrete	
Window Materials	Vinyl windows	
Window Type	Double-hung sash, picture windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrated Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A
Period(s) of Significance	N/A

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):

Current/Common Name	26095 Gibraltar Rd
Historic/Original Owner	Unknown
Historic Building Use	N/A (built outside period of significance)
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	27 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 26095 Gibraltar Rd. is a two-story contemporary house constructed in 2003 that represents early 21st-century suburban residential development within the boundaries of the proposed Flat Rock Historical District. The structure exhibits the characteristic features of contemporary traditional residential design, combining neo-colonial stylistic elements with modern construction practices and spatial arrangements that reflect late 20th and early 21st-century lifestyle preferences and building standards.

The building displays a complex gabled roof system with multiple intersecting planes that create varied rooflines and architectural interest typical of contemporary residential design. This configuration represents the contemporary preference for varied massing and complex volumetric compositions that contrast with the simpler, more unified roof forms that characterized residential construction during the district's period of significance from 1920 to 1972.

The structure's two-story massing incorporates an attached garage with prominent front-facing orientation that reflects the automobile-centered residential planning principles that became standard during the late 20th century. This garage configuration represents a significant departure from the residential planning principles that governed house design during the historic period, when secondary structures were typically detached and positioned to minimize their visual impact on primary residential facades.

The exterior wall system combines brick veneer with vinyl siding in a mixed-material approach that demonstrates contemporary construction practices emphasizing both visual variety and construction efficiency. While the brick veneer echoes traditional masonry construction, the specific application and combination with vinyl siding reflects late 20th-century design sensibilities that differ substantially from the more unified material approaches that characterized residential construction during the district's period of significance.

Window openings feature modern vinyl units in configurations that reflect contemporary preferences for larger glass areas, varied window types, and standardized installation systems. The fenestration arrangement demonstrates typical early 21st-century residential glazing practices that prioritize energy efficiency and construction economy over the proportional relationships and rhythmic placement that characterize residential window design from the district's period of significance.

The building's positioning and orientation address Gibraltar Road through contemporary site planning approaches that emphasize private automobile access and suburban privacy over the pedestrian-oriented street relationships that defined residential development during Flat Rock's historic periods. The substantial setback and prominent garage placement reflect the residential planning principles that became prevalent during late 20th-century suburban development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The residence at 26095 was built in 2003 and therefore is a non-contributing resource to the Flat Rock Historical District.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residence at 26095 Gibraltar Rd is recommended as a **NON-CONTRIBUTING** resource within the proposed Flat Rock Historical District. This recommendation is based on the property's construction date of 2003, which falls thirty-one years outside the district's established period of significance (1834-1972), and its architectural character, which reflects contemporary design traditions and construction practices that do not contribute to understanding the historical development patterns that define the district's significance.

National Register Criteria Evaluation

Does Not Meet Criteria for Contributing Status: The property fails to meet the requirements for contributing status under any of the four National Register criteria due to its construction date and architectural character that postdate and differ substantially from the historical development patterns that justify the district's significance.

Criterion A - Community Planning and Development: The property does not contribute to understanding Flat Rock's historical development patterns because it was constructed thirty-one years after the end of the district's period of significance. The 2003 construction represents early 21st-century suburban development that follows regional and national building trends rather than the specific historical forces and community planning decisions that shaped Flat Rock during its periods of significance from 1834 to 1972.

The building's design and siting reflect contemporary suburban development patterns that emphasize automobile access, complex rooflines, and mixed materials - all characteristics that represent different planning philosophies and lifestyle preferences than those that shaped Flat Rock during its historically significant periods.

Criterion C - Architecture: The building does not contribute architectural significance to the district because it represents contemporary residential design that lacks connection to the architectural traditions, construction practices, and design evolution that characterize the district's contributing resources. The structure's mixed materials, complex rooflines, prominent garage placement, and contemporary window configurations reflect early 21st-century construction standards and design preferences that differ fundamentally from the architectural styles and building traditions that define the district's architectural narrative.

While the building incorporates some traditional design elements such as brick veneer and gabled roofs, these elements are applied using contemporary design principles and construction methods that create a different architectural character than the authentic historical styles represented by the district's contributing resources.

Integrity Assessment for Non-Contributing Status

While the building maintains integrity as a 2003 residential structure, it lacks the temporal relationship and architectural character necessary for contributing status within a historic district that documents community development from 1834 to 1972.

Temporal Relationship: The thirty-one-year gap between the end of the period of significance (1972) and the building's construction (2003) represents a significant temporal disconnect that prevents the property from contributing to the district's historical narrative. This gap is well beyond the typical timeframe that might allow for consideration of properties that represent important later development.

Architectural Character: The building's contemporary design elements, including mixed exterior materials, complex rooflines, prominent garage placement, and modern window systems, represent architectural approaches that postdate and differ from the building traditions that characterize the district's contributing resources.

Community Development Patterns: The property represents early 21st-century suburban infill development that follows different planning principles and reflects different economic and social conditions than those that shaped Flat Rock during its periods of historical significance.

SHPO Compliance and Recommendation

This property appropriately falls within the non-contributing category as defined by National Register guidelines for historic districts. The building's 2003 construction date places it well outside the established period of significance, and its architectural character reflects contemporary rather than historical design traditions.

The inclusion of non-contributing properties within historic district boundaries is appropriate when such properties do not significantly compromise the district's overall historical integrity and character. In this case, the building's residential use and reasonable scale maintain basic compatibility with the surrounding neighborhood context while its non-contributing status accurately reflects its temporal and architectural relationship to the district's significance.

The property's non-contributing designation does not reflect negative judgment about its architectural quality, construction standards, or community value, but rather acknowledges that it represents a different period of development that falls outside the specific historical narrative that justifies the district's National Register eligibility. The building's contemporary design and construction methods, while appropriate for early 21st-century residential needs, do not contribute to understanding the historical forces, architectural traditions, or community development patterns that define the district's significance.

Final Recommendation: NON-CONTRIBUTING to the Flat Rock Historical District, appropriately categorized due to construction date well outside the period of significance and architectural character that does not contribute to the district's historical significance under National Register criteria.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0220_002; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26139 Gibraltar Road [508 Erie St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0223_300 Lot 223 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0952545		Long: -83.290641		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1868
Architectural Style	Folk Victorian/Vernacular Greek Revival
Building Form	2-story gable-front house w/ side wing
Roof Form	Front-gabled main block w/ side addition
Roof Materials	Asphalt shingles
Exterior Wall Materials	Wood clapboard siding
Foundation Materials	River Stone
Window Materials	Wood double-hung sash windows
Window Type	Double-hung sash w/ traditional mullions
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☒	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Architecture; Community Planning and Development; Industry; Social History; Military History
Period(s) of Significance	1868-1975 (entire span of district's 1920-1975 period, plus pre-district significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name	Littlefield House			
Current/Common Name	26139 Gibraltar			
Historic/Original Owner	Charles Stoup / Wesley Littlefield			
Historic Building Use	Single family residence (under restoration)			
Current Building Use	Under restoration			

Survey Date	12 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1868 Folk Victorian residence is a 2-story dwelling situated on Gibraltar Road in Flat Rock. Built by Charles Stoup during the post-Civil War period, this house is one of the earliest surviving residential structures in Flat Rock and represents the village's formative settlement era, decades before Ford's Village Industries program would transform the community. The property is currently undergoing restoration, with the original wood clapboard siding exposed and awaiting preservation treatment. The retention of original materials including wood siding, wood windows with decorative lintels, and stone foundation makes this property exceptionally significant for understanding mid-19th century construction in Flat Rock.

The house exhibits the Gable-Front-and-Wing form (also known as Upright and Wing), a vernacular house type that was ubiquitous across the Midwest during the mid-to-late 19th century. The main block presents a two-story gable-front section facing the street, with a side-gabled ell extending to the rear. This L-shaped configuration was both practical and economical, allowing for efficient construction while providing adequate living space for families. The roof is currently covered with asphalt shingles, though the original roofing material would likely have been wood shingles.

The most significant feature of this property is the retention of original wood clapboard siding, a rarity in the district where most historic houses have been re-sided with aluminum or vinyl. The siding is currently in weathered condition with extensive paint loss, clearly indicating that restoration work is underway. This exposed condition, while temporary, reveals the quality and craftsmanship of the original construction, with tight joints and consistent coursing demonstrating skilled 19th-century carpentry. The preservation of this original siding through restoration rather than replacement with modern materials represents a significant commitment to authentic historic preservation.

The windows appear to be original wood double-hung units with decorative lintels or hood molds above, a characteristic Folk Victorian detail that elevates this house above purely utilitarian vernacular construction. These decorative window surrounds, visible on the front facade, represent the modest application of Victorian-era ornamentation to an otherwise simple vernacular form. The retention of original wood windows is exceptionally rare and significantly enhances the property's integrity of materials and workmanship.

The foundation is constructed of stone—appearing to be fieldstone or cut limestone—with brick visible in portions, representing the standard foundation construction of the mid-19th century before concrete block became widely available. This substantial stone foundation has supported the structure for over 150 years and provides material evidence of construction techniques predating the modern era.

A front porch extends across a portion of the facade, providing sheltered outdoor living space. The porch is currently undergoing restoration, with temporary support posts visible. The porch configuration—a common feature of Folk Victorian houses—created a transitional space between public and private realms that characterized 19th-century domestic architecture. An American flag displayed on the porch and a "Save Flat Rock Dam" sign in the front yard indicate the current owner's engagement with community heritage issues.

The property occupies a lot with mature deciduous trees that frame the house. A detached garage is located at the rear of the property, providing automobile storage. The setting along Gibraltar Road places the house within the historic core of Flat Rock's early settlement.

Character-defining features include the Gable-Front-and-Wing form, the original wood clapboard siding, the original wood windows with decorative lintels, the stone foundation, the front porch, the 2-story massing, and the overall Folk Victorian character that represents Flat Rock's settlement-era residential architecture.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Charles Stoup likely built the residence on lot 2, block 7, about 1869 and he continued to pay taxes on the property until 1887.[1] Wesley B. Littlefield purchased lot 2, block 7, from Charles Stoup in 1888, and Littlefield resided at 508 Erie St until his death 8 Jan 1914.[2] Mrs. Evelyn Agnes Littlefield, the widow of Wesley B. Littlefield, continued to rent out 26139 Erie St. while she owned and paid taxes on lot 2, block 7 in the Village of Flat Rock until after 1940.[3] In 1930, Andy F. & Bertha E. Lincoln and family were renting at 508 Erie St. [Gibraltar], and Andy was employed as a Polisher for Lamp Plant.[4] In 1939, Thomas & Gertrude Gibbons were living at 26139 Erie.[5] In 1940, Thomas L. & Gertrude Gibbons and family were living at 26139 Erie St. [Gibraltar], and Thomas was employed as an electrician for the auto factory.[6] In 1950, Thomas & Margaret Kuderik and family resided at 26139 Erie St. [Gibraltar]; and Thomas worked as a master electrical maintenance for local Construction.[7] In 1971, Thomas Kuderik and family resided at 26139 Erie Street.[8]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1868 property is recommended as **Contributing to the Flat Rock Historical District** and as **Potentially Individually Eligible for the National Register** under **Criterion A for Settlement and Community Development** and **Criterion C for Architecture**. The property represents one of the earliest surviving residential structures in Flat Rock, built during the post-Civil War settlement period, and retains exceptional material integrity through preservation of original wood siding, original wood windows, and stone foundation.

Criterion A - Settlement and Community Development: Constructed c. 1868 by Charles Stoup, this house dates to the formative settlement era of Flat Rock, approximately 60 years before Ford's Village Industries program would transform the community. The property represents the village's early development following the Civil War, when Flat Rock was an agricultural community centered on the Huron River. Charles Stoup and other early settlers established the residential patterns and community fabric that would persist through the Village Industries era and beyond. This property provides tangible evidence of Flat Rock's origins as a 19th-century Michigan village, predating its later industrial transformation.

Criterion C - Architecture: The property represents an excellent example of the Folk Victorian style as expressed in the Gable-Front-and-Wing vernacular form that characterized Midwestern residential construction during the post-Civil War period. The decorative window lintels demonstrate the application of Victorian-era ornamentation to vernacular construction, elevating this house above purely utilitarian examples. Most significantly, the retention of original wood clapboard siding and original wood windows represents exceptional material integrity that is extremely rare in the district. The ongoing restoration of original materials rather than replacement with modern substitutes demonstrates commitment to authentic preservation that enhances the property's architectural significance.

Early Period Significance: The Flat Rock Historical District encompasses two periods of significance: the Early Period (1834-1920s) representing Michael Vreeland's establishment of the village and its development as an agricultural community, and the Late Period (1920-1975) representing Ford's Village Industries transformation. This property is significant within the Early Period, providing essential documentation of the pre-industrial village that Ford would later transform. Without properties like this Stoup House, the district would lack representation of its foundational settlement era.

Exceptional Material Integrity: The retention of original wood clapboard siding represents exceptional preservation that is extremely rare in the district. Most historic houses in Flat Rock have been re-sided with aluminum or vinyl, obscuring or destroying original wall materials. The survival of original wood siding at this property, combined with original wood windows featuring

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1869 and 1887," unpaginated, arranged alphabetically; entry for Charles Stoup; Clerk's Office (vault), Brownstown Township.

[2] "Michigan, Deaths and Burials, 1800-1995", database, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FH4L-39G : 29 November 2023), for Wesley Barnes Littlefield, 1914.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," unpaginated, arranged alphabetically; citing entry for Mrs. W.B. Littlefield; held by Brownstown Township Historical Society.

[4] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 6B, dwelling 135, family 154, for Andy F. & Bertha E. Lincoln and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-J8?cat=1036363&i=449&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 450 of 1148; United States. National Archives and Records Administration.

[5] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 8B, dwelling 350, for Thomas L. & Gertrude Gibbons and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW8K?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, image 20 of 1034; United States. National Archives and Records Administration.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 11, dwelling 119, for Thomas & Margaret Kuderik and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-D?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 12 of 58; United States. National Archives and Records Administration.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities," (**1971**) for Erie St.; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

decorative lintels and the original stone foundation, provides invaluable evidence of mid-19th century construction materials and techniques. The current restoration effort, which appears to be preserving rather than replacing these original materials, further enhances the property's significance.

Individual Eligibility Potential: The combination of early construction date (c. 1868), documented builder (Charles Stoup), exceptional material integrity (original wood siding, original wood windows, stone foundation), and architectural significance (Folk Victorian with decorative details) suggests this property may be individually eligible for the National Register in addition to its contribution to the district. Further research into Charles Stoup and the property's history would strengthen the case for individual eligibility.

Integrity Assessment: The property retains integrity in all seven aspects. Integrity of location is maintained as the property remains on its original site. Integrity of design is preserved through the intact Gable-Front-and-Wing form, 2-story massing, and front porch configuration. Integrity of materials is exceptionally strong due to retention of original wood clapboard siding, original wood windows with decorative lintels, and stone foundation. Integrity of workmanship is evident in the surviving original construction details. Integrity of setting is preserved through the property's location along Gibraltar Road in the historic village core. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a substantial mid-19th century residence from Flat Rock's settlement era.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District and POTENTIALLY INDIVIDUALLY ELIGIBLE for the National Register.

The c. 1868 construction by Charles Stoup makes this property one of the earliest surviving residential structures in Flat Rock, representing the village's formative settlement era approximately 60 years before Ford's Village Industries program would transform the community. The property is essential for documenting the Early Period of significance (1834-1920s) within the district, providing tangible evidence of the 19th-century agricultural village that preceded Ford's industrial investment.

The exceptional material integrity of this property distinguishes it from virtually all other historic houses in the district. The retention of original wood clapboard siding—currently visible in its weathered state as restoration proceeds—represents a level of material preservation that is extremely rare. Most historic houses in Flat Rock have been re-sided with aluminum or vinyl, destroying or obscuring original wall materials. The survival of original siding at this property, combined with original wood windows featuring decorative Victorian-era lintels, provides invaluable evidence of mid-19th century construction materials, techniques, and architectural expression.

The stone foundation represents the substantial construction practices of the post-Civil War period, predating the concrete block foundations that would become standard in the early 20th century. This foundation has supported the structure for over 150 years and demonstrates the durability of traditional building methods. The combination of original siding, original windows, and original foundation creates a remarkably intact example of 1868 construction.

The Folk Victorian styling, expressed through the decorative window lintels applied to the vernacular Gable-Front-and-Wing form, demonstrates the penetration of Victorian-era architectural fashion into rural Michigan communities during the post-Civil War period. This modest ornamentation elevated the house above purely utilitarian construction while remaining appropriate to the means of settlement-era residents.

The current restoration effort, which appears to be preserving original materials rather than replacing them with modern substitutes, represents exemplary historic preservation practice. The temporary support posts on the porch and the exposed weathered siding indicate active work to stabilize and preserve the structure.

This property's significance extends beyond its contribution to the district. The combination of early construction date, documented builder, exceptional material integrity, and architectural quality suggests potential individual eligibility for the National Register. Further research into Charles Stoup's role in Flat Rock's development and the property's complete history would strengthen this case.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0223_300; citing records held by the City of Flat Rock.

NOTE:
OMIT #84 due to numbering error

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26235 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0227_001 Lot 227 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0959455	Long: -83.2913764			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1947	
Architectural Style	Mid-Century Modern Commercial	
Building Form	One-story rectangular block	
Roof Form	Flat roof with parapet	
Roof Materials	Built-up roofing	
Exterior Wall Materials	Red brick masonry	
Foundation Materials	Concrete slab on grade	
Window Materials	Aluminum frame windows	
Window Type	Ribbon windows, plate glass	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Commerce; Architecture
Period(s) of Significance	1947-1972

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):

Historic Name	"Old Beauty"
Current/Common Name	26235 Gibraltar
Historic/Original Owner	Unknown
Historic Building Use	Commercial (beauty salon/barbershop)
Current Building Use	Commercial
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The commercial building at 26235 Gibraltar Rd, historically known as "Old Beauty," represents an exceptional example of 1947 Mid-Century Modern commercial architecture that demonstrates the sophisticated design approaches that characterized Flat Rock's post-World War II commercial development during the height of the community's prosperity under Henry Ford's Village Industries program. Constructed in 1947, this one-story rectangular structure embodies the clean geometric aesthetic and functional efficiency that defined progressive commercial architecture during the early years of America's post-war economic expansion.

The building exhibits the characteristic features of International Style influence adapted to small-town commercial functions, featuring a low-profile rectangular plan with flat roof configuration that emphasizes horizontal lines and geometric simplicity. This architectural approach reflects the post-war embrace of modernist design principles that prioritized functional clarity and efficient spatial organization over decorative elaboration, creating commercial buildings that projected images of professionalism, cleanliness, and technological sophistication essential to service-oriented businesses like beauty salons and barbershops.

The structure's most distinctive character-defining feature is its high-quality red brick construction that demonstrates both the elevated material standards available during the early 1950s and the period's preference for honest expression of structural materials without applied decoration. The brick masonry creates clean, unornamented surfaces that reflect modernist design principles while providing the durable, attractive exterior finish essential to commercial establishments seeking to project images of permanence and professional competence. The consistent brick coursing and quality mortar work demonstrate the superior craftsmanship that characterized substantial commercial construction during the post-war building boom.

The fenestration system combines ribbon windows with large plate glass openings that maximize natural lighting for interior commercial operations while creating visual transparency between business activities and the public streetscape. This window configuration demonstrates the successful application of modernist lighting principles to specialized commercial functions, creating work environments that optimized both natural illumination and customer visibility essential to personal service businesses. The aluminum window systems reflect the period's embrace of industrial materials adapted for commercial use, providing both functional efficiency and the clean, modern appearance favored by progressive business owners.

Character-defining architectural elements include the pronounced flat roof with cleanly detailed parapet that creates the building's distinctive rectilinear profile. The parapet design incorporates subtle geometric articulation that adds visual interest without compromising the overall modernist aesthetic of functional simplicity. The building's relationship to Gibraltar Road is handled through direct orientation and generous glazing that establishes clear visual connections between commercial operations and the surrounding commercial corridor.

The structure's positioning and scale directly address the commercial development patterns that characterized Gibraltar Road during the early 1950s, when Flat Rock's business district was experiencing modernization and expansion following two decades of sustained growth under Ford's industrial influence. The building's integration with adjacent commercial development demonstrates the planned approach to commercial district improvement that enabled the community to maintain economic vitality while upgrading architectural standards and business facilities.

The building's historical association with beauty salon operations, reflected in its "Old Beauty" designation, documents an important aspect of mid-20th century commercial life when personal service businesses represented essential components of small-town economic activity. Beauty salons and barbershops served crucial social functions beyond their commercial purposes, creating gathering places where community members could maintain social connections while receiving personal services, contributing to the community cohesion that characterized small Michigan towns during the post-war period.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1949, Charles Tussey, Vincent Ward and Flat Rock Radio were located at 28235 Erie Street.[1] In 1966, Judy's Beauty Nook and Vincent Ward were in business at 28235 Erie St.[2] In 1971, the Lovely Lady Salon was In business at 28235 Erie St.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The commercial building at 26235 Gibraltar Rd ("Old Beauty") is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District. This recommendation is based on the property's exceptional significance in documenting Flat Rock's post-war commercial modernization, its outstanding architectural integrity as an example of 1951 Mid-Century Modern commercial design, and its important associations with the personal service businesses that provided essential commercial and social functions within the community during the late period of significance.

National Register Criteria Evaluation

Criterion A - Community Planning and Development/Commerce: This property holds exceptional significance for understanding Flat Rock's commercial evolution during the critical early 1950s period when the community was experiencing the full benefits of Henry Ford's Village Industries program and adapting to the consumer-oriented economy that would define post-war American commercial development. Constructed in 1951, the building represents the type of specialized commercial facility that enabled Flat Rock to provide sophisticated personal services while maintaining its small-town character and community-oriented business environment.

The structure's function as a beauty salon documents the community's recognition of changing consumer preferences and lifestyle patterns that emerged during the post-war prosperity period, when personal grooming and appearance services became increasingly important aspects of American social life. The building's construction reflects the business confidence and economic stability that characterized Flat Rock during the early 1950s, when the community was experiencing sustained growth and commercial diversification following nearly three decades of industrial development under Ford's influence.

Criterion C - Architecture: The building contributes exceptional architectural significance as an outstanding and remarkably intact example of 1951 Mid-Century Modern commercial design that demonstrates the successful application of International Style principles to specialized small-town commercial functions. The structure represents the post-war embrace of modernist design principles that emphasized functional efficiency, geometric clarity, and honest expression of materials and structure. The building's sophisticated use of brick masonry, aluminum window systems, and flat roof configuration illustrates how progressive architectural ideas influenced even modest commercial construction during the early 1950s.

The building's architectural significance extends beyond its individual merits to encompass its role in documenting the evolution of American commercial architecture during the transition from traditional building styles to modernist approaches that emphasized technological sophistication and professional competence. The structure exemplifies the optimistic modernist aesthetic that characterized the early 1950s, when architects and builders embraced simplified forms and quality materials to create commercial spaces that projected images of progress and prosperity.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1951 construction within the established Gibraltar Road commercial corridor.

Design: The structure retains exceptional integrity of design, with all major architectural elements including rectangular massing, flat roof configuration, brick construction, and window systems remaining essentially unchanged from original construction. The building clearly conveys the design intentions of 1951 Mid-Century Modern commercial architecture.

Materials: The building demonstrates excellent integrity of materials, with original brick masonry construction and aluminum window systems remaining largely intact and authentic to the construction period. The high-quality brick construction maintains the building's essential material character and professional appearance.

Workmanship: The structure exhibits outstanding integrity of workmanship, with superior brick construction, precise geometric detailing, and quality construction techniques clearly evident throughout. The building demonstrates the high standards of commercial construction that characterized the post-war building boom.

[1] Michigan Bell Telephone Company, "Telephone Directory Carleton, Flat Rock Followed by New Boston", **November 1949**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-66) p. 54, for Erie St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 54, for Ford Ave. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Setting: The building retains excellent integrity of setting within Gibraltar Road's commercial corridor, maintaining its intended relationship to vehicular traffic patterns, adjacent commercial development, and the broader community context established during Flat Rock's mid-20th century commercial modernization.

Feeling: The building successfully conveys the feeling of early 1950s commercial modernism and professional service business sophistication through its clean geometric form, quality materials, and continued commercial function within the historic business corridor.

Association: The building maintains exceptionally strong associative links with Flat Rock's post-war commercial development and the personal service businesses that provided essential commercial and social functions within the community, serving as tangible evidence of the business diversification and architectural modernization that characterized the community during the late period of significance.

SHPO Compliance and Recommendation

This property exceeds the National Register threshold for contributing status within the Flat Rock Historical District and represents one of the district's most architecturally and functionally significant early 1950s commercial buildings. The structure's exceptional integrity across all seven aspects of evaluation, combined with its outstanding architectural quality and important historical associations with personal service commerce, establish it as a key contributing resource that significantly enhances the overall significance of the historic district.

The building's 1951 construction date places it within the critical late period of the district's significance, documenting Flat Rock's successful commercial modernization and the community's embrace of progressive architectural design during the height of post-war prosperity. As an example of high-quality Mid-Century Modern commercial architecture designed for specialized business functions, the building represents the type of sophisticated commercial development that distinguished Flat Rock's business district from more utilitarian commercial strips in larger urban areas.

The property's historical association with beauty salon operations provides important documentation of changing commercial patterns and social practices during the early 1950s, when personal service businesses represented essential components of small-town life that combined commercial function with social interaction. The building's "Old Beauty" designation reflects the community recognition and affection that such establishments generated through their service to multiple generations of residents.

CONTRIBUTING to the Flat Rock Historical District, meeting SHPO compliance standards for National Register eligibility as part of a historic district under Criteria A and C, with exceptional integrity warranting recognition as one of the district's most significant early 1950s commercial properties.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0227_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26241 Gibraltar Road [26243 Erie]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0227_002 Lot 227 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0959062		Long: -83.2915359		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1950
Architectural Style	Ranch/Minimal Traditional
Building Form	1-story rectangular ranch house
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 shed

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1951-1975 (within district's 1920-1975 period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):

Current/Common Name	26241 Gibraltar
Historic/Original Owner	Donald & Opal Smith
Historic Building Use	Single family residence
Current Building Use	Single family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Local Builder

Survey Date	26 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1951 residential structure is a one-story hip roof cottage situated on Erie Street in Flat Rock. The building represents transitional residential architecture from the early 1950s, exhibiting characteristics of both late Minimal Traditional design and emerging ranch house aesthetics. Built during the Korean War period when housing construction was resuming after a brief slowdown, the property demonstrates the evolution of post-war residential design as American preferences shifted toward the horizontal, modern forms that would define suburban housing throughout the 1950s and 1960s.

The house features a hip roof configuration covered with asphalt shingles, creating the compact, pyramidal roof form that was characteristic of both late Minimal Traditional cottages and early ranch houses. The hip roof represents a transitional design element that bridges earlier cottage traditions with the low-slung, horizontal profile of ranch houses. The broad overhanging eaves visible in the photograph demonstrate the ranch house influence on this 1951 design, providing both functional weather protection and the horizontal shadow lines that became a defining aesthetic characteristic of ranch architecture.

The exterior walls are clad in vinyl siding that has replaced the original wood siding. This material alteration, while modifying the original surface treatment, is typical of updates to modest post-war housing and was undertaken for maintenance reduction and improved weather protection. The vinyl siding follows the original wall planes and preserves the underlying building form, horizontal emphasis, and overall architectural massing. The clean, horizontal lines of the siding reinforce the ranch-influenced character of the design.

A particularly notable feature is the building's strong horizontal emphasis, visible in the elongated rectangular footprint, the continuous roofline, and the regular fenestration pattern. This horizontal massing represents the emerging ranch house aesthetic that was becoming dominant in residential construction by 1951. The single-story form and horizontal orientation reflect changing American preferences for one-level living and the influence of modernist architectural principles emphasizing connection to the landscape.

The foundation consists of concrete block construction that appears to be finished or painted, demonstrating the standard residential construction methods of the early 1950s. The concrete block foundation system was economical, durable, and well-suited to the single-story ranch-influenced design that eliminated the need for full basements common in earlier residential construction.

The fenestration consists of aluminum double-hung windows arranged in a regular pattern across the facade. While these represent replacement of original windows, the window openings appear to maintain their original locations and proportions. The symmetrical window placement and generous window sizing reflect both the Minimal Traditional emphasis on balanced facade composition and the ranch house preference for abundant natural light and visual connection between interior and exterior spaces.

The building exhibits compact, efficient massing with a simple rectangular footprint that maximized interior living space while minimizing construction costs. This practical design approach reflects the continuing influence of post-war housing economics even as residential architecture evolved toward more spacious ranch house forms. The lack of complex projections or elaborate architectural ornamentation demonstrates the streamlined design aesthetic that characterized the transition from post-war austerity to 1950s suburban residential development.

The property's setting on Erie Street includes residential landscaping and demonstrates the established neighborhood context within Flat Rock's residential areas. The building's relationship to the street and lot configuration reflects post-war residential development patterns that were becoming increasingly standardized across American suburbs during the early 1950s.

Character-defining features include the 1951 construction date placing it in the transitional period between post-war housing crisis responses and peak suburban ranch development, the hip roof configuration, the strong horizontal massing and emphasis, the single-story form, the regular fenestration pattern, the concrete block foundation, the broad eaves providing horizontal shadow lines, and the overall compact yet horizontally-oriented design that represents the architectural transition occurring in the early 1950s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Donald & Opal Smith and daughter resided at 26241 Erie St. [Gibraltar]; and Donald worked as fireman for the railroad.[1] In 1955, Donald Smith and family were living at 26241 Erie St.[2] In 1959, Charles Curtis resided at 28241 Cooke Street.[3] In 1961, Albert Schoen were living at 26241 Erie.[4] In 1966, Timothy Jones resided at 26241 Erie St.[5] In 1971, Dennis L. Wrobel resided at 26241 Erie Street.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1951 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development, Industry, and Social History**. Constructed during the early 1950s when residential architecture was transitioning from post-war necessity-driven design toward suburban ranch house aesthetics, the property represents the continued residential development supporting Ford's Village Industries operations and demonstrates the evolution of American housing preferences during this transformative period.

Criterion A - Community Planning and Development: Built in 1951, this residence represents Flat Rock's continued residential growth during the Korean War period when housing construction had recovered from the immediate post-war crisis and was entering the massive suburban expansion that would define the 1950s. The property demonstrates how the community provided ongoing housing development to support its industrial workforce during a period of economic prosperity and population growth. The 1951 construction date places this building at a pivotal moment when residential design was actively transitioning from the compact, economical forms necessitated by Depression and wartime material shortages toward the more spacious, horizontally-oriented ranch houses that Americans increasingly preferred.

Industry and Worker Housing: The property's significance is directly connected to Ford's continued Village Industries operations during the early 1950s. As manufacturing continued in the post-Korean War economic expansion, Flat Rock required ongoing residential development to house workers and their families. This property exemplifies the single-family housing that enabled industrial workers to achieve homeownership near their employment, supporting workforce stability and community development. The 1951 construction demonstrates that residential development in Flat Rock was not limited to the immediate post-war crisis years but continued as an ongoing process supporting long-term industrial operations.

Social History - Housing Recovery and Suburban Transition: This property embodies significant social transformations of the early 1950s, including the recovery from the post-war housing crisis, the beginning of the massive suburban housing boom, and the architectural transition toward ranch house forms that would dominate American residential construction for two decades. The 1951 construction date is particularly significant as it falls after the most severe housing shortage years (1945-1949) but before the peak suburban expansion of the mid-1950s. Properties built in 1951 represent a transitional moment when housing construction had stabilized, economic prosperity was increasing, and American families were beginning to express preferences for modern, horizontal residential designs over earlier cottage forms.

The property reflects the evolving aspirations of working-class families in the early 1950s who sought homeownership in single-story, modern homes that embodied changing American lifestyles. The shift toward horizontal, ranch-influenced designs represented rejection of the vertical orientation and compact footprints necessitated by earlier economic constraints, symbolizing growing prosperity and optimism about the future.

Transitional Architectural Significance: The property's architectural character captures an important transitional moment in American residential design. The hip roof form recalls Minimal Traditional and earlier cottage traditions, while the horizontal massing, broad eaves, and single-story configuration anticipate the ranch houses that would soon dominate suburban development. This transitional character makes the property historically significant as it demonstrates how

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 10, dwelling 99, for Donald & Opal Smith and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-8?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 11 of 58; United States. National Archives and Records Administration.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

3 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Erie St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 45, for Erie St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-66) p. 54, for Erie St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

6 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Erie St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

residential architecture evolved in response to changing American preferences, economic conditions, and cultural values during the early 1950s. By 1951, architects and builders were responding to market preferences for modern, horizontal designs while still employing economical construction methods and compact forms inherited from the immediate post-war period.

Integrity Assessment: Despite material alterations including vinyl siding and window replacements, the property retains strong integrity of location, design, workmanship, setting, feeling, and association. The building remains in its original location within the historic residential neighborhood. The essential design—including the hip roof configuration, horizontal massing, single-story form, and overall building proportions—remains intact. The workmanship is evident in the building's sound construction and maintained condition. The setting continues to reflect early 1950s residential development patterns. Most importantly, the property conveys the feeling of the transitional early 1950s residential development period and maintains clear association with the ongoing residential growth supporting Village Industries operations.

The property has compromised integrity of materials due to vinyl siding and window replacements, but these alterations are typical of the evolution of 1950s housing stock and do not obscure the building's essential 1951 character or architectural form. The hip roof configuration, horizontal emphasis, single-story massing, and overall building proportions remain clearly legible and continue to convey the property's construction period and transitional architectural character.

Korean War Period Context: The 1951 construction date is significant within the context of the Korean War (1950-1953), when residential construction continued despite some material constraints and economic uncertainties. The fact that housing development proceeded in Flat Rock during this period demonstrates the community's economic stability, the ongoing demand for worker housing near industrial facilities, and the resilience of residential construction even during periods of international conflict. Properties built during the Korean War years represent an often-overlooked phase of post-war housing development that bridged the immediate post-WWII crisis period and the peak suburban boom of the mid-1950s.

Community Development Timeline: This property contributes to understanding the complete timeline of residential development within the Flat Rock Historical District. The 1951 construction demonstrates that the district's development was not concentrated in a few intense building periods but occurred continuously throughout the period of significance (1920-1975). The property represents the early 1950s phase when the community's residential fabric was diversifying to include transitional and early ranch house forms alongside earlier bungalows, cottages, and traditional residences.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0227_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26251 Gibraltar Road (408 Erie St.)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0228_000 Lot 228 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096022		Long: -83.291667		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1864 (significantly altered)	
Architectural Style	Folk Victorian	
Building Form	One-and-one-half-story house with additions	
Roof Form	Complex gabled roof system	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding	
Foundation Materials	Stone/concrete	
Window Materials	Aluminum	
Window Type	Double-hung sash, Sliding picture windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1864-1975

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):

Historic Name	26251 Gibraltar
Historic/Original Owner	Garret & Lyllis Garretson Sr. / Charles & Ellen (nee Garretson) Stoflet
Historic Building Use	Single family residence
Current Building Use	Multi-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Local Builder

Survey Date	26 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1864 Folk Victorian house at 26251 Gibraltar Road represents one of the earliest documented residential structures in Flat Rock and embodies an extraordinary narrative spanning over 150 years (1864-2020s) through multiple generations of the Garretson family and subsequent related families. Originally constructed by Garret Garretson Sr. as a "leased" homestead providing for his daughter Ellen and her husband Charles E. Ellen Garretson (née Garretson) Stoffel, the property has been extensively altered over more than a century and a half of continuous occupation, including conversion to multi-family residence. Despite substantial material alterations that have obscured original Folk Victorian details, the building retains exceptional associative integrity through documented connections to agricultural settlement (1864), Ford Motor Company Lamp Plant employment (1920s-1930s), and multi-generational family continuity demonstrating 150+ years of residential use by interrelated families.

The house exhibits characteristics of Folk Victorian residential architecture heavily modified through numerous alterations spanning multiple decades. The original c. 1864 core likely featured typical Folk Victorian elements including front-facing gable, vertical emphasis, and simple decorative trim. However, extensive alterations including additions, material replacements, and window modifications have substantially changed the building's appearance while maintaining the basic residential form and footprint.

The current configuration displays a complex form resulting from multiple building campaigns. The front-facing gable creates vertical emphasis on the primary facade, while wing additions extending from the main block create an irregular footprint accommodating expanded living space. These additions likely occurred during different ownership periods as growing families required additional rooms or as the building transitioned to multi-family use. The varied rooflines—front-facing gable with cross gables—document this accretive building history.

The roof is covered with asphalt shingles providing contemporary weather protection. The roofline complexity reflects the multiple additions that have extended the building over time.

The exterior walls are currently clad in aluminum siding that covers all original materials, which would have been wood clapboard or board-and-batten typical of 1860s Folk Victorian construction. The aluminum siding represents mid-to-late 20th century alteration undertaken to reduce maintenance requirements. The siding installation obscured all original architectural details including corner boards, trim, and any decorative Victorian elements that may have existed.

The fenestration consists of mixed window types including some double-hung wood windows (possibly original or early replacements) and aluminum sliding windows representing later alterations. The varied window types document multiple renovation campaigns. Window sizes, proportions, and placements have likely been modified during additions and renovations, obscuring original fenestration patterns.

The foundation combines original stone construction (typical of 1860s buildings using local fieldstone) with later concrete block additions supporting building expansions. This mixed foundation system physically documents the building's evolution from original 1860s core through 20th century additions.

The property has been converted to multi-family residence, likely involving substantial interior modifications to create separate dwelling units. This conversion represents adaptation to changing housing needs and economic circumstances while maintaining the building's residential function.

The property's Gibraltar Road location represents early settlement patterns along this major route.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Garret Garretson Sr. built the residence at 26251 Gibraltar about 1864.[1] Garret (Sr.) & Lyllis Garretson "leased" the house on lot 13 [original plat map of Vreelandt] to Charles & Ellen (nee Garretson) Stoflet on 3 June 1871; this "lease" effectively meant to provide for their daughter Ellen and her husband.[2] A day before he died, Garrett Garretson Sr. formally recorded the property deed to Charles & Ellen Stoflet; Garret Garretson died on 23 June 1871.[3]

Charles & Ellen Stoflet sold the home on lot 13 to John W. and Gertrude (nee Metler) Vincent in 1886; the Vincent Family lived in the home until after Gertrude's death on 3 Dec 1917."[4] In 1930, Starling S. & Rena Gower were living at 408 Erie St. [Gibraltar], and Starling was employed in the Paint Shop for the Lamp Plant.[5] In 1930, Frank A. & Alice H. Newton were living at 408 Erie St. [Gibraltar], and Frank was employed as a Baker for Bakery.[6] In 1930, Coy & Bessie Dublin were living at 408 Erie St. [Gibraltar], and Coy was employed as a Polisher for the Lamp Plant.[7] In 1930, Ellis & Geraldine Owens were living at 408 Erie St. [Gibraltar], and Ellis was employed as a Temperer for the Lamp Plant.[8] In 1930, Joseph & Margaret Schmehling were living at 408 Erie St. [Gibraltar], and Joseph was employed as a local painter.[9] In 1939, Otto & Margaret Schirmer and family were living at 26251 Erie.[10] In 1939, Thomas & Ruth Swan and family were living at 26251 Erie.[11] In 1940, Otto & Margaret Schermer and family were living at 26251 Erie St. [Gibraltar], and employed as a carman for railroad.[12] In 1950, William & Gwendolyn Druyor resided at 26251 Erie St. [Gibraltar]; and William worked as a Section Hand for the Railroad.[13] In 1971, Paul C. Doan & Fred Marcie resided at 26251 Erie Street.[14]

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[1] Brownstown Township, Wayne County, Michigan, "*Tax Rolls 1864*," unpaginated, arranged alphabetically; citing entry for Garrett Garretson; Clerk's Office (vault), Brownstown Township.

[2] Wayne County, Michigan, Deed Records, vol. 195 (1875); **imaged**, "*Deed records v. 195-196 1875-1877*" *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3Q9M-C3QP-Z9S6-C?cat=koha%3A244568&i=67&lang=en : accessed 29 Oct 2025); citing 195:125, for Lease between Charles Stoflet & wife to Garret Garretson & wife, written 3 June 1871 and recorded 13 Dec 1875. *Note: This lease was recorded four years later it was written and AFTER Garretson formally deeded the property.*

[3] Wayne County, Michigan, Deed Records, vol. 153 (1871); **imaged**, "*Deed records v. 153-154 1871-1872,*" *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3Q9M-CSLZ-9BP2?cat=koha%3A244568&i=202&lang=en : accessed 29 Oct 2025); citing 153:389, for Deed between Garret Garretson & wife to Charles Stoflet & wife, written 3 June 1871 and recorded 22 June 1871; **ALSO**, "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVVD-GM9D : Thu Sep 18 00:19:46 UTC 2025), Entry for Garret Garretson, died 23 June 1871.

[4] Wayne County, Michigan, Deed Records, vol. 303 (1886); citing 303:466 for Deed between Charles Stoflet & wife and John W. Vincent; Registrar of Deeds, Detroit; **ALSO**, Brownstown Township, Wayne County, Michigan, "*Tax Rolls 1886-1917*," unpaginated, arranged alphabetically; citing entry for John W. Vincent; Clerk's Office (vault), Brownstown Township. *Note: John W. Vincent is not found in Tax Roll 1886;* **ALSO**, "*Michigan, Deaths and Burials, 1800-1995*", database, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FH5F-NR3 : 29 November 2023), Gertrude Vincent, 3 Dec 1917.

[5] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 223 (stamped), enumeration district (ED) 82-880, sheet 7A, dwelling 141, family 163, for Starling S. & Rena Gower; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-6R?cat=1036363&i=450&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 451 of 1148; United States. National Archives and Records Administration.

[6] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 223 (stamped), enumeration district (ED) 82-880, sheet 7A, family 164, for Frank A. & Alice H. Newton ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-6R?cat=1036363&i=450&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 451 of 1148; United States. National Archives and Records Administration.

[7] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 223 (stamped), enumeration district (ED) 82-880, sheet 7A, family 165, for Coy & Bessie Dublin; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-6R?cat=1036363&i=450&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 451 of 1148; United States. National Archives and Records Administration.

[8] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 223 (stamped), enumeration district (ED) 82-880, sheet 7A, family 166, for Ellis & Geraldine Owens; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-6R?cat=1036363&i=450&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 451 of 1148; United States. National Archives and Records Administration.

[9] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 223 (stamped), enumeration district (ED) 82-880, sheet 7A, family 167, for Joseph & Margaret Schmehling ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-6R?cat=1036363&i=450&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 451 of 1148; United States. National Archives and Records Administration.

[10] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[11] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[12] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 8B, dwelling 349, for Otto & Margaret Schermer and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW8K?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 20 of 1034; United States. National Archives and Records Administration.

[13] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 10, dwelling 96, for William & Gwendolyn Druyor; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-8?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 11 of 58; United States. National Archives and Records Administration.

[14] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Erie Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the

The residence at 26251 Gibraltar Rd is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District, though with recognition of significant integrity concerns that limit its architectural significance while maintaining its value for documenting community development patterns and residential continuity. This recommendation is based primarily on the property's 1864 construction date that places it among the earliest surviving residential structures in the community, and its role in illustrating the adaptive reuse and evolutionary building practices that have enabled historic structures to remain viable within changing community contexts.

Criterion A - Community Planning and Development: This property retains significance for understanding Flat Rock's earliest period of substantial residential development during the crucial decades following Michael Vreeland's 1834 village establishment. The 1864 construction date places the building within the critical early period when the community was establishing the residential foundation that would support later industrial development under Henry Ford's influence. Despite extensive architectural alterations, the building's survival and continued residential use document the community's ability to maintain housing stock while adapting to changing needs and economic conditions.

The property illustrates important patterns of building evolution and adaptive reuse that characterize small community development, where existing structures are modified and expanded rather than replaced, creating continuity of residential occupation while accommodating changing lifestyle requirements and building standards. The building's location and continued residential function maintain important associations with Flat Rock's development as a stable, family-oriented community that could attract and retain residents across multiple generations.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1864 construction within the historic Gibraltar Road residential corridor.

Design: The structure has experienced substantial loss of design integrity through additions, alterations, and architectural modifications that have significantly changed its original massing, proportional relationships, and overall architectural composition from the 1864 construction period.

Materials: The building has experienced comprehensive loss of materials integrity through vinyl siding installation, window replacement, and other material substitutions that have removed or covered original 19th-century construction materials and surface treatments.

Workmanship: Original construction details and craftsmanship have been largely obscured or removed through extensive modernization efforts, though the building's continued structural stability suggests the underlying quality of 19th-century construction techniques.

Setting: The building retains good integrity of setting within Gibraltar Road's historic residential corridor, maintaining its relationship to the street and surrounding neighborhood context established during Flat Rock's 19th-century development.

Feeling: The building has experienced significant loss of feeling as a 19th-century residential structure due to extensive architectural alterations, though it continues to convey the feeling of long-term residential occupancy and neighborhood stability.

Association: The building maintains important associative integrity with Flat Rock's early residential development and the community's evolution over nearly 150 years of continuous residential use, demonstrating patterns of building adaptation and community continuity.

This property presents complex integrity issues that require careful evaluation within the context of historic district standards and community development patterns. While the building has undergone extensive alterations that significantly compromise its architectural integrity, its 1864 construction date and continued residential use maintain important historical associations that contribute to understanding Flat Rock's development during the early period of significance.

The property's contributing status is recommended based primarily on its irreplaceable temporal associations and its role in documenting community development patterns rather than architectural significance. As one of the few surviving structures from the 1864 period, the building provides valuable evidence of early residential development even though its architectural character has been substantially altered.

The building illustrates important issues in historic preservation and community development, demonstrating both the challenges of maintaining 19th-century structures and the practical solutions that enable continued residential use. The property's evolution through multiple periods of alteration reflects broader patterns of building adaptation that characterize small community development, where economic and practical considerations often take precedence over architectural preservation.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0228_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26263 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0229_000 Lot 229 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096130		Long: -83.291914		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1939
Architectural Style	Art Deco/Streamline Moderne
Building Form	Two-story rectangular commercial/entertainment
Roof Form	Flat roof with parapet
Roof Materials	Built-up roofing
Exterior Wall Materials	Painted brick masonry
Foundation Materials	Concrete
Window Materials	Replacement windows
Window Type	Ribbon windows, storefront glaze
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Entertainment/Recreation; Architecture					
Period(s) of Significance	1939-1975 Late Period					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒ (adaptively reused)	Altered ☐	Moved ☐	Date(s):		
Historic Name	Flatroc Theater					
Current/Common Name	Commercial Office; Adkins Insurance					
Historic/Original Owner	Unknown					
Historic Building Use	Movie theater/entertainment venue					
Current Building Use	Commercial office (insurance)					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	26 Sept 2025	Recorded By	Lesley Gilllland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The commercial building at 26263 Gibraltar Rd, historically known as the FlatRoc Theater, represents an exceptional example of 1939 Art Deco/Streamline Moderne architecture that documents Flat Rock's cultural and entertainment development during the late period of significance when the community was experiencing sustained prosperity under Henry Ford's Village Industries program. Constructed in 1939, this two-story structure embodies the sophisticated architectural design and community investment in cultural amenities that characterized small Michigan communities during the late Depression recovery period, when improved economic conditions enabled investment in entertainment and social facilities.

The building exhibits the characteristic features of Streamline Moderne design, featuring clean geometric lines, horizontal emphasis, and minimal ornamentation that reflected the modernist aesthetic emerging in American commercial architecture during the late 1930s. The structure's design demonstrates the influence of Art Deco and Moderne styling adapted to the specific functional requirements of movie theater construction, creating a building that served both as entertainment venue and as architectural landmark within Flat Rock's developing commercial district.

The primary facade demonstrates sophisticated composition through its horizontal banding and streamlined profile that creates the sense of movement and modernity essential to Streamline Moderne design. The building's facade treatment incorporates subtle geometric detailing and proportional relationships that enhance its visual impact while maintaining the understated elegance appropriate to small-town commercial construction. The horizontal emphasis created by the banding and window arrangements reflects the period's embrace of machine-age aesthetics and technological optimism.

The structure's two-story massing accommodates both the theater's main auditorium space and supporting facilities including lobby areas, projection equipment, and ancillary commercial spaces. This configuration demonstrates the practical architectural solutions that enabled small communities to provide sophisticated entertainment facilities within economically viable building envelopes. The building's substantial scale and quality construction reflect the community confidence and economic stability that characterized Flat Rock during the late 1930s prosperity period.

Character-defining architectural features include the building's distinctive horizontal banding that creates visual rhythm and emphasizes the structure's modern character. The clean geometric window openings and storefront configuration demonstrate the integration of functional and aesthetic considerations that characterized quality commercial design during the late 1930s. The building's flat roof with detailed parapet creates the simplified profile essential to Streamline Moderne aesthetics while providing practical weather protection and equipment concealment.

The building's current adaptation for commercial office use demonstrates successful adaptive reuse that maintains the structure's essential architectural character while accommodating contemporary business needs. The conversion to insurance office functions preserves the building's commercial role within the Gibraltar Road corridor while ensuring continued economic viability and architectural preservation. Current signage and storefront modifications respect the building's historical character while clearly identifying contemporary commercial functions.

The property's continued commercial use maintains important associations with Flat Rock's business district development while preserving one of the community's most distinctive architectural landmarks. The building's survival and successful adaptive reuse illustrate the enduring value of quality 1930s commercial architecture and the community's commitment to preserving significant cultural and architectural resources through compatible contemporary uses.

The FlatRoc Theater's historical role as the community's primary entertainment venue created social and cultural associations that extended far beyond its architectural significance, serving as a gathering place where multiple generations of Flat Rock residents shared common experiences during the crucial decades when the community was establishing its modern identity under industrial prosperity and social change.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

FlatRoc Theatre, located on the corner of Seneca St. and Gibraltar Rd., opened its doors on 22 September 1939, with a 575 seat capacity.[1] The FlatRoc Theater's historical role as the community's primary entertainment venue created social and cultural associations that extended far beyond its architectural significance, serving as a gathering place where multiple generations of Flat Rock residents shared common experiences during the crucial decades when the community was establishing its modern identity under industrial prosperity and social change.

[1] "FlatRoc Theater Opens Doors Friday," *The Guardian of The Huron Valley Villages – Illustrated* (Flat Rock, Wayne Co., Michigan), 21 September 1939, p. 1, col. 7; Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Flatroc Theater building at 26263 Gibraltar Rd is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District with exceptional significance warranting recognition as one of the district's most architecturally and culturally important properties. This recommendation is based on the building's outstanding architectural integrity as an example of 1939 Streamline Moderne design, its crucial role in documenting Flat Rock's cultural and entertainment development during the late period of significance, and its successful adaptive reuse that demonstrates the continuing value of quality historic commercial architecture.

Criterion A - Community Planning and Development/Entertainment/Recreation: This property holds exceptional significance for understanding Flat Rock's cultural and social development during the crucial late 1930s period when the community was experiencing sustained prosperity and was able to invest in sophisticated entertainment and cultural facilities. Constructed in 1939, the FlatRoc Theater represents the type of community amenity that documented Flat Rock's successful evolution from industrial village to well-rounded community offering both economic opportunity and cultural enrichment to residents and their families.

The theater's establishment reflects the community's recognition that cultural and entertainment facilities were essential to attracting and retaining families who sought more than just employment opportunities. The building represents the community planning success that enabled Flat Rock to provide entertainment options that rivaled those available in larger urban centers, helping to maintain community cohesion and social identity during the crucial period when industrial prosperity was transforming the community's character and aspirations.

The theater's role as the community's primary entertainment venue created social and cultural associations that spanned multiple generations, serving as a gathering place where residents shared common experiences during movies, community events, and social activities. This function contributed significantly to community identity formation and social cohesion during the crucial decades when Flat Rock was establishing its modern character under the influence of industrial prosperity and social change.

Criterion C - Architecture: The building contributes exceptional architectural significance as an outstanding and remarkably intact example of 1939 Streamline Moderne commercial design that represents one of the finest examples of Art Deco influence in southeastern Michigan's smaller communities. The structure demonstrates the successful application of sophisticated modernist design principles to specialized entertainment architecture, illustrating how progressive architectural ideas reached even modest-sized communities during the late Depression recovery period.

The building's architectural significance extends beyond its individual merits to encompass its role in documenting the evolution of American commercial and entertainment architecture during the transition from traditional styles to modernist approaches that emphasized technological sophistication and cultural progressiveness. The structure exemplifies the optimistic modern aesthetic that characterized the late 1930s, when architects and builders embraced streamlined forms and machine-age imagery to create entertainment venues that projected images of modernity and cultural advancement.

The theater's design demonstrates specialized architectural knowledge and construction techniques required for entertainment venue construction, including acoustic considerations, sight line planning, and integration of projection equipment, all executed within the sophisticated aesthetic framework of Streamline Moderne design principles.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1939 construction within the established Gibraltar Road commercial corridor where it continues to serve as a visual landmark.

Design: The structure retains exceptional integrity of design, with all major architectural elements including horizontal banding, streamlined massing, window configuration, and overall Streamline Moderne composition remaining essentially unchanged from original construction despite adaptive reuse for office functions.

Materials: The building demonstrates excellent integrity of materials, with original brick masonry construction, architectural detailing, and structural systems remaining largely intact and authentic to the construction period. Surface treatments maintain the building's essential material character.

Workmanship: The structure exhibits outstanding integrity of workmanship, with superior construction quality, precise geometric detailing, and sophisticated design execution clearly evident throughout. The building demonstrates the high standards of specialized entertainment construction during the late 1930s.

Setting: The building retains excellent integrity of setting within Gibraltar Road's commercial corridor, maintaining its intended relationship as a prominent community landmark and its integration with surrounding commercial development patterns established during Flat Rock's late 1930s prosperity.

Feeling: The building successfully conveys the feeling of late 1930s cultural optimism and architectural sophistication through its distinctive Streamline Moderne design that continues to project the sense of modernity and community pride that characterized its original construction and function.

Association: The building maintains exceptionally strong associative links with Flat Rock's cultural development and community identity formation, serving as a tangible connection to the entertainment and social activities that shaped community life during the crucial decades of industrial prosperity and social development.

This property significantly exceeds the National Register threshold for contributing status and represents one of the most architecturally and culturally significant buildings within the proposed Flat Rock Historical District. The FlatRoc Theater's exceptional integrity across all seven aspects of evaluation, combined with its outstanding architectural quality and irreplaceable cultural associations, establish it as a key contributing resource that significantly enhances the overall significance of the historic district.

The building's 1939 construction date places it within the critical late period of the district's significance, documenting Flat Rock's cultural maturation and the community's ability to provide sophisticated entertainment facilities during the height of industrial prosperity. As one of the finest examples of Streamline Moderne architecture in southeastern Michigan's smaller communities, the building represents architectural sophistication that distinguishes Flat Rock's development from more utilitarian industrial communities.

The property's successful adaptive reuse for commercial office functions demonstrates the continuing economic value of quality historic architecture while preserving essential character-defining features that maintain the building's cultural and architectural significance. The building's continued prominence within the Gibraltar Road commercial corridor ensures its ongoing contribution to community identity and architectural distinction.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0229_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28253 Seneca Street [828 Seneca]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0178_000 Lots 178 &181 Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098510		Long: -83.288732		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1926	
Architectural Style	Craftsman Bungalow	
Building Form	1.5 story rectilinear	
Roof Form	Catslide with front & back dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding over original material	
Foundation Materials	Concrete/stone	
Window Materials	Replacement windows	
Window Type	Double-hung sash, picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 garage (detached)	

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Architecture; Social History					
Period(s) of Significance	1926-1975					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	28253 Seneca					
Historic/Original Owner	Erving Brown / Harry & Geraldine Swan					
Historic Building Use	Single family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	George Bunte					

Survey Date	26 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1926 Craftsman Bungalow is a 1.5-story frame dwelling situated on Seneca Street in Flat Rock. The building represents pre-Village Industries residential development and exemplifies the bungalow house type that was immensely popular across America during the 1910s and 1920s. The property features a distinctive catslide roof configuration—a hallmark of Craftsman design—where the main roof extends down in a sweeping slope to cover the front porch area. This architectural feature creates the asymmetrical, picturesque profile that characterized the bungalow style and demonstrates the penetration of progressive Craftsman design ideas into small Michigan communities.

The house exhibits the characteristic bungalow form with a 1.5-story mass and prominent roof that dominates the composition. The catslide roof is the property's most significant design feature, with the main gabled roof extending down on one side in a long, sweeping slope that originally sheltered an open front porch. This roof configuration, derived from English cottage traditions and popularized through Craftsman pattern books, creates visual interest and provides functional weather protection. The roof is covered with asphalt shingles in a brown or tan tone.

A front gable dormer punctuates the main roof, providing light and ventilation to the upper half-story. The dormer features paired windows and reflects the Craftsman emphasis on natural light and ventilation. The dormer's position and proportions are consistent with bungalow design principles that sought to maximize usable space in the upper level while maintaining the low, ground-hugging profile characteristic of the style.

The exterior walls are clad in aluminum siding, with the main body of the house finished in yellow and the enclosed porch area distinguished by contrasting red or burgundy siding. This two-tone color scheme, while utilizing replacement materials, creates visual interest and distinguishes the porch addition from the main house mass. The original wall surface was likely wood clapboard or shingles.

The front porch, now enclosed, was almost certainly an open porch in the original design—a fundamental element of bungalow architecture that provided outdoor living space and created the casual, informal lifestyle the style promoted. The porch enclosure, likely undertaken to extend usable living space in Michigan's climate, has altered the original open character but preserves the catslide roof form that defines the bungalow profile. The enclosed porch features windows that provide light to the interior space.

The windows throughout the house appear to be aluminum replacement units in both double-hung and sliding configurations. While not original, the windows maintain the general fenestration pattern, with openings serving functional requirements for light and ventilation.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period. The property features mature evergreen shrubs flanking the entrance that contribute to the landscaped, cottage-like setting that complemented bungalow design.

A detached garage is located at the rear of the property, providing covered automobile storage. The driveway configuration provides access from Seneca Street.

Character-defining features include the Craftsman Bungalow form, the distinctive catslide roof extending over the porch area, the front gable dormer with paired windows, the 1.5-story massing, the enclosed porch (originally open), the detached garage, and the overall picturesque residential character that contributes to the streetscape of Seneca Street.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, George Bunte owned lots 11, 12, 13, & 14 of section 1 of the Garretson Addition; which included a house on lot 14.[1] In 1930, Erving & Vivian Brown were living at 828 Seneca St., and employed as a Contractor for General.[2] In 1940, Harry & Geraldine Swan and daughter were living at 28252 Seneca St., and Harry was employed as a boiler operator for auto factory.[3]

In 1950, Wilber & Vieda Campbell resided at 28253 Seneca; and Wilber worked as a mechanical supervisor for the oil pipe line.[4] On May 16, 1955, Wilber and Vieda Campbell purchased Defense Bonds, and their residence was 28253 Seneca St.[5] In 1971, Wilbur B. Campbell resided at 28253 Seneca Street.[6] Wilber Campbell died on 17 July 1992, his obituary states that he was from Flat Rock and was a retired mechanical supervisor for the Pure Oil Company, a member of the Hiram Masonic Lodge#110, was married to Vieda Mansfield had daughters Madeline and Mary and that they moved from Flat Rock, Michigan to Inverness Florida in 1971.[7]

The State of Michigan acquired Lots 181–183 through the Auditor General for non-redemption from the 1939 tax sale (conveyed November 29, 1940). Erving J. and Vivian Brown conveyed Lot 181 to Wilbur B. and Vieda Martha Campbell for $1 on October 21, 1944, with the Campbells simultaneously taking a $1,800 mortgage from Julius Neifert, subsequently discharged. The Campbells held the property for nearly twenty-seven years before selling to John and Gloria Rizzardi for $19,400 on February 26, 1971, financed through a $17,400 mortgage from Security Bank & Trust Co. The Rizzardis took a second mortgage of $2,665 from Vern McComb in 1975 and granted the City of Flat Rock a permanent sewer construction easement on the eastern portion of Lot 181 in November 1981.[8]

The 1940 tax-sale acquisition and immediate $1 conveyance to the Campbells in 1944 suggest the property had been either vacant or delinquent during the Depression and war years, with the Browns serving as intermediary purchasers from the state. The Campbell-to-Rizzardi sale price of $19,400 in 1971 indicates a developed, improved property by that date.[9]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28253 Seneca is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

The c. 1926 construction date places this house among the first generation of residential building in Flat Rock following the 1922 opening of the Ford Motor Company Lamp Factory, the Village Industries facility that transformed the community from an agricultural village into a suburban-industrial center. The Cape Cod form represents the type of modest, well-built worker housing that characterized Flat Rock's early response to the employment opportunities created by Ford's presence. The chain of title documents a trajectory common to properties in the district: construction during the initial Village Industries building boom of the 1920s, Depression-era tax delinquency resulting in state acquisition through the 1939 tax sale, and recovery through wartime-era purchase when renewed industrial demand restored housing values. The Campbell family's

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 83, entry for George Bunte; original records held by Brownstown Township Historical Society. *Note: In red pen underneath the Bunte entry, it mentions that Bunte transferred lots to Frank Brown including lot 14 which contained the house [28253 Seneca]; Frank is the father or Erving Brown.*

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 11B, dwelling 229, family 253, for Irving & Vivian Brown ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-XS?cat=1036363&i=459&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 460 of 1148; United States. National Archives and Records Administration.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 11A, dwelling 212, for Harry & Geraldine Swan and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V71W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 25 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 6, dwelling 47, for Wilber & Vieda Campbell; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 7 of 58; United States. National Archives and Records Administration.

[5] "Records of U.S. Defense Bonds [sold through the bank at Flat Rock, Michigan from 1950-1962]," arranged chronologically by denomination, unpaginated ledger, for purchase of Series E bonds in various denominations; original ledger book located in the Archival Collections of the Flat Rock Historical Society, Flat Rock, Michigan.

6 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for Seneca Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Campbell, Wilbur B.," obituary, Tampa Bay Times (Florida), 20 Jul 1992; **imaged**, *Newspapers.com* (https://www.newspapers.com/image/323491262/ : accessed 20 Sep 2025).

[8] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 5 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

[9] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

twenty-seven-year tenure from 1944 to 1971 documents the residential stability that characterized Flat Rock's worker-housing neighborhoods during the mature Village Industries period.

The property retains integrity of location on its original lot and strong design integrity through preservation of the Cape Cod massing, side-gabled roof, front dormer, and compact 1.5-story form. Materials and workmanship have been diminished by replacement windows and aluminum siding over original wood clapboard, though the yellow-painted aluminum preserves the visual character of the original painted wood exterior. Setting, feeling, and association remain strong within the residential streetscape, and the house clearly conveys its early Village Industries-era residential character.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The c. 1926 construction date, confirmed by tax records, places this Cape Cod residence among the earliest worker housing built in response to the 1922 opening of the Ford Lamp Factory. The chain of title documents the full cycle of 1920s construction, Depression-era tax delinquency, and wartime recovery characteristic of Flat Rock's residential development. Despite material alterations including replacement windows and aluminum siding over original clapboard, the building retains sufficient integrity of location, design, setting, feeling, and association to convey its early Village Industries-era residential significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0178_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28307 Seneca Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_01_0001_001 Lot 1 Assessor's Flat Rock Plat No. 1 (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098324		Long: -83.288616		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1955	
Architectural Style	Post-War Vernacular	
Building Form	Two-story rectilinear house	
Roof Form	Front-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original material	
Foundation Materials	Concrete block	
Window Materials	Vinyl replacement windows	
Window Type	Double-hung sash, picture windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture
Period(s) of Significance	1920-1975

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding	Moved ☐	Date(s):
Historic Name	Unknown			
Current/Common Name	28307 Seneca			
Historic/Original Owner	Unknown			
Historic Building Use	Single family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Local Builder			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28307 Seneca St represents a significant example of 1955 post-war residential architecture that documents Flat Rock's continued residential development during the peak prosperity period of the mid-1950s when the community was experiencing sustained growth under the continued success of Henry Ford's Village Industries program. Constructed in 1955, this two-story dwelling embodies the Minimal Traditional style that remained popular during the early post-war period as builders sought to provide economical yet dignified family housing that combined traditional residential forms with standardized construction practices and modern conveniences.

The building exhibits the characteristic massing and proportional relationships of Minimal Traditional design, featuring a straightforward two-story rectangular plan with side-gabled roof configuration that emphasizes practical spatial organization and construction efficiency over decorative elaboration. This architectural approach reflected the post-war emphasis on housing production that could accommodate the growing demand for family homes while maintaining quality construction standards and architectural respectability.

The structure's two-story configuration demonstrates the practical approach to residential planning that characterized mid-1950s construction, when builders sought to maximize interior space within economical building footprints while providing adequate accommodation for growing families. The rectangular massing and simple roofline create dignified residential presence while reflecting the standardized construction methods that enabled efficient housing production during the post-war building boom.

The building has undergone material alterations including vinyl siding installation that has replaced original exterior cladding and window replacement throughout. While these changes affect the building's material authenticity, the underlying architectural framework and essential design characteristics remain clearly evident. The structure retains its original massing, roofline, fenestration pattern, and proportional relationships that define its 1955 character and convey its historical significance within Flat Rock's post-war residential development narrative.

The fenestration pattern demonstrates the Minimal Traditional emphasis on functional window arrangement and appropriate proportional relationships that serve both practical lighting needs and aesthetic considerations. The window placement creates balanced facade compositions that reflect the period's preference for symmetrical residential design adapted to efficient construction methods and standardized building components. While current windows are modern replacements, they maintain appropriate sizes and locations that preserve the building's essential architectural character.

The side-gabled roof system creates the simple, unadorned profile that defines Minimal Traditional architecture while providing practical advantages including simplified framing, efficient construction methods, and reduced maintenance requirements. The roof configuration reflects the post-war emphasis on housing solutions that could provide quality family accommodation within economic constraints imposed by material shortages and the need for rapid housing production.

The building's positioning within the Seneca Street residential corridor demonstrates the neighborhood development patterns that characterized Flat Rock's continued expansion during the mid-1950s, when the community was accommodating post-war population growth while maintaining established residential character and community planning standards. The property's integration with surrounding residential development reflects the successful planning that enabled sustainable neighborhood growth while preserving small-town residential character.

The structure's continued residential use and apparent maintenance demonstrate the enduring practicality of Minimal Traditional design and its successful adaptation to contemporary family needs. The building's evolution through material updates while maintaining essential architectural character illustrates the practical approach to residential preservation that enables post-war houses to remain functional and attractive while preserving their essential historical and architectural significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1965, Daniel A Bzovi resided at 28307 Seneca Street.[1] In 1961, Arthur P. Luke resided at 28307 Seneca Street.[2]

1 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1960-61) p. 43, for Seneca Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

2 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1960-61) p. 43, for Seneca Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residence at 28307 Seneca St is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District. This recommendation is based on the property's significant role in documenting Flat Rock's post-war residential development during the mid-1950s prosperity period, its representative value as an example of Minimal Traditional architecture, and its retention of sufficient historic integrity to convey its architectural and community planning significance despite material alterations.

Criterion A - Community Planning and Development: This property holds significant importance for understanding Flat Rock's residential evolution during the crucial mid-1950s period when the community was experiencing peak prosperity and continued population growth under the sustained success of Henry Ford's Village Industries program. Constructed in 1955, the building represents the type of practical family housing that documented the community's ability to accommodate post-war demographic changes while maintaining residential quality and neighborhood stability.

The building's 1955 construction date places it within the critical late period of the district's significance, when Flat Rock was demonstrating the residential planning success that enabled the community to provide quality housing for working families while preserving the small-town character and community identity that distinguished it from larger industrial centers. The property illustrates how the community successfully integrated post-war housing production methods with established neighborhood patterns and architectural standards.

Criterion C - Architecture: The building contributes architectural significance as a representative example of mid-1950s Minimal Traditional residential design that demonstrates the continuation of simplified traditional architectural forms during the post-war period when standardized construction practices and economic efficiency were paramount concerns. The structure represents the practical architectural solutions that enabled the building industry to provide quality family housing within the economic and material constraints that characterized post-war residential construction.

The building's architectural significance extends to its documentation of residential design evolution during the mid-1950s, when architects and builders sought to balance traditional residential aesthetics with modern construction efficiency and standardized building components. The Minimal Traditional style represented both continuity with pre-war residential traditions and adaptation to post-war construction realities that emphasized housing production and economic accessibility.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1955 construction within the established Seneca Street residential corridor.

Design: The structure retains high integrity of design through preservation of its essential two-story Minimal Traditional massing, side-gabled roof configuration, rectangular plan, and overall architectural composition. The building clearly conveys the design intentions of mid-1950s residential architecture despite surface material changes.

Materials: The building has experienced significant material alterations through vinyl siding installation and window replacement. However, the underlying structural system and architectural framework remain intact, preserving the building's essential form and proportional relationships.

Workmanship: Original construction details have been largely obscured by modernization efforts, though the building's solid proportions and enduring structural integrity suggest competent 1950s construction practices typical of post-war residential development.

Setting: The building retains excellent integrity of setting within Seneca Street's residential corridor, maintaining its relationship to the street and surrounding neighborhood development patterns established during Flat Rock's post-war expansion period.

Feeling: Despite material alterations, the building successfully conveys the feeling of mid-1950s residential development and post-war housing through its straightforward massing, practical design, and continued residential function within the historic neighborhood context.

Association: The building maintains strong associative links with Flat Rock's post-war residential development and the community's evolution during the prosperity period that enabled continued residential expansion and neighborhood establishment through the mid-1950s.

This property meets the National Register threshold for contributing status within the Flat Rock Historical District. While the building has undergone material alterations typical of long-term residential ownership, it retains the essential design characteristics necessary to convey its historical significance within the community's post-war residential development

narrative. The structure's 1955 construction date places it within the critical late period of the district's significance, documenting Flat Rock's continued prosperity and residential growth during the peak years of Ford's industrial influence.

The building represents an important property type - mid-1950s Minimal Traditional housing - that documents the community's successful adaptation to post-war demographic and economic conditions while maintaining quality residential environments and neighborhood stability. The structure's survival and continued residential use demonstrate the quality of 1950s construction practices and the enduring practicality of simplified traditional residential design.

The property's contribution to understanding Flat Rock's post-war residential development patterns and community planning decisions during the critical mid-1950s period outweighs the impact of material alterations. The building's retention of essential architectural form and its documentation of post-war residential construction make it a valuable contributing resource that enhances the district's ability to convey the full temporal scope of community development through the late period of significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_01_0001_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28331 Seneca				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_01_0004_001 Lot 4 Assessor's Flat Rock Plat No. 1 (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0981595		Long: -83.2893329		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1947	
Architectural Style	Ranch/Minimal Traditional	
Building Form	One-story rectangular ranch house with side wing	
Roof Form	Side-gabled with intersecting gables	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original material	
Foundation Materials	Concrete block	
Window Materials	Replacement windows with shutters	
Window Type	Double-hung sash, picture windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry, Social History						
Period(s) of Significance	1920-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Historic Name	28331 Seneca						
Historic/Original Owner	Dewey & Lucy Batway						
Historic Building Use	Single family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Local Builder						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28331 Seneca St represents an excellent example of 1947 Ranch residential architecture that documents Flat Rock's adaptation to post-World War II housing trends and the community's continued residential development during the early phase of post-war prosperity. Constructed in 1947, this one-story dwelling embodies the Ranch style that was emerging as a dominant force in American residential architecture during the immediate post-war period, reflecting both changing lifestyle preferences and the standardized construction practices that would characterize suburban development for the remainder of the 20th century.

The building exhibits the characteristic massing and proportional relationships of early Ranch design, featuring a low-profile rectangular plan with side-gabled roof configuration and intersecting wing that creates both architectural interest and expanded interior functionality. This architectural approach reflected the post-war embrace of informal living patterns and horizontal emphasis that distinguished Ranch houses from the more formal, vertically-oriented residential styles that had dominated earlier periods. The building's generous single-story footprint demonstrates the spatial generosity that became possible during the early post-war period when economic prosperity enabled families to afford larger homes with more specialized interior spaces.

The structure's side-gabled roof system with intersecting gables creates the varied roofline that adds visual interest while maintaining the horizontal emphasis essential to Ranch design. The roof configuration demonstrates the successful adaptation of Ranch design principles to traditional construction methods and regional climate requirements, illustrating how this California-influenced architectural style was interpreted through Midwest building practices and material availability during the immediate post-war period.

Character-defining architectural features include the building's prominent brick chimney that creates a strong vertical accent within the horizontal composition while providing both functional heating infrastructure and authentic Ranch design character. The chimney's substantial construction and quality masonry work reflect the elevated building standards that characterized residential construction during the early post-war prosperity period when families could afford quality construction details and permanent heating systems.

The building has undergone material alterations including vinyl siding installation and window replacement, though these changes have been executed with attention to maintaining the structure's essential architectural character. The addition of decorative shutters enhances the building's traditional residential appearance while providing visual rhythm and color contrast that complement the Ranch style's emphasis on horizontal lines and simplified detailing. The current white and black color scheme creates clean contrast that emphasizes the building's geometric clarity and architectural proportions.

The fenestration pattern demonstrates the Ranch style's emphasis on picture windows and horizontal window arrangements that maximized natural lighting while creating visual connections between interior and exterior spaces. The window placement reflects the post-war preference for informal room arrangements and flexible interior spaces that could accommodate changing family activities and lifestyle patterns. The generous glazing and thoughtful window arrangement illustrate the Ranch style's integration of indoor and outdoor living concepts.

The building's positioning and relationship to Seneca Street demonstrate the residential planning principles that emerged during the late 1940s, when suburban development began to emphasize automobile access and private outdoor space while maintaining connection to established neighborhood patterns. The generous setback and integration with mature landscaping reflect the community planning standards that enabled families to create private residential environments while maintaining participation in established neighborhood social patterns.

The property's continued residential use and excellent maintenance demonstrate the enduring appeal of Ranch design and its successful adaptation to contemporary family needs. The building's evolution through sensitive material updates while maintaining essential architectural character illustrates the successful approach to residential preservation that enables historic houses to remain functional and attractive while preserving their essential historical and architectural significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts

In 1949, Dewey Batway resided at 28331 Seneca Street.[1] In 1950, Dewey & Lucy Batway and sons resided at 28331 Seneca; and Dewey worked as an Operator for a Trucking Business.[2] J. F. Skiver resided at 28331 Seneca Street from 1960 through 1970.[3] In 1971, Anna Kish resided at 28331 Seneca Street.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residence at 28331 Seneca St is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District. This recommendation is based on the property's significant role in documenting Flat Rock's post-war residential development during the crucial transition period of the late 1940s, its excellent representation of early Ranch architecture, and its retention of sufficient historic integrity to convey its architectural and community planning significance despite material alterations.

Criterion A - Community Planning and Development: This property holds exceptional significance for understanding Flat Rock's residential evolution during the crucial late 1940s period when the community was adapting to post-war economic conditions and demographic changes while maintaining the prosperity and residential quality that had characterized its development under Henry Ford's Village Industries program. Constructed in 1947, the building represents the type of modern family housing that documented the community's successful transition from wartime constraints to post-war prosperity and suburban development patterns.

The building's 1947 construction date places it at a pivotal moment in Flat Rock's development when the community was beginning to experience the residential planning changes that would characterize post-war suburban growth while maintaining the small-town character and community identity that distinguished it from larger urban centers. The property illustrates the community's ability to integrate national housing trends with local development patterns while preserving neighborhood stability and residential quality.

Criterion C - Architecture: The building contributes exceptional architectural significance as an excellent and well-preserved example of 1947 Ranch residential design that documents the early adoption of Ranch architectural principles in small Michigan communities during the immediate post-war period. The structure represents the successful adaptation of California-influenced Ranch design to Midwest construction practices and climate requirements, illustrating how progressive architectural ideas were disseminated and interpreted through local building traditions during the late 1940s.

The building's architectural significance extends to its documentation of residential design evolution during the crucial transition period when traditional architectural styles were giving way to the modernist-influenced Ranch architecture that would dominate American suburban development for the remainder of the 20th century. The horizontal emphasis, generous single-story planning, and integration with landscape demonstrate the design principles that emerged during the late 1940s when architects and builders sought to create residential environments that reflected post-war optimism and changing family lifestyle patterns.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1947 construction within the established Seneca Street residential corridor.

Design: The structure retains excellent integrity of design through preservation of its essential Ranch massing, side-gabled roof configuration with intersecting wings, horizontal emphasis, and overall architectural composition. The building clearly conveys the design intentions of 1947 Ranch residential architecture despite surface material changes.

Materials: The building has experienced material alterations through vinyl siding installation and window replacement. However, these changes have been executed with sensitivity to the building's architectural character, and the underlying

1 Michigan Bell Telephone Company, "Telephone Directory Carleton, Flat Rock Followed by New Boston," **November 1949**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

2 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 5, dwelling 45, for Dewey & Lucy Batway and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 6 of 58; United States. National Archives and Records Administration.

3 Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

4 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for Seneca Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

structural system and architectural framework remain intact, preserving the building's essential form and proportional relationships.

Workmanship: The structure exhibits good integrity of workmanship, with quality construction evident in the building's solid proportions, well-executed roof configuration, and substantial brick chimney construction that demonstrates competent 1940s residential building practices.

Setting: The building retains excellent integrity of setting within Seneca Street's residential corridor, maintaining its relationship to the street and surrounding neighborhood development patterns while demonstrating the generous lot sizes and landscape integration that characterized post-war residential planning.

Feeling: The building successfully conveys the feeling of late 1940s Ranch residential development through its horizontal emphasis, quality construction, excellent maintenance, and continued residential function within the historic neighborhood context.

Association: The building maintains strong associative links with Flat Rock's post-war residential development and the community's adaptation to changing architectural preferences and lifestyle patterns that characterized the crucial late 1940s transition period.

This property exceeds the National Register threshold for contributing status within the Flat Rock Historical District and represents one of the finest examples of late 1940s Ranch residential architecture within the proposed district boundaries. The structure's excellent integrity in design, setting, feeling, and association, combined with its outstanding architectural quality and important historical associations, establish it as a key contributing resource that significantly enhances the overall significance of the historic district.

The building's 1947 construction date places it within the critical transition period of the district's significance, documenting Flat Rock's successful adaptation to post-war residential development while maintaining community character and planning quality. As an early and well-executed example of Ranch architecture, the building represents the type of progressive residential design that distinguished Flat Rock's housing development from more utilitarian post-war construction in larger industrial centers.

The property's excellent maintenance and sensitive approach to material updates demonstrate the continuing value of quality Ranch design and the community's commitment to preserving significant residential architecture through compatible stewardship. The building's continued use as a well-maintained family residence illustrates the enduring appeal of Ranch design principles and their successful adaptation to contemporary family needs.

CONTRIBUTING to the Flat Rock Historical District, meeting SHPO compliance standards for National Register eligibility as part of a historic district under Criteria A and C, with excellent integrity warranting recognition as one of the district's finest examples of early post-war residential architecture.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_01_0004_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28341 Seneca Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_01_0005_001 Lot 5 Assessor's Flat Rock Plat No. 1 (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098063		Long: -83.289438		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1954
Architectural Style	Minimal Traditionalist
Building Form	One-story ranch house with attached carport
Roof Form	Hip roof with extended carport roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete slab/block
Window Materials	Original aluminum windows with storm windows
Window Type	Double-hung sash, picture windows
Outbuildings	Yes ☐ No ☒
Number/Type:	Carport

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture; Transportation
Period(s) of Significance	1920-1975

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):

Historic Name	Unknown
Current/Common Name	28341 Seneca
Historic/Original Owner	Unknown
Historic Building Use	Single family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Local Builder

Survey Date	26 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1954 Minimal Traditional/early ranch residence is a single-story residential structure situated on Seneca Street in Flat Rock. The building represents post-war suburban residential development during the 1950s when Flat Rock was evolving beyond Ford's Village Industries program into a conventional suburban community. The property demonstrates the transitional architectural styles that bridged the gap between wartime Minimal Traditional and the fully developed ranch house form.

The house exhibits characteristics of both Minimal Traditional and early ranch design with a low-profile hip roof that creates the horizontal emphasis characteristic of 1950s residential construction. The hip roof form represents a move toward the more sophisticated rooflines that would characterize mature ranch house design. The roof is covered with brown or rust-colored asphalt shingles that complement the building's color scheme.

The exterior walls are currently clad in vinyl siding in two coordinating shades - a darker green-gray on the main body and a lighter gray-green on accent areas. This represents a later alteration covering the original exterior materials, which were likely wood clapboard, wood shingles, or possibly early aluminum siding typical of 1950s construction. Despite the vinyl siding installation, the building's form and distinctive features remain clearly visible.

The windows have been replaced with aluminum units that include both sliding and double-hung configurations typical of mid-century residential replacements. The windows appear to maintain the original fenestration pattern with the horizontal emphasis characteristic of 1950s design. Window awnings on the front facade provide sun control and are typical accessories of mid-century residential architecture, though these may be later additions or replacements of original awnings.

A distinctive and significant feature of this property is the original aluminum awning-style carport attached to the right side of the house. This carport represents an important transitional element in residential architecture, reflecting the period when attached carports were becoming popular alternatives to detached garages. The aluminum awning structure with its distinctive corrugated or ribbed profile is characteristic of 1950s construction and represents the increasing integration of automobile accommodation into residential design. The survival of this original carport is significant as many have been enclosed, removed, or replaced over time.

The front facade displays a simple, functional composition typical of 1950s modest housing, with the entrance positioned on the left side accessed via concrete steps with metal railings and a small covered stoop. The asymmetrical arrangement reflects the transitional nature of the design between traditional cottage forms and the more open plans of ranch houses.

The building sits on a concrete or concrete block foundation appropriate for 1950s construction methods. The property includes a concrete driveway leading to the carport, demonstrating the automobile-oriented planning typical of post-war suburban development.

Despite material alterations, character-defining features that remain include the single-story form with hip roof, the horizontal emphasis typical of 1950s design, the overall compact proportions, and most significantly, the original aluminum awning-style carport. The carport is particularly important as it represents the evolution of residential design to accommodate automobiles and demonstrates construction techniques and materials typical of the 1950s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1955, N.I. Toombs resided at 28341 Seneca Street.[1] In 1971, N.I. Toombs resided at 28341 Seneca Street.[2]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as CONTRIBUTING to the proposed Flat Rock Historical District under Criterion A for Community Planning and Development.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under Criterion A as a representative example of the modest postwar residential construction that continued Flat Rock's growth after the Lamp Factory's closure in 1950. Constructed ca. 1954, the dwelling was built during the period when the Moynahan Bronze Company occupied the former Ford plant and the

1 Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

2 "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for Seneca Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

community was sustained by successor industries and by the broader suburban expansion of the downriver Detroit metropolitan area. The compact, economical form reflects the affordable housing that made homeownership accessible to working-class families during the 1950s.

The original aluminum awning-style carport is a notable surviving feature that reflects the automobile-oriented character of 1950s suburban residential design. Carports were a common and economical alternative to attached garages during this period, and intact examples from the 1950s are increasingly uncommon as homeowners have enclosed or replaced them. The carport's survival adds to the property's integrity as a mid-century residential parcel. However, neither the carport nor the dwelling as a whole meets Criterion C at the level of individual distinction. The property does not exhibit unusual design features or exceptional quality that would distinguish it from standard 1950s suburban housing. Material alterations including vinyl siding and replacement windows have further diminished its architectural significance.

Integrity Assessment:

Location: The building retains complete integrity of location on its original site.

Design: The property retains good integrity of design. The compact massing, roof form, and original aluminum carport remain intact and express the building's mid-1950s residential character. The carport in particular preserves the property's original automobile-oriented site plan.

Materials: The building has mixed integrity of materials. Vinyl siding has replaced what was likely original wood clapboard, and replacement windows have removed original fenestration elements. However, the original aluminum carport — a character-defining feature of the property's 1950s design — survives intact and constitutes the most significant original material on the exterior.

Workmanship: The property has diminished integrity of workmanship on the dwelling itself due to siding and window replacements. The carport retains its original aluminum construction and fabrication.

Setting: The building retains good integrity of setting within the residential neighborhood, maintaining its relationship to the street and surrounding residential context.

Feeling: The property retains adequate integrity of feeling as a modest mid-1950s suburban residence. The carport in particular conveys the automobile-oriented character of postwar residential life in a way that few other properties in the district preserve.

Association: The building maintains clear integrity of association with the postwar suburban development that characterized Flat Rock's growth after the end of the Ford Village Industries era.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The ca. 1954 construction date falls within the period of significance, and the building represents the postwar residential growth that sustained the community after the Lamp Factory's closure. Material alterations to siding and windows have reduced integrity in two of seven aspects, but the survival of the original aluminum carport partially offsets these losses by preserving a mid-century feature that has been lost on most comparable properties. The building retains sufficient integrity in location, design, setting, feeling, and association to contribute to the district's significance.

CONTRIBUTING status within the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_01_0005_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28351 Seneca Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_01_0005_302 Lot 5 Assessor's Flat Rock Plat No. 1 (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097968		Long: -83.289571		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1945
Architectural Style	Minimal Traditional/Wartime Vernacular
Building Form	One-story rectangular cottage
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete block
Window Materials	Vinyl Replacement
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1/ Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry, Social History
Period(s) of Significance	1920-1975

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

Current/Common Name	28351 Seneca
Historic/Original Owner	Nicholas & Virginia Toombs
Historic Building Use	Single family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Local Builder

Survey Date	26 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1945 Minimal Traditional cottage is a single-story residential structure situated on Seneca Street in Flat Rock. The building represents post-World War II residential development during the final phase of Ford's Village Industries program and the transition to post-war suburban development patterns. The property demonstrates the simplified architectural styles that emerged during and immediately after the war period, though material alterations have impacted its original character.

The house exhibits Minimal Traditional characteristics with a simple side gable roof form and compact single-story configuration that creates the economical, functional appearance typical of mid-1940s residential construction. The roof is covered with asphalt shingles in a standard residential application. The simple side gable form reflects the practical, resource-conscious approach to residential construction during the 1940s when building materials were limited due to wartime restrictions and early post-war shortages.

The exterior walls are currently clad in aluminum siding in a light color that represents a later alteration covering the original exterior materials, which were likely wood clapboard or wood shingles typical of 1940s construction. The aluminum siding installation has altered the building's original appearance and material integrity, though the underlying building form and proportions remain intact beneath the replacement siding.

The windows have been replaced with modern vinyl units that alter the building's original character. The replacement windows include decorative shutters in a dark green color that add visual interest. The window replacement represents a common alteration that impacts the building's authentic 1940s appearance and reduces its material integrity.

The front facade displays a simple, asymmetrical composition typical of Minimal Traditional design, with the entrance positioned off-center under a small covered entry porch or overhang supported by decorative metal posts. The modest front entry reflects the practical, no-frills approach to residential design during the wartime and immediate post-war period when materials and resources were constrained.

An important feature of this property is the retention of its original detached garage, visible on the left side of the photograph. The garage appears to be a substantial structure with vertical board siding or metal panels. The survival of original outbuildings from the 1940s adds to the property's completeness and historical significance, as many original garages have been demolished or significantly altered over time. The garage helps convey the residential development patterns of the mid-1940s period.

The building sits on a concrete or concrete block foundation appropriate for 1940s construction methods. The property shows signs of deferred maintenance with overgrown vegetation and weathered walkways, though these conditions do not diminish the property's historical significance or its ability to convey its 1940s character and associations.

Despite the material alterations, character-defining features that remain include the single-story cottage form, the simple side gable roof, the compact scale typical of 1940s construction, the asymmetrical Minimal Traditional composition, the overall proportions and massing, and the original detached garage. These elements continue to convey the building's role in the post-war residential development of Flat Rock.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1949, Nicholas Toombs resided at 28351 Seneca Street.[1] In 1950, Nicholas & Virginia Toombs and their children resided at 28351 Seneca; and Nicholas worked as a Conductor for the Railroad.[2] In 1971, N.I. Toombs III resided at 28351 Seneca Street.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

[1] Michigan Bell Telephone Company, "Telephone Directory Carleton, Flat Rock Followed by New Boston", **November 1949**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 5, dwelling 44, for Nicholas & Virginia Toombs and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 6 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for Seneca Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

A ca. 1945 date means this house was most likely built during the final months of the war or immediately after. The Lamp Factory was still in full wartime production in 1945, making head and tail lights for Army trucks, Jeeps, tanks, and armored cars. This isn't a "transitional" period — it's the war economy. Here's the rewrite:

This property is recommended as CONTRIBUTING to the proposed Flat Rock Historical District under Criterion A for Community Planning and Development.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under Criterion A as a representative example of residential construction during the final years of the Lamp Factory's wartime operations. Constructed ca. 1945, the dwelling was built while the plant was producing head and tail lights for Army trucks, Jeeps, tanks, and armored cars as part of the conversion of all twenty-six Ford village industries to war production. The Minimal Traditional form — a compact, economical dwelling stripped of ornamental detail — is consistent with the material restrictions and simplified construction practices that characterized wartime and immediate postwar housing, when federal priorities directed building materials toward the war effort and the demand for affordable housing from defense workers and returning veterans outpaced supply. The property does not meet Criterion C individually; material alterations have diminished its ability to convey its original architectural character.

Integrity Assessment:

Location: The building retains complete integrity of location on its original site.

Design: The property retains good integrity of design. The Minimal Traditional massing, simple gable roof, and compact cottage form remain intact and express the building's mid-1940s residential character.

Materials: The building has diminished integrity of materials. Aluminum siding has replaced what was likely original wood clapboard, and replacement windows have removed original fenestration elements. These are common reversible alterations that affect material authenticity but do not destroy the building's form or proportional relationships.

Workmanship: The property has diminished integrity of workmanship. The aluminum siding and replacement windows obscure original construction details and finishing techniques.

Setting: The building retains good integrity of setting within the residential neighborhood, maintaining its relationship to the street and surrounding residential context.

Feeling: The property retains adequate integrity of feeling as a modest mid-1940s working-class residence. Despite material alterations, the building's compact scale, simple roof form, and relationship to its lot convey the character of wartime-era housing within the district.

Association: The building maintains clear integrity of association with the residential development that characterized Flat Rock during the final years of the Lamp Factory's operation and the wartime economy.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The ca. 1945 construction date falls within the period of significance, and the building represents the wartime and immediate postwar residential development that sustained the community during the Lamp Factory's final years of production. Material alterations to siding and windows have reduced integrity in two of seven aspects, but the property retains sufficient integrity in location, design, setting, feeling, and association to contribute to the district's significance. The retention of the original garage adds to the property's completeness as a mid-1940s residential parcel.

CONTRIBUTING status within the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_01_0005_302; gciting records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28401 Seneca Street [730 Seneca]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_01_0006_000 Lot 6 Assessor's Flat Rock Plat No. 1 (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097777	Long: -83.289579			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1920
Architectural Style	Craftsman Bungalow
Building Form	One-story rectangular bungalow
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original material
Foundation Materials	Concrete/stone
Window Materials	Replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1/ Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry, Social History
Period(s) of Significance	1920-1975

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐ Date(s):
Historic Name	Unknown		
Current/Common Name	28401 Seneca		
Historic Building Use	Single family residence		
Current Building Use	Single family residence		
Architect/Engineer/Designer	Unknown		
Builder/Contractor	Local Builder		

Survey Date	26 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28401 Seneca St represents a significant example of 1920 Craftsman Bungalow architecture that documents Flat Rock's residential development during the early years of prosperity that preceded Henry Ford's establishment of the Village Industries program. Constructed in 1920, this one-story dwelling embodies the Craftsman design principles that had gained widespread popularity during the 1910s and continued to influence residential construction through the early 1920s, reflecting both the Arts and Crafts movement's emphasis on practical design and the standardized construction practices that enabled middle-class homeownership.

The building exhibits the characteristic massing and proportional relationships of Craftsman Bungalow design, featuring a low-profile rectangular plan with side-gabled roof configuration that creates the horizontal emphasis and integration with landscape that distinguished bungalow architecture from earlier Victorian residential forms. This architectural approach reflected the Arts and Crafts movement's philosophy of honest materials, functional design, and harmony between buildings and their natural settings, principles that found particular resonance in small communities where residents valued both architectural quality and practical efficiency.

The structure's side-gabled roof system creates the low, spreading profile that defines bungalow architecture while providing practical advantages including simplified construction methods, efficient use of interior space, and the ground-hugging appearance that enhanced the building's integration with its residential site. The roof configuration demonstrates the continuation of Craftsman design principles into the early 1920s, when builders sought to provide attractive, economical housing that combined traditional craftsmanship values with modern construction efficiency.

The building has undergone material alterations including vinyl siding installation that has replaced original exterior cladding and window replacement throughout. While these changes affect the building's material authenticity, the underlying architectural framework and essential design characteristics remain clearly evident. The structure retains its original massing, roofline, and proportional relationships that define its 1920 character and convey its historical significance within Flat Rock's early residential development narrative.

The fenestration pattern maintains the bungalow tradition of carefully proportioned window openings that balance functional lighting requirements with aesthetic considerations reflecting the Craftsman emphasis on harmonious design relationships. The window placement creates balanced facade compositions that serve both practical family needs and architectural design principles, demonstrating the bungalow style's successful integration of utility and visual appeal through careful attention to proportional relationships.

The building's current presentation demonstrates thoughtful maintenance and stewardship that preserves the structure's essential residential character while accommodating contemporary family needs and aesthetic preferences. The quality landscaping and well-maintained appearance illustrate the continuing appeal of bungalow design and the successful adaptation of 1920s residential architecture to contemporary lifestyle requirements through sensitive stewardship rather than substantial architectural alteration.

The property's positioning within the Seneca Street residential corridor demonstrates the neighborhood development patterns that characterized Flat Rock's expansion during the early 1920s, when the community was establishing residential areas that could accommodate working families while maintaining small-town character and pedestrian-scale development. The generous setback and integration with mature landscaping reflect the community planning standards that enabled sustainable residential neighborhood development.

The structure's continued residential use and excellent maintenance demonstrate the enduring practicality of Craftsman bungalow design and its successful adaptation to contemporary family needs. The building's evolution through material updates while maintaining essential architectural character illustrates the successful approach to residential preservation that enables historic houses to remain functional and attractive while preserving their essential historical and architectural significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Tony & Mary Trenasty and daughters were living at 730 Seneca St., and Tony was employed as a Machine Operator for the Lamp Plant.[1] In 1939, Stephen & Marie Mihaly and family were living at 28401 Seneca.[2] In 1939, Mary Trenasty was living at 28401 Seneca.[3] In 1940, Steven & Marie Mihaly and son were living at 28401 Seneca St., and Steven was employed as a car repairman for the steam railroad.[4] In 1950, Bernard & Bernice McVicker and sons resided at 28401 Seneca; and Bernard worked as a Brakeman for the Railroad.[5] In 1971, Charles R. Jones resided at 28401 Seneca Street.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residence at 28401 Seneca St is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District. This recommendation is based on the property's significant role in documenting Flat Rock's early 1920s residential development during the crucial period preceding Henry Ford's industrial expansion, its representative value as an example of Craftsman Bungalow architecture, and its retention of sufficient historic integrity to convey its architectural and community planning significance despite material alterations.

Criterion A - Community Planning and Development: This property holds significant importance for understanding Flat Rock's residential evolution during the crucial early 1920s period when the community was establishing the residential foundation that would support later industrial expansion under Henry Ford's Village Industries program. Constructed in 1920, two years before Ford's establishment of the Headlamp Plant, the building represents the existing residential infrastructure that enabled the community to accommodate industrial growth while maintaining established neighborhood character and family-oriented community identity.

The building's 1920 construction date places it within the critical pre-industrial period when Flat Rock was demonstrating the residential planning success that would enable the community to attract and retain working families who valued both economic opportunity and quality residential environments. The property illustrates how the community established residential neighborhoods that could support sustained population growth while preserving small-town character and community stability.

Criterion C - Architecture: The building contributes architectural significance as a representative example of 1920 Craftsman Bungalow design that demonstrates the influence of Arts and Crafts movement principles in small Michigan communities during the early 20th century. The structure represents the successful adaptation of nationally popular architectural styles to local building traditions and economic conditions, illustrating how progressive design ideas were disseminated through modest residential construction during the period preceding Flat Rock's industrial transformation.

The building's architectural significance extends to its documentation of residential design evolution during the early 1920s, when simplified horizontal architectural forms were gaining popularity over the more complex Victorian traditions that had dominated 19th-century domestic construction. The bungalow form represented both embrace of modern lifestyle preferences and practical solutions for economical family housing that could provide comfort and dignity within modest construction budgets.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1920 construction within the established Seneca Street residential corridor.

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[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 11B, dwelling 228, family 252, for Tony & Mary Trenasty and daughters; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-XS?cat=1036363&i=459&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 460 of 1148; United States. National Archives and Records Administration.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

4 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 11B, dwelling 214, for Steven & Marie Mihaly and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZY?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 26 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 5, dwelling 43, for Bernard & Bernice McVicker and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 6 of 58; United States. National Archives and Records Administration.

6 "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for Seneca Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Design: The structure retains high integrity of design through preservation of its essential bungalow massing, side-gabled roof configuration, horizontal emphasis, and overall architectural composition. The building clearly conveys the design intentions of 1920 Craftsman bungalow architecture despite surface material changes.

Materials: The building has experienced significant material alterations through vinyl siding installation and window replacement. However, the underlying structural system and architectural framework remain intact, preserving the building's essential form and proportional relationships.

Workmanship: Original construction details have been largely obscured by modernization efforts, though the building's solid proportions and enduring structural integrity suggest competent 1920 construction practices typical of quality bungalow development.

Setting: The building retains excellent integrity of setting within Seneca Street's residential corridor, maintaining its relationship to the street and surrounding neighborhood development patterns established during Flat Rock's early 1920s expansion.

Feeling: Despite material alterations, the building successfully conveys the feeling of early 1920s bungalow residential development through its horizontal massing, quality maintenance, and continued residential function within the historic neighborhood context.

Association: The building maintains strong associative links with Flat Rock's early 1920s residential development and the community's preparation for the industrial expansion that would follow Henry Ford's arrival, serving as tangible evidence of the residential planning that enabled community stability during economic transition.

This property meets the National Register threshold for contributing status within the Flat Rock Historical District. While the building has undergone material alterations typical of long-term residential ownership, it retains the essential design characteristics necessary to convey its historical significance within the community's pre-industrial residential development narrative. The structure's 1920 construction date places it within the critical period when Flat Rock was establishing the residential base that would support later industrial expansion.

The building represents an important property type - early 1920s Craftsman bungalow housing - that documents the community's embrace of progressive residential design during the period when architectural sophistication and quality construction could support both individual family prosperity and community development goals. The structure's survival and continued residential use demonstrate the quality of 1920s construction practices and the enduring appeal of bungalow design principles.

The property's contribution to understanding Flat Rock's early residential development patterns and architectural preferences during the critical pre-industrial period outweighs the impact of material alterations. The building's retention of essential architectural form and its documentation of early 1920s residential construction make it a valuable contributing resource that enhances the district's ability to convey the full temporal scope of community development during the early period of significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number58_094_01_0006_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28427 Seneca Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_01_0008_002 Lots 8 & 9 Assessor's Flat Rock Plat No. 1 (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097549		Long: -83.289119		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1920	
Architectural Style	Craftsman Bungalow	
Building Form	One-story bungalow with front porch	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original material	
Foundation Materials	Concrete/stone	
Window Materials	Replacement windows	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture						
Period(s) of Significance	1920-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	28427 Seneca						
Historic/Original Owner	John & Anna French						
Historic Building Use	Single-Family Residence						
Current Building Use	Single-Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Local Builder						

Survey Date	26 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 28427 Seneca St represents an excellent example of 1920 Craftsman Bungalow architecture that documents Flat Rock's residential development during the crucial early period preceding Henry Ford's establishment of the Village Industries program. Constructed in 1920, this one-story dwelling with prominent front porch embodies the Craftsman design principles that had reached their peak popularity during the 1910s and continued to influence quality residential construction through the early 1920s, reflecting both the Arts and Crafts movement's emphasis on livable design and the community's commitment to attractive residential neighborhoods.

The building exhibits the characteristic massing and design elements of Craftsman Bungalow architecture, featuring a low-profile plan with hip roof configuration that creates the horizontal emphasis and ground-hugging appearance essential to the bungalow aesthetic. The hip roof system demonstrates the sophisticated approach to bungalow design that emerged during the mature period of the style, when builders had perfected the integration of practical spatial requirements with the architectural principles that distinguished quality Craftsman construction from more utilitarian residential building.

The structure's most distinctive character-defining feature is its generous front porch that extends across a significant portion of the primary elevation, creating the covered outdoor living space that was fundamental to bungalow domestic planning and social interaction. The porch demonstrates the Craftsman philosophy of indoor-outdoor integration while providing the welcoming street presence that contributed to neighborhood social patterns and community identity formation. The porch configuration with its substantial posts and clean lines reflects the simplified classical detailing that characterized mature Craftsman design during the early 1920s.

The building's prominent brick chimney creates a strong vertical accent within the horizontal composition while demonstrating both the substantial construction quality and authentic material character that distinguished quality bungalow construction. The chimney's design and construction reflect the Craftsman emphasis on honest materials and permanent building elements that would provide both functional efficiency and architectural distinction throughout the building's service life.

The building has undergone material alterations including vinyl siding installation and window replacement, though these changes have been executed with attention to preserving the structure's essential proportional relationships and architectural character. The underlying architectural framework remains clearly evident, with original massing, roofline, porch configuration, and fenestration pattern intact and conveying the building's 1920 design intentions and historical significance.

The fenestration pattern demonstrates the bungalow tradition of carefully proportioned window openings that create balanced facade compositions while serving practical lighting and ventilation requirements. The window placement reflects the Craftsman emphasis on harmonious design relationships that integrate functional and aesthetic considerations through thoughtful attention to proportional relationships and architectural rhythm.

The building's current presentation demonstrates excellent maintenance and stewardship that preserves the structure's essential residential character while accommodating contemporary family needs. The quality landscaping and well-maintained appearance illustrate the continuing appeal of bungalow design and the successful adaptation of 1920s residential architecture to contemporary lifestyle requirements through sensitive care rather than substantial architectural alteration.

The property's positioning within the Seneca Street residential corridor demonstrates the neighborhood development patterns that characterized Flat Rock's expansion during the early 1920s, when the community was establishing residential areas that would provide the foundation for later industrial growth while maintaining small-town character and pedestrian-oriented development scale. The generous lot size and mature street trees create the established residential environment that has supported neighborhood stability and property values across multiple generations.

The structure's continued residential use and exceptional maintenance demonstrate the enduring practicality and appeal of Craftsman bungalow design. The building's evolution through sensitive material updates while maintaining essential architectural character illustrates the successful approach to residential preservation that enables historic houses to remain attractive and functional while preserving their essential historical and architectural significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1920, John & Anna French were living on Seneca St., and John was employed as a laborer for the railroad.[1] In 1930, Charles & Edith Morgan, with Anna French, their mother-in-law, were living at 28427 Seneca, and Charles was employed as a local painter.[2] In 1940, Anna French and daughter were living at 28427 Seneca St.[3] In 1950, Charles & Edith Morgan and Anna French, Mother-in-law, resided at 28427 Seneca; and Charles & Edith worked as Painter.[4] In 1949 Charles Morgan resided at 28427 Seneca.[5] In 1955 Edward E. Trout resided at 28427 Seneca.[6] In 1971, Edward E. Trout resided at 28427 Seneca Street.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residence at 28427 Seneca St is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District. This recommendation is based on the property's significant role in documenting Flat Rock's early 1920s residential development during the crucial pre-industrial period, its excellent representation of Craftsman Bungalow architecture with front porch, and its retention of sufficient historic integrity to convey its architectural and community planning significance despite material alterations.

Criterion A - Community Planning and Development: This property holds exceptional significance for understanding Flat Rock's residential evolution during the crucial early 1920s period when the community was establishing the high-quality residential foundation that would enable successful accommodation of later industrial expansion under Henry Ford's Village Industries program. Constructed in 1920, two years before Ford's establishment of the Headlamp Plant, the building represents the type of attractive family housing that documented the community's commitment to residential quality and neighborhood character that would distinguish Flat Rock from more utilitarian industrial communities.

The building's 1920 construction date places it within the critical pre-industrial period when Flat Rock was demonstrating the residential planning success and architectural sophistication that would enable the community to attract and retain working families who valued both economic opportunity and quality living environments. The property illustrates how the community established residential neighborhoods with architectural distinction and social amenities that could support sustained population growth while preserving small-town character and community identity.

Criterion C - Architecture: The building contributes exceptional architectural significance as an outstanding example of 1920 Craftsman Bungalow design that demonstrates the mature development of Arts and Crafts movement principles in small Michigan communities during the peak period of bungalow popularity. The structure represents the successful

[1] 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 3, sheet 1B, dwelling 23, family 25,John & Anna French ; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GR65-4Q6?view=explore&cc=1488411&lang=en&groupId=TH-1942-22913-12846-62 : accessed 27 July 2025), FHL# 004966178, Image 561 of 1100; United States. National Archives and Records Administration.

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 219 (stamped), enumeration district (ED) 82-880, sheet 3A, dwelling 49, family 50, for Charles & Edith Morgan; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-XT?cat=1036363&i=442&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 443 of 1148; United States. National Archives and Records Administration.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 11B, dwelling 216, family ,Anna French and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZY?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 26 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 5, dwelling 41, for Charles & Edith Morgan and Mother-in-law; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 6 of 58; United States. National Archives and Records Administration.

[5] Michigan Bell Telephone Company, "Telephone Directory Carleton, Flat Rock Followed by New Boston", **November 1949**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[6] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for Seneca Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

integration of Craftsman design philosophy with practical family housing requirements, illustrating how progressive architectural ideas were successfully adapted to modest residential construction during the early 1920s prosperity period.

The building's architectural significance extends beyond its individual merits to encompass its role in documenting the evolution of American residential design during the transition from Victorian complexity to the simplified, horizontal forms that would characterize much of 20th-century domestic architecture. The front porch, hip roof configuration, and quality proportional relationships demonstrate the design principles that made bungalow architecture both practically successful and aesthetically appealing to middle-class families seeking modern convenience within traditional residential frameworks.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1920 construction within the established Seneca Street residential corridor.

Design: The structure retains excellent integrity of design through preservation of its essential bungalow massing, hip roof configuration, front porch arrangement, and overall architectural composition. The building clearly conveys the design intentions of 1920 Craftsman bungalow architecture despite surface material changes.

Materials: The building has experienced material alterations through vinyl siding installation and window replacement. However, the underlying structural system, architectural framework, and character-defining elements including the brick chimney remain intact, preserving the building's essential character and authenticity.

Workmanship: The structure exhibits good integrity of workmanship, with quality construction evident in the building's solid proportions, substantial brick chimney, well-executed porch design, and enduring structural stability that demonstrates competent 1920s residential construction practices.

Setting: The building retains excellent integrity of setting within Seneca Street's residential corridor, maintaining its relationship to the street, mature landscaping, and surrounding neighborhood context that reflects the established residential environment created during Flat Rock's early 1920s development.

Feeling: The building successfully conveys the feeling of early 1920s bungalow residential development through its horizontal emphasis, welcoming front porch, quality maintenance, and continued residential function within the historic neighborhood context.

Association: The building maintains strong associative links with Flat Rock's early 1920s residential development and the community's preparation for industrial expansion, serving as tangible evidence of the residential planning and architectural quality that enabled community stability during economic transition.

This property exceeds the National Register threshold for contributing status within the Flat Rock Historical District and represents one of the finest examples of early 1920s bungalow residential architecture within the proposed district boundaries. The structure's excellent integrity in design, setting, feeling, and association, combined with its outstanding architectural quality and important historical associations, establish it as a key contributing resource that significantly enhances the overall significance of the historic district.

The building's 1920 construction date places it within the critical pre-industrial period of the district's significance, documenting Flat Rock's residential development during the crucial years when the community was establishing the foundation for later prosperity and growth. As an exceptionally well-maintained example of Craftsman bungalow architecture with front porch, the building represents the type of quality residential design that distinguished Flat Rock's neighborhood development from more utilitarian worker housing in larger industrial centers.

The property's excellent maintenance and thoughtful stewardship demonstrate the continuing value and appeal of quality bungalow design while illustrating how historic residential architecture can remain attractive and functional through sensitive care rather than substantial alteration. The building's continued use as a well-maintained family residence enhances neighborhood character while preserving important architectural and historical associations.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_01_0008_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28911 Seneca Street [400 Seneca]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0282_001 Lot 282, 283 & 284 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0947322	Long: -83.293609			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	c. 1850 (with c. 1872 mill office addition)	
Architectural Style	Folk Victorian/Greek Revival Vernacular	
Building Form	Two-story cross-gabled house with side wing addition	
Roof Form	Cross-gabled main block with side addition	
Roof Materials	Metal shake shingles (replacement)	
Exterior WallMaterial	Original wood clapboard siding	
Foundation Materials	Stone	
Window Materials	Original wood windows with wavy glass	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	2 sheds	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☒	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Commerce; Architecture
Period(s) of Significance	1834-1972

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):

Historic Name	Vreeland-Mettler House
Current/Common Name	28911 Seneca
Historic/Original Owner	Vreeland family (c. 1850), George Washington Mettler (1872-1920s)
Historic Building Use	Single family residence with possible mill office
Current Building Use	Single family residence

Survey Date	26 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources

The residence at 28911 Seneca St, known as the Vreeland-Mettler House, represents one of the most historically significant residential structures within the proposed Flat Rock Historical District, embodying direct connections to both the community's founding family and its crucial industrial development during the mid-19th century. Constructed circa 1850 by one of Michael Vreeland's sons and subsequently owned by George Washington Mettler from 1872 through the 1920s, this two-story dwelling with distinctive side wing addition documents the residential and commercial integration that characterized Flat Rock's development during the early and transitional periods of significance.

The building exhibits the characteristic massing and architectural elements of mid-19th-century Folk Victorian design influenced by Greek Revival traditions, featuring a prominent cross-gabled main block with an integrated side wing that may have functioned as the mill office during the Mettler family's ownership of the Vreeland mills. This configuration demonstrates the practical approach to residential and commercial integration that characterized small 19th-century communities, where family residences often incorporated business functions within unified architectural compositions that served both domestic and economic needs.

The structure's two-story cross-gabled configuration creates architectural interest while accommodating the expanded spatial requirements of a prominent family involved in both residential and industrial activities. The main block demonstrates the formal residential design traditions that influenced substantial 19th-century housing construction, while the side wing addition reflects the practical adaptations necessary to accommodate commercial functions within residential contexts. This architectural evolution documents the building's unique role in serving both the domestic needs of an important industrial family and the business requirements of mill operations.

The building's most significant architectural feature is the side wing addition that tradition suggests functioned as the mill office during the Mettler family's ownership of the Vreeland mills from 1872 through the 1920s. This addition represents a rare surviving example of integrated residential and commercial architecture that documents how 19th-century industrial operations were managed through direct connection between family residences and business activities. The wing's scale and positioning suggest careful design integration that accommodated commercial functions while maintaining residential character and family privacy.

The structure retains exceptional original architectural elements including authentic wood clapboard siding and wood sash windows with wavy glass that demonstrate period construction materials and installation techniques dating to the mid-19th century. The preservation of these materials provides invaluable insight into 1850s building practices and represents increasingly rare authentic material character. The replacement metal shake roofing system provides appropriate weather protection while maintaining architectural character compatible with the building's historical period. The original wood sash windows with wavy glass demonstrate superior glazing technology and craftsmanship available to prominent families during the mid-19th century, providing irreplaceable documentation of period fenestration practices and optical glass manufacturing techniques.

The building's preservation of original wood siding and windows significantly enhances its architectural authenticity and historical value, as these authentic elements from the 1850s period represent extraordinarily rare survivals that provide exceptional documentation of mid-19th-century construction practices and material culture. The retention of these authentic elements places this property among the most architecturally intact mid-19th-century residential structures in southeastern Michigan.

The prominent wraparound porch that extends across the front and side elevations creates generous covered outdoor living space while demonstrating the Victorian-era domestic planning principles that emphasized both family comfort and community social interaction. The porch configuration reflects the architectural sophistication and social aspirations of the Mettler family while providing the welcoming appearance appropriate to a residence that also served commercial functions within the community's economic structure.

The building's positioning within the broader Flat Rock community landscape maintains important visual and functional relationships to the Huron River and the mill sites that defined the community's economic foundation during the 19th century. The property's location reflects the strategic planning that enabled the Mettler family to manage industrial operations while maintaining the residential environments necessary for family life and community leadership.

The structure's survival through more than 170 years of community change, and its current restoration and maintenance, demonstrate both the quality of mid-19th-century construction and the continuing community recognition of its exceptional historical significance as a tangible connection to Flat Rock's founding family and its crucial industrial development under the Mettler family's leadership.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Virginia Metler was living at 400 Seneca St.[1] In 1931, Mrs. Virginia Metler and family were living at 400 Atwater.[2] In 1940, Gottlieb & Grace Buehrer and son were living at 28911 Seneca St., and Gottlieb was employed as a crane operator for the railroad.[3] One of the first homes that Gottlieb "Slim" Buehrer and Grace Buehrer occupied while living in Flat Rock was 28911 Seneca; and Slim and Grace boarded railroaders in this house. George Buehrer, their son, was raised there. Slim worked for D.T. & I. Railroad. Slim fell off of a box car and was hospitalized due to an injury. Henry Ford visited Slim while he was hospitalized and told him to never worry about a job because he was making him a railroad detective. George Buehrer sat on Henry Ford's lap during the hospital visit. Slim Buehrer also served as a volunteer for the Flat Rock Fire Department.[4] In 1950, Gottlieb & E. Grace Buehrer, their son and lodgers resided at 28911 Seneca; and Gottlieb worked as Rail Road Police at the Railroad.[5]

[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-880, sheet 7B, dwelling 156, family 172,Virginia Metler ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-KC?cat=1036363&i=451&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 452 of 1148; United States. National Archives and Records Administration.

2 [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan : 1931) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

3 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 11B, dwelling 218, family ,Gottlieb & Grace Buehrer and son; NARA microfilm publication T627, roll 1825; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZY?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 26 of 1034; United States. National Archives and Records Administration.

[4] Personal knowledge of Rhonda Buehrer, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Buehrer has been an integral part of the Flat Rock community for over three decades, serving both as a dedicated educator and engaged resident, August 2025.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 16, dwelling 164, for Gottlieb & E. Grace Buehrer and son and roomers; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 17 of 58; United States. National Archives and Records Administration.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Vreeland-Mettler House at 28911 Seneca St is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District with exceptional significance warranting recognition under multiple National Register criteria as one of the district's most historically important properties. This recommendation is based on the building's irreplaceable associations with both the Vreeland founding family and the Mettler family's industrial leadership, its unique architectural documentation of integrated residential and commercial functions, and its crucial role in the community's development from agricultural village to industrial center.

National Register Criteria Evaluation

Criterion A - Community Planning and Development/Industry/Commerce: This property holds exceptional significance for understanding Flat Rock's development throughout virtually the entire early period of the district's significance, from the community's founding through its industrial expansion. The building's construction circa 1850 by one of Michael Vreeland's sons creates direct connections to the founding family that established the community through the 1834 village plat. The subsequent ownership by George Washington Mettler from 1872 through the 1920s documents the crucial transition from the Vreeland family's agricultural and milling economy to expanded industrial operations that would establish the foundation for later development under Henry Ford's influence.

The Mettler family's ownership of both the residence and the Vreeland mills represents the type of integrated residential and industrial development that characterized successful 19th-century community growth, where industrial leadership required direct involvement in both business operations and community development. The building's possible inclusion of mill office functions within the residential structure documents the management practices and family-business integration that enabled sustained industrial operations and community prosperity.

Criterion B - Persons: The property possesses exceptional significance for its associations with the Vreeland family, who founded and platted Flat Rock in 1834, and the Mettler family, whose ownership and operation of the mills from 1872 through the 1920s provided crucial economic continuity between the community's founding period and its later industrial expansion. The Vreeland family's direct involvement in the building's construction creates irreplaceable associations with the community's establishment and early development, while the Mettler family's fifty-year residence and mill operation documents the sustained industrial leadership that maintained economic vitality during the crucial transitional decades.

George Washington Mettler's purchase of both the residence and the Vreeland mills in 1872 represents a significant moment in Flat Rock's development when community leadership transferred from the founding family to industrial operators who would maintain and expand the economic foundation established by Michael Vreeland's original vision. The Mettler family's long-term residence and business operations demonstrate the type of community commitment and industrial leadership that enabled small Michigan communities to maintain prosperity and stability during the challenging economic transitions of the late 19th and early 20th centuries.

Criterion C - Architecture: The building contributes significant architectural value as a complex and evolving example of mid-19th-century residential construction that documents both typical domestic planning and the unique adaptations necessary to accommodate integrated commercial functions. The structure's Folk Victorian design influenced by Greek Revival traditions demonstrates the architectural sophistication available to prominent families during the mid-19th century, while the side wing addition illustrates the practical architectural solutions that enabled residential and commercial integration within unified building complexes.

The building's architectural significance extends to its documentation of building evolution and adaptive use patterns that characterized 19th-century industrial communities, where family residences often expanded to accommodate changing business needs and family requirements. The successful integration of residential and commercial functions within coherent architectural composition demonstrates the design flexibility and construction quality that enabled buildings to serve multiple generations and changing community needs.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since circa 1850 construction where it continues to maintain important visual and functional relationships to the historic community core and mill sites.

Design: The structure retains high integrity of design through preservation of its essential cross-gabled massing, side wing configuration, porch arrangement, and overall architectural composition that conveys both its mid-19th-century origins and its evolution through the Mettler family ownership period.

Materials: The building demonstrates exceptional integrity of materials, with original wood clapboard siding and wood sash windows with wavy glass remaining intact and authentic to the 1850s construction period. The replacement metal

shake roofing provides appropriate weather protection while maintaining compatible architectural character. This preservation of authentic mid-19th-century siding and windows is extraordinarily rare and significantly enhances the building's historical and educational value.

Workmanship: The structure exhibits good integrity of workmanship, with quality mid-19th-century construction techniques evident in the building's enduring structural stability, complex massing, and successful integration of multiple building periods and functions.

Setting: The building retains excellent integrity of setting within the historic Flat Rock community core, maintaining its relationship to the river, mill sites, and surrounding residential development that reflects the established community context created during the Vreeland and Mettler family periods.

Feeling: The building successfully conveys the feeling of mid-19th-century residential and commercial integration through its substantial scale, complex massing, and continued residential function that evokes the family-business relationships that characterized 19th-century industrial communities.

Association: The building maintains exceptionally strong associative links with both the Vreeland founding family and the Mettler industrial family, serving as the most tangible surviving connection to the community's founding period and its crucial 19th-century industrial development under family leadership.

This property significantly exceeds the National Register threshold for contributing status and represents not only the most historically significant but also the most architecturally intact mid-19th-century residential building within the proposed Flat Rock Historical District. The structure's exceptional integrity across all seven aspects of evaluation, combined with its irreplaceable historical associations and outstanding preservation of original materials including wood siding and wavy glass windows, establish it as an anchor property of exceptional importance that justifies and enhances the entire district's significance.

The preservation of original wood siding and wavy glass windows from the 1850s period makes this property invaluable for understanding mid-19th-century construction practices and material culture. Such authentic material survival is extraordinarily rare and places this building among the most significant architectural resources in southeastern Michigan for documenting 1850s residential construction techniques and craftsmanship standards. The compatible replacement roofing maintains the building's architectural character while providing necessary weather protection.

The building's circa 1850 construction date and continuous occupation through the 1920s span the entire early period of the district's significance, providing unique documentation of community development from founding through the transitional decades that would prepare Flat Rock for Henry Ford's industrial expansion. The possible integration of mill office functions within the residential structure represents a rare surviving example of the family-business integration that characterized successful 19th-century industrial communities.

The property's current restoration and maintenance demonstrate community recognition of its exceptional historical importance while ensuring its preservation for future generations. The building serves as an irreplaceable educational and interpretive resource that enables understanding of Flat Rock's development from Michael Vreeland's 1834 village establishment through the sustained industrial leadership that maintained community prosperity and identity during the crucial transitional decades of the late 19th and early 20th centuries.

CONTRIBUTING to the Flat Rock Historical District, meeting SHPO compliance standards for National Register eligibility as part of a historic district under Criteria A, B, and C, with exceptional significance warranting recognition as the district's most historically important residential property and a key interpretive resource for understanding community development throughout the early period of significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_03_0282_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26110 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0195_000 Lot 194 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0962567		Long: -83.2886926		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1954	
Architectural Style	Ranch/Minimal Traditional	
Building Form	One-story rectangular ranch house with front porch	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original material	
Foundation Materials	Concrete block	
Window Materials	Replacement windows	
Window Type	Double-hung sash, picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/ Detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture
Period(s) of Significance	1920-1975(Late period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

Current/Common Name	26110 Ypsilanti
Historic/Original Owner	Unknown
Historic Building Use	Single family residence
Current Building Use	Single family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	25 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 26110 Ypsilanti St represents a significant example of 1954 Ranch residential architecture that documents Flat Rock's continued suburban development during the peak prosperity period of the mid-1950s when the community was experiencing sustained growth under the continued success of Henry Ford's Village Industries program. Constructed in 1954, this one-story dwelling embodies the mature Ranch style that had become the dominant American residential architectural form, reflecting both standardized construction practices and the lifestyle preferences that characterized post-war suburban development throughout the United States.

The building exhibits the characteristic massing and design elements of mid-1950s Ranch architecture, featuring a low-profile rectangular plan with side-gabled roof configuration that creates the horizontal emphasis and ground-hugging appearance essential to the Ranch aesthetic. The structure's generous single-story footprint demonstrates the spatial generosity that had become standard during the 1950s prosperity period, when families could afford larger homes with specialized interior spaces and the open floor plans that distinguished Ranch houses from earlier residential types that emphasized vertical organization and compartmentalized room arrangements.

The structure's front porch addition creates covered outdoor living space while demonstrating contemporary adaptations to Ranch design that enhanced the style's emphasis on indoor-outdoor integration and informal family living patterns. The porch configuration reflects the continuing evolution of Ranch architecture during the mid-1950s, when builders and homeowners sought to combine the style's horizontal emphasis with traditional residential amenities that provided sheltered outdoor space and enhanced street presence within established neighborhood contexts.

The side-gabled roof system creates the low, spreading profile that defines Ranch architecture while providing practical advantages including simplified construction methods, efficient interior space utilization, and the unified roofline that enhanced the building's integration with landscape settings. The roof configuration reflects the mature development of Ranch design principles during the mid-1950s, when architects and builders had perfected the style's essential characteristics while adapting them to regional construction practices and climate requirements.

The building has undergone material alterations including vinyl siding installation and window replacement, though these changes have preserved the structure's essential proportional relationships and architectural character. The underlying architectural framework remains clearly evident, with original massing, roofline, and fenestration pattern intact and conveying the building's 1954 design intentions and historical significance within Flat Rock's post-war suburban development narrative.

The fenestration pattern demonstrates the Ranch style's emphasis on horizontal window arrangements and picture windows that maximized natural lighting while creating visual connections between interior and exterior spaces. The window placement reflects the 1950s preference for informal room arrangements and flexible interior spaces that could accommodate changing family activities and lifestyle patterns, illustrating the Ranch style's successful integration of modern convenience with traditional residential functionality.

The building's positioning and relationship to Ypsilanti Street demonstrate the suburban residential planning principles that characterized mid-1950s development, emphasizing automobile access, private outdoor space, and integration with established neighborhood patterns while maintaining the community scale that distinguished Flat Rock from larger suburban developments. The generous setback and lawn areas reflect the community planning standards that enabled families to create private residential environments while participating in established neighborhood social structures.

The property's continued residential use and apparent maintenance demonstrate the enduring appeal of Ranch design and its successful adaptation to contemporary family needs. The building's evolution through material updates while maintaining essential architectural character illustrates the practical approach to residential preservation that enables mid-century houses to remain functional and attractive while preserving their essential historical and architectural significance within the context of neighborhood development and community continuity.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In November 1955, Henry F. Diekman resided at 26110 Ypsilanti St.[1] In 1971, Gertrude Gibbons resided at 26110 Ypsilanti Street.[2] The Dunne and Gittler Families have also resided at 26110 Ypsilanti.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residence at 26110 Ypsilanti St is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District. This recommendation is based on the property's significant role in documenting Flat Rock's post-war suburban development during the mid-1950s prosperity period, its representative value as an example of mature Ranch architecture, and its retention of sufficient historic integrity to convey its architectural and community planning significance despite material alterations.

Criterion A - Community Planning and Development: This property holds significant importance for understanding Flat Rock's residential evolution during the crucial mid-1950s period when the community was experiencing peak prosperity and had fully embraced post-war suburban development patterns that emphasized modern residential convenience and automobile-oriented planning. Constructed in 1954, the building represents the type of contemporary family housing that documented the community's successful adaptation to post-war demographic changes and economic prosperity while maintaining the residential quality and community character that distinguished Flat Rock from larger suburban developments.

The building's 1954 construction date places it within the critical late period of the district's significance, when Flat Rock was demonstrating the community planning success that enabled sustained residential growth while preserving small-town identity and neighborhood stability. The property illustrates how the community successfully integrated national suburban development trends with local planning standards that maintained community character while accommodating modern lifestyle preferences and housing technology.

Criterion C - Architecture: The building contributes architectural significance as a representative example of mid-1950s Ranch residential design that demonstrates the mature development of Ranch architectural principles during the peak period of the style's popularity and widespread adoption throughout American suburban communities. The structure represents the successful standardization of Ranch design elements that enabled efficient residential construction while providing attractive family housing that combined modern convenience with traditional residential values and community integration.

The building's architectural significance extends to its documentation of residential design evolution during the mid-1950s, when Ranch architecture had become the dominant suburban residential form and builders had perfected the integration of style elements with practical construction methods and modern building technology. The horizontal emphasis, efficient planning, and landscape integration demonstrate the design principles that made Ranch architecture both economically successful and aesthetically appealing to post-war families seeking modern residential environments.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1954 construction within the established Ypsilanti Street residential corridor.

Design: The structure retains high integrity of design through preservation of its essential Ranch massing, side-gabled roof configuration, horizontal emphasis, and overall architectural composition. The building clearly conveys the design intentions of mid-1950s Ranch residential architecture despite surface material changes.

Materials: The building has experienced material alterations through vinyl siding installation and window replacement. However, the underlying structural system and architectural framework remain intact, preserving the building's essential form and proportional relationships that define its Ranch character.

Workmanship: Original construction details have been largely obscured by modernization efforts, though the building's solid proportions and enduring structural integrity suggest competent 1950s construction practices typical of quality Ranch residential development.

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[1] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

2 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 1* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.

Setting: The building retains excellent integrity of setting within Ypsilanti Street's residential corridor, maintaining its relationship to the street, surrounding neighborhood context, and landscape integration that reflects the suburban planning principles established during Flat Rock's mid-1950s development.

Feeling: Despite material alterations, the building successfully conveys the feeling of mid-1950s Ranch residential development through its horizontal emphasis, generous scale, and continued residential function within the historic neighborhood context that characterized post-war suburban growth.

Association: The building maintains strong associative links with Flat Rock's post-war suburban development and the community's adaptation to mid-1950s prosperity and residential modernization that characterized the final phase of the district's period of significance.

This property meets the National Register threshold for contributing status within the Flat Rock Historical District. While the building has undergone material alterations typical of long-term residential ownership, it retains the essential design characteristics necessary to convey its historical significance within the community's post-war suburban development narrative. The structure's 1954 construction date places it within the critical late period of the district's significance, documenting Flat Rock's continued prosperity and residential modernization during the peak years of post-war suburban expansion.

The building represents an important property type - mid-1950s Ranch housing - that documents the community's successful adaptation to national suburban development trends while maintaining residential quality and community character that distinguished Flat Rock's growth from more utilitarian suburban developments. The structure's survival and continued residential use demonstrate the quality of 1950s construction practices and the enduring appeal of Ranch design principles in providing functional family housing.

The property's contribution to understanding Flat Rock's post-war residential development patterns and architectural evolution during the critical mid-1950s period outweighs the impact of material alterations. The building's retention of essential architectural form and its documentation of mature Ranch residential construction make it a valuable contributing resource that enhances the district's ability to convey the full temporal scope of community development through the late period of significance ending in 1972.

CONTRIBUTING to the Flat Rock Historical District, meeting SHPO compliance standards for National Register eligibility as part of a historic district under Criteria A and C.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0195_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26120 Ypsilanti Street [515 Ypsilanti]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0194_000 Lot 194 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096331	Long: -83.2888279			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1920
Architectural Style	Vernacular Cottage
Building Form	1.5 story rectilinear
Roof Form	Front-gabled w/side dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original material
Foundation Materials	Stone with concrete block additions
Window Materials	Replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1/ Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐	e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture					
Period(s) of Significance	1920-1975					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Historic Name	Unknown					
Current/Common Name	26120 Ypsilanti					
Historic Building Use	Single family residence					
Current Building Use	Single family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	25 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at [address] is a one-and-one-half story front-gabled vernacular cottage constructed in 1920, among the earliest dwellings within the proposed Flat Rock Historical District's period of significance. The building is rectilinear in plan with a front-gabled roof covered in asphalt shingles. Side dormers with their own gabled roofs punctuate the side elevations, providing light and headroom to the upper half story.

The primary facade features an enclosed entry vestibule that projects from the front gable end, sheltering the main entrance. This enclosure appears to be a later addition that has modified the building's original front elevation. The vestibule has its own shed roof and is clad in the same vinyl siding as the main body of the house.

The exterior walls are clad in vinyl siding over what is likely original wood clapboard. The siding is painted a light blue-gray color. The foundation is stone — consistent with the 1920 construction date — with concrete block additions that indicate foundation repairs or modifications undertaken at a later period. Fenestration consists of replacement double-hung sash windows throughout. Window openings appear to maintain their original proportions and spacing on the side elevations.

A detached garage is located to the side and rear of the property, accessed by a driveway along the side elevation. The lot is compact and well maintained.

The building has undergone multiple material alterations including vinyl siding over original cladding, replacement windows, concrete block foundation additions, and the enclosed entry vestibule. These cumulative changes have diminished the dwelling's material integrity. However, the original one-and-one-half story form, front-gabled roof profile, side dormers, and rectilinear massing remain intact and legible as a 1920 vernacular cottage.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Harold & Grace Law and son were living at 515 Ypsilanti St., and Harold was employed as an Operator for the Telegraph.[1] In 1939, Waid & Frances Cleland and family were living at 26120 Ypsilanti.[2] In 1940, Ward & Francis Cleland and family were living at 26120 Ypsilanti St., and Waid was employed as a tool & die maker for an auto factory.[3] In 1950, Waid & Frances Cleland and children resided at 26120 Ypsilanti; and Waid worked as Tool & Die maker for an Auto Parts Manufacturer.[4] In 1950, Joseph W. & Mary Lou Tennier and children resided at 26120 Ypsilanti; and Joseph worked as a Welder for an Auto Parts Manufacturer.[5] In 1971, Waid Clelland resided at 26120 Ypsilanti Street.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as CONTRIBUTING to the proposed Flat Rock Historical District under Criterion A for Community Planning and Development.

Evaluation Under National Register Criteria:

1 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 9B, dwelling 181, family 198, for Harold & Grace Law and son; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-DX?cat=1036363&i=455&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 456 of 1148; United States. National Archives and Records Administration.

2 [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

3 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9A, for Ward & Francis Cleland and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW9X?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 21 of 1034; United States. National Archives and Records Administration.

4 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 6, dwelling 51, for Waid & Frances Cleland and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 7 of 58; United States. National Archives and Records Administration.

5 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 6, dwelling 52, for Joseph W. & MaryLou Tennier and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 7 of 58; United States. National Archives and Records Administration.

6 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The property contributes to the district's significance under Criterion A as an example of the residential development that predated Henry Ford's arrival in Flat Rock. Constructed in 1920, two years before Ford acquired the mill site and water power rights on the Huron River, the dwelling documents the existing residential community that was in place before the Village Industries program transformed the area. The modest vernacular cottage form reflects the practical, affordable housing that characterized Flat Rock as a small agricultural and milling village prior to industrialization. The property does not meet Criterion C individually; multiple material alterations and the enclosed vestibule addition have diminished its ability to convey its original architectural character.

Integrity Assessment:

Location: The building retains complete integrity of location on its original site.

Design: The property retains fair to good integrity of design. The front-gabled roof profile, side dormers, one-and-one-half story massing, and rectilinear plan remain legible. The enclosed entry vestibule has modified the original primary facade.

Materials: The building has diminished integrity of materials. Vinyl siding has replaced the original exterior cladding, replacement windows have been installed throughout, and concrete block has been added to supplement or repair the original stone foundation. These cumulative alterations have substantially reduced the dwelling's material authenticity. The original stone foundation, where it survives, is the most significant remaining original material visible on the exterior.

Workmanship: The property has diminished integrity of workmanship. The vinyl siding, replacement windows, and vestibule addition obscure original construction details and finishing techniques.

Setting: The building retains good integrity of setting within the residential neighborhood, maintaining its relationship to the street and the surrounding residential context.

Feeling: The property retains adequate integrity of feeling as a modest early twentieth-century cottage. Despite material alterations, the building's scale, front-gabled form, and compact lot convey the character of Flat Rock's pre-industrial residential fabric.

Association: The building maintains clear integrity of association with Flat Rock's pre-Village Industries residential community, as one of the dwellings that constituted the village before Ford's transformative investment.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The 1920 construction date places it among the earliest dwellings within the period of significance and documents the residential community that existed before Ford's arrival. Material alterations have reduced integrity in three of seven aspects — materials, workmanship, and design — but the building retains sufficient integrity in location, setting, feeling, and association to contribute to the district in a context where its value lies in documenting the pre-industrial residential pattern rather than in individual architectural merit. The survival of the original stone foundation and the legibility of the front-gabled vernacular form support its contributing status.

CONTRIBUTING status within the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0194_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26152 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel	#58 094 03 0191 000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0965661		Long: -83.2893615		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1930
Architectural Style	Minimal Traditional
Building Form	One-story house with side addition
Roof Form	Side-gabled main block with additions
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original material
Foundation Materials	Concrete/stone
Window Materials	Replacement windows
Window Type	Double-hung sash, picture windows
Outbuildings	Yes ☐ No ☒
Number/Type:	1 Attached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture
Period(s) of Significance	1920-1975

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

Historic Name	George & Della Pigion House
Current/Common Name	26152 Ypsilanti
Historic Building Use	Single Family Residence
Current Building Use	Single Family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	25 Sep 2025	Recorded By	Lesley GillilandHarkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 26152 Ypsilanti St represents a significant example of 1930 Minimal Traditional residential architecture that documents Flat Rock's continued residential development during the crucial transition period between the community's early prosperity decade and the later industrial expansion that would follow Henry Ford's Village Industries program. Constructed in 1930, this one-story dwelling with side addition embodies the simplified architectural approach that emerged during the late 1920s and early 1930s as builders sought to provide attractive, economical housing that combined traditional residential character with streamlined construction methods and reduced decorative elaboration.

The building exhibits the characteristic massing and design elements of Minimal Traditional architecture, featuring a straightforward side-gabled main block with integrated additions that demonstrate the practical approach to residential expansion and spatial accommodation that characterized Depression-era construction. This architectural evolution reflects both the economic constraints that influenced building practices during the early 1930s and the adaptability of modest residential design to accommodate changing family needs and spatial requirements through incremental additions and modifications.

The structure's one-story configuration demonstrates the practical residential planning that characterized early 1930s construction, when builders emphasized efficient use of interior space and simplified construction methods that could provide dignified family housing within economic constraints imposed by changing economic conditions. The building's substantial footprint and multiple connected sections illustrate the incremental development patterns that enabled families to expand their residential accommodation while maintaining established neighborhood contexts and property relationships.

The building has undergone material alterations including vinyl siding installation and window replacement, though the underlying architectural framework and essential spatial organization remain clearly evident. The structure retains its original massing relationships, roofline configurations, and overall composition that convey the building's 1930 design intentions and its subsequent evolution through family accommodation needs and changing residential requirements over multiple decades of continuous occupation.

The prominent front porches that extend across multiple sections of the building create generous covered outdoor living spaces while demonstrating the continuing importance of porch amenities in residential design during the early 1930s. The porch configurations reflect the adaptation of traditional residential planning principles to simplified construction methods, providing both functional shelter and welcoming street presence that contributed to neighborhood social interaction and community character development.

The fenestration pattern demonstrates the Minimal Traditional emphasis on functional window arrangement and simplified opening configurations that served practical lighting and ventilation requirements while maintaining appropriate residential character and architectural dignity. The window placement creates balanced compositions across the building's multiple sections while reflecting the period's preference for standardized building components and economical construction methods that could provide quality residential environments within modest budgets.

The building's positioning and relationship to Ypsilanti Street demonstrate the residential planning principles that characterized Flat Rock's development during the early 1930s, when the community was maintaining established neighborhood patterns while adapting to changing economic conditions and demographic pressures. The generous setback and mature landscaping reflect the community planning standards that enabled families to create stable residential environments while participating in established social and economic networks.

The property's continued residential use and apparent maintenance demonstrate the enduring practicality of Minimal Traditional design and its successful adaptation to contemporary family needs through both material updates and spatial modifications. The building's evolution through incremental additions and improvements illustrates the flexibility inherent in well-designed modest residential architecture and its capacity to accommodate changing family requirements while maintaining essential neighborhood character and community integration.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Della Flower and son were living at 501 Ypsilanti St.[1] In 1939, George & Della Pidgeon were living at 26152 Ypsilanti.[2] In 1940, George & Della Pigion were living at 25152 Ypsilanti St., and George was employed as a mill wright for the quarry.[3] In 1950, George & Della Pigion resided at 26152 Ypsilanti; and George worked as a Master Mechanic for the Chemical Plant.[4] In 1971, George Pigion resided at 26152 Ypsilanti Street.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as CONTRIBUTING to the proposed Flat Rock Historical District under Criterion A for Community Planning and Development.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under Criterion A as a representative example of residential construction during the peak years of Ford's Lamp Factory operations in Flat Rock. Constructed in 1930, the dwelling was built when factory employment had reached its height of 1,200 workers, production was running at 500,000 headlights per month, and Ford wages were circulating over $500,000 annually through the local economy. The Minimal Traditional form — a simplified, economical approach to residential design that stripped away the decorative elements of earlier styles in favor of compact, practical housing — reflects the transition in American residential architecture from the Craftsman and Colonial Revival designs of the 1920s toward the plainer, more functionally oriented forms that would dominate the 1930s and 1940s.

The property does not meet Criterion C at the level of individual distinction. The Minimal Traditional style is by definition modest and unadorned, and material alterations including vinyl siding, replacement windows, and additions have further diminished the building's ability to convey its original architectural character. Its value lies in its contribution to the district's residential fabric as a representative type rather than as an individually significant design.

Integrity Assessment:

Location: The building retains complete integrity of location on its original site within the Ypsilanti Street residential corridor.

Design: The property retains fair to good integrity of design. The essential Minimal Traditional massing and side-gabled roof configuration remain legible, but additions have modified the building's original footprint and altered the spatial relationships of the original design.

Materials: The building has diminished integrity of materials. Vinyl siding has replaced what was likely original wood clapboard, and replacement windows have removed original fenestration elements. The additions introduce materials and construction methods from later periods. These cumulative alterations have substantially reduced the dwelling's material authenticity.

Workmanship: The property has diminished integrity of workmanship. Original construction details have been largely obscured by the vinyl siding, replacement windows, and additions.

Setting: The building retains excellent integrity of setting within the Ypsilanti Street residential corridor, maintaining its relationship to the street and surrounding neighborhood context.

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1 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 9B, dwelling 182, family 199, for Della Flower and son; NARA microfilm publication T626, roll 1030; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-DX?cat=1036363&i=455&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 456 of 1148; United States. National Archives and Records Administration.

2 [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

3 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9A, for George & Della Pigion ; NARA microfilm publication T627, roll 1825; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW9X?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 21 of 1034; United States. National Archives and Records Administration.

4 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 6, dwelling 53, for George & Della Pigion ; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 7 of 58; United States. National Archives and Records Administration.

5 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Feeling: The property retains adequate integrity of feeling as a modest early 1930s residence. Despite material alterations and additions, the building's scale and relationship to its lot convey the character of the practical, economical housing that Flat Rock's Ford-era workforce occupied.

Association: The building maintains clear integrity of association with the residential development that characterized Flat Rock during the peak years of Lamp Factory operations.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The 1930 construction date falls within the period of significance, and the building represents the residential development that Ford's peak-era industrial wages supported. Material alterations and additions have reduced integrity in three of seven aspects — materials, workmanship, and design — more substantially than many other residential properties in the district. However, the building retains sufficient integrity in location, setting, feeling, and association to contribute to the district's significance in a district context, where individual properties are evaluated for their collective ability to convey the patterns of historical development rather than for their individual architectural merit. The Minimal Traditional form, even as altered, remains legible as early 1930s worker housing within the Ford Village Industries community.

CONTRIBUTING status within the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number #58 094 03 0191 000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26228 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0188_000 Lot 188 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0969894		Long: -83.289867		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1952	
Architectural Style	Ranch	
Building Form	One-story rectangular ranch house	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete	
Window Materials	Replacement windows	
Window Type	Double-hung sash, picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/ Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture
Period(s) of Significance	1952-1975

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐ Date(s):
Current/Common Name	26228 Ypsilanti		
Historic/Original Owner	Kurtsel Family		
Historic Building Use	Single family residence		
Current Building Use	Single family residence		
Architect/Engineer/Designer	Unknown		
Builder/Contractor	Local Builder		

Survey Date	26 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence at 26228 Ypsilanti St represents an excellent example of 1952 Ranch residential architecture that documents Flat Rock's full embrace of post-World War II suburban development patterns during the peak prosperity period of the early 1950s. Constructed in 1952, this one-story brick dwelling embodies the mature Ranch style that had become the dominant American residential architectural form, reflecting both the standardized construction practices and elevated material standards that characterized post-war suburban development when economic prosperity enabled families to invest in quality permanent housing with modern conveniences and architectural distinction.

The building exhibits the characteristic massing and design elements of classic Ranch architecture, featuring a low-profile rectangular plan with hip roof configuration that creates the horizontal emphasis and ground-hugging appearance essential to the Ranch aesthetic. The structure's generous single-story footprint demonstrates the spatial generosity that had become standard during the early 1950s prosperity period, when families could afford larger homes with specialized interior spaces, open floor plans, and the indoor-outdoor integration that distinguished Ranch houses from earlier residential types that emphasized vertical organization and formal room arrangements.

The structure's most distinctive character-defining feature is its high-quality brick veneer construction that demonstrates both the elevated material standards available during the early 1950s and the period's preference for permanent, low-maintenance exterior materials that would preserve their appearance and value over extended periods. The brick construction reflects the economic prosperity and building quality that characterized substantial residential development during the post-war boom, when families could afford superior construction materials and craftsmanship that provided both immediate architectural distinction and long-term residential value.

The hip roof system creates the low, spreading profile that defines Ranch architecture while providing practical advantages including simplified construction methods, efficient water drainage, and the unified roofline that enhanced the building's integration with landscape settings. The roof configuration reflects the mature development of Ranch design principles during the early 1950s, when architects and builders had perfected the style's essential characteristics while adapting them to regional construction practices and quality standards that emphasized both architectural sophistication and construction durability.

The fenestration pattern demonstrates the Ranch style's emphasis on horizontal window arrangements and picture windows that maximized natural lighting while creating visual connections between interior and exterior spaces. The window placement reflects the early 1950s preference for informal room arrangements and flexible interior spaces that could accommodate modern family lifestyle patterns, illustrating the Ranch style's successful integration of contemporary convenience with traditional residential functionality and neighborhood integration.

The building's positioning and relationship to Ypsilanti Street demonstrate the suburban residential planning principles that characterized early 1950s development, emphasizing generous setbacks, private outdoor space, and automobile accommodation while maintaining integration with established neighborhood patterns and community character. The property includes a detached garage that reflects the period's approach to automobile accommodation through separate structures that provided vehicle storage while maintaining the clean architectural lines of the main residence.

The property's continued residential use and exceptional maintenance demonstrate the enduring appeal of Ranch design and its successful adaptation to contemporary family needs. The building's preservation of original materials and design elements illustrates the value of maintaining authentic Ranch architecture while accommodating contemporary residential requirements through sensitive stewardship rather than substantial alteration, enhancing both individual property value and neighborhood character preservation.

The structure's integration with mature landscaping and well-maintained grounds demonstrates the Ranch style's successful relationship with landscape design and the suburban planning principles that enabled families to create private residential environments while participating in established neighborhood social structures and community identity formation.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Walter and Larry Kurtsek resided at 26228 Ypsilanti in March 1959.[1] In 1961, Walter Kurtsel resided at 26228 Ypsilanti Street.[2] Karen J. Donnelly resided at 26228 Ypsilanti from 1985-2020.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This one reads like it was written by a real estate agent. A 1952 brick ranch on Ypsilanti Street is a solid contributing resource — good integrity since the brick means no siding alteration — but "exceptional significance," "outstanding integrity of workmanship," and "one of the finest examples" are not language that belongs on a form for a standard postwar ranch house. SHPO reviewers will roll their eyes and it undermines the credibility of the rest of your nomination. Here's the rewrite:

This property is recommended as CONTRIBUTING to the proposed Flat Rock Historical District under Criterion A for Community Planning and Development.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under Criterion A as a representative example of the postwar residential development that characterized Flat Rock during the early 1950s. Constructed in 1952, the dwelling was built two years after the Lamp Factory ceased production and operations moved to Monroe, during a period when Flat Rock was transitioning from a Ford company town to a community sustained by successor industries — the Moynahan Bronze Company occupied the former Lamp Factory from 1951 — and by the broader postwar suburban growth of the downriver Detroit metropolitan area. The brick ranch form reflects the national shift toward single-story, automobile-oriented residential design that dominated American suburban construction in the 1950s, adapted here to Flat Rock's established residential streetscape along Ypsilanti Street.

The property does not meet Criterion C at the level of individual distinction. The brick ranch is a well-executed example of its type but does not exhibit the unusual features, exceptional design quality, or architectural innovation that would distinguish it from the thousands of similar ranch houses built across southeastern Michigan during this period. Its architectural value lies in its contribution to the district's residential fabric as a representative type rather than as an individually significant design.

Integrity Assessment:

Location: The building retains complete integrity of location on its original site within the Ypsilanti Street residential corridor.

Design: The property retains excellent integrity of design. The ranch massing, hip roof, horizontal emphasis, and overall composition remain intact and clearly express the building's early 1950s residential design.

Materials: The building retains strong integrity of materials. The original brick veneer is intact, eliminating the most common alteration — siding replacement — that has affected many other residential properties in the district. Roofing materials appear to be maintained replacements consistent with the original type.

Workmanship: The property retains good integrity of workmanship. The brickwork, roof construction, and overall execution reflect competent early 1950s residential building practices.

Setting: The building retains excellent integrity of setting within the Ypsilanti Street residential corridor, maintaining its relationship to the street and the surrounding neighborhood context. The detached garage and landscape integration are consistent with the early 1950s development pattern.

Feeling: The property retains strong integrity of feeling as an early 1950s suburban residence. The brick construction, horizontal massing, and well-maintained condition convey the character of postwar residential development in Flat Rock.

Association: The building maintains clear integrity of association with the postwar residential growth that characterized Flat Rock's transition from a Ford Village Industries community to a maturing suburban municipality in the early 1950s.

Historic District Recommendation:

[1] Records of U.S. Defense Bonds [sold through the bank at Flat Rock, Michigan from 1950-1962]," arranged chronologically by denomination, unpaginated ledger, for purchase of Series E bond ($25.00) by Larry and Walter Kurtsel on March 16, 1959; ledger book located in the Archival Collections of the Flat Rock Historical Society, Flat Rock, Michigan.

[2] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1960-61) p. 44, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

This property should be classified as contributing to the Flat Rock Historical District. The 1952 construction date falls within the period of significance, and the building represents the postwar phase of residential development that continued Flat Rock's growth after the Lamp Factory's closure. The brick veneer construction gives this property stronger material integrity than many other residential resources in the district that have been altered with aluminum or vinyl siding. The building retains good to excellent integrity across all seven aspects, making it one of the more intact mid-century residential properties within the proposed district boundaries.

CONTRIBUTING status within the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0188_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26242 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0187_000 Lot 187 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0971535		Long: -83.2899663		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1920	
Architectural Style	Craftsman Bunglaow	
Building Form	1.5 story house w/ front dormer and wraparound porch	
Roof Form	Catslide with front dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vertical Wood & Aluminum	
Foundation Materials	Concrete/stone	
Window Materials	Aluminum	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture
Period(s) of Significance	1920-1975

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	26242 Ypsilanti			
Historic/Original Owner	Robert & Sylvia Johnson			
Historic Building Use	Single family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Local Builder			

Survey Date	26 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26242 Ypsilanti Street is a one-and-one-half story Craftsman bungalow constructed in 1920, featuring a distinctive catslide roof form with a prominent front dormer and a wraparound porch. The dwelling is among the earliest residential properties within the proposed Flat Rock Historical District's period of significance.

The roof is the building's most prominent architectural feature. The catslide configuration extends the rear roof slope down to the first-floor level, creating an asymmetrical profile that maximizes interior space within the half story while giving the dwelling a low, ground-hugging appearance characteristic of the Craftsman idiom. A large front dormer with its own gabled roof punctuates the front slope, providing light and headroom to the upper level. The roof is covered in asphalt shingles.

A wraparound porch extends across the full width of the primary facade and continues along one side elevation, supported by simple columns. The porch is the building's primary social feature, providing sheltered outdoor living space on two exposures — a generous treatment that is less common than the standard front-only porch on bungalows of this period and adds considerable architectural distinction. The porch roof is integrated into the main roof structure.

The exterior walls are clad in a combination of vertical wood and aluminum siding. The vertical wood treatment, visible in the dormer gable and possibly elsewhere, may represent original or early material. The aluminum siding on the main body of the house is a later alteration replacing what was likely original wood clapboard. The combination of the two materials suggests a partial re-siding campaign that did not extend to all surfaces. The foundation is concrete and stone, consistent with residential construction practices of the period.

Fenestration consists of aluminum replacement double-hung sash windows. The window openings appear to maintain their original proportions and spacing, with the dormer featuring a pair of windows that provide light to the upper level and the first floor displaying a regular pattern of window openings consistent with Craftsman bungalow design.

A detached garage is located at the rear of the property. The lot is well maintained with mature landscaping and foundation plantings that enhance the dwelling's setting.

The building has undergone material alterations including partial aluminum siding application and replacement windows. However, the property's most significant architectural features — the catslide roof form, front dormer, and wraparound porch — are structural elements that these surface alterations have not compromised. The overall Craftsman bungalow character, massing, and distinctive roofline remain clearly legible.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Arthur & Gladys Busick and family were living at 415 Ypsilanti St., and Arthur was employed as a Brakeman for the Railroad.[1] In 1939, Robert & Sylvia Johnson were living at 26242 Ypsilanti.[2] In 1939, Jennie Stuck were living at 26242 Ypsilanti.[3] In 1940, Robert & Sylvia Johnson were living at 26242 Ypsilanti St., and Robert was employed as a carpenter.[4] In 1950, Edmund & Helen Schafer and daughter resided at 26242 Ypsilanti; and Edmund worked as a contractor for the electric power plant.[5] In 1971, Edmund Schafer resided at 26242 Ypsilanti Street.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as CONTRIBUTING to the proposed Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture, with potential for individual eligibility.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under Criterion A as an example of the residential development that predated Henry Ford's arrival in Flat Rock. Constructed in 1920, two years before Ford acquired the mill site and water power rights on the Huron River, the dwelling documents the established residential community that existed before the Village Industries program transformed the area. The substantial Craftsman bungalow form with its wraparound porch indicates a middle-class household that invested in quality housing with architectural ambition, demonstrating that Flat Rock possessed stable residential neighborhoods prior to industrialization.

The property meets Criterion C as a distinctive example of Craftsman bungalow architecture with two uncommon features that together elevate it above typical bungalow construction of the period. The catslide roof — in which the rear slope extends down to the first-floor level — is an unusual configuration in residential architecture that demonstrates sophisticated design intent and skilled carpentry. The wraparound porch, extending across both the front and side elevations, is a generous treatment uncommon on bungalows of this scale. The combination of catslide roof and wraparound porch on a single dwelling is rare and produces a building of distinctive architectural character. These are structural features that survive intact regardless of surface material alterations.

Integrity Assessment:

Location: The building retains complete integrity of location on its original site within the Ypsilanti Street residential corridor.

Design: The property retains excellent integrity of design. The catslide roof form, front dormer, wraparound porch, and overall Craftsman bungalow massing remain fully intact. These are the building's character-defining features and they are uncompromised.

Materials: The building has diminished integrity of materials. Aluminum siding has been applied to portions of the exterior, and replacement aluminum windows have been installed. Vertical wood siding survives in the dormer gable and possibly elsewhere, suggesting the original cladding may be partially intact beneath or alongside the aluminum. The roof, porch structure, dormer framing, and foundation retain original or early material. The alterations are reversible.

Workmanship: The property retains good integrity of workmanship. The catslide roof construction, dormer integration, and wraparound porch framing demonstrate skilled carpentry characteristic of Craftsman-era building practices. The aluminum siding obscures some original exterior finishing details but does not affect the structural craftsmanship.

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[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 9B, dwelling 184, family 201, for Arthur & Gladys Busick and family; NARA microfilm publication T626, roll 1030; **imaged**, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-DX?cat=1036363&i=455&lang=en&cc=1810731: accessed 27 July 2025), FHL# 004951268 Image 456 of 1148; United States. National Archives and Records Administration.

[2] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 9A, for Robert & Sylvia Johnson ; NARA microfilm publication T627, roll 1825; **imaged**, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW9X?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 21 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 71, dwelling 37, for Edmund & Helen Schafer and daughter; NARA Identifier #306578863; **imaged**, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-1?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 49 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Setting: The building retains excellent integrity of setting within the residential neighborhood along Ypsilanti Street, with mature landscaping and foundation plantings enhancing the dwelling's historic character.

Feeling: The property retains strong integrity of feeling as a substantial 1920 Craftsman bungalow. The distinctive roofline, wraparound porch, and well-maintained condition convey the character of quality residential construction in Flat Rock before the Ford era.

Association: The building maintains clear integrity of association with Flat Rock's pre-Village Industries residential development and the established community that provided the foundation for subsequent industrial growth.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The 1920 construction date places it among the earliest dwellings within the period of significance. Material alterations to siding and windows have reduced integrity in two of seven aspects, but the property retains strong to excellent integrity in the remaining five — location, design, setting, feeling, and association. The catslide roof and wraparound porch, which are the primary basis for Criterion C significance, are structural elements unaffected by the surface alterations.

The combination of the catslide roof form and wraparound porch — both uncommon features individually, and rare in combination — warrants consideration for individual National Register eligibility under Criterion C.

CONTRIBUTING status within the Flat Rock Historical District, with potential for individual eligibility.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0187_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26256 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0186_000 Lot 186 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097278		Long: -83.2901448		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	ca. 1948	
Architectural Style	Vernacular Cottage	
Building Form	1.5 story Rectilinear	
Roof Form	Front-gabled w/ porch	
Roof Materials	Metal roofing	
Exterior Wall Materials	Aluminum siding	
Foundation Materials	Concrete/stone	
Window Materials	Replacement windows	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/ Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry, Social History
Period(s) of Significance	1948-1975

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ siding	Moved ☐	Date(s):

Current/Common Name	26256 Ypsilanti
Historic/Original Owner	Charles Vreeland
Historic Building Use	Multi family residence
Current Building Use	Single family residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	26 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26256 Ypsilanti is a one-and-one-half story front-gabled vernacular cottage constructed ca. 1948 during the postwar period of Flat Rock's residential development. The dwelling is rectilinear in plan with a front-gabled roof covered in standing-seam metal roofing, a later replacement that has altered the building's original roof appearance. A small open front porch shelters the primary entrance on the gable end.

The exterior walls are clad in aluminum siding, a later alteration replacing what was likely original wood clapboard. The siding is painted a blue-gray color. The front gable face is also clad in aluminum siding with no decorative treatment. Fenestration consists of replacement double-hung sash windows of modern manufacture. The primary facade features a window to one side of the entrance, and the visible side elevation has windows at both the first-floor and half-story levels. The half-story windows are set into the gable end, indicating finished living space in the upper level. The foundation is concrete and stone, visible at grade, consistent with immediate postwar residential construction practices.

A detached garage is located to the rear of the property. The lot contains mature trees that partially screen the dwelling.

The building has undergone multiple material alterations including the application of aluminum siding, installation of replacement windows, and replacement of the original roof with standing-seam metal. These changes have diminished the dwelling's material integrity, though the original form, massing, front-gabled roof profile, and one-and-one-half story proportions remain intact and legible as a late 1940s vernacular cottage.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1950, Robert & Mary Lou Cornwell resided at 26256 Ypsilanti; and Robert worked at air transport.[1] In 1950, Gust & Irene Pappas resided at 26256 Ypsilanti; and Gust worked as Operator & Manager at Restaurant.[2] In 1971, Irene Pappas resided at 26256 Ypsilanti Street.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as CONTRIBUTING to the proposed Flat Rock Historical District under Criterion A for Community Planning and Development.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under Criterion A as a representative example of the postwar residential construction that characterized Flat Rock's continued growth following World War II. Constructed ca. 1948, the dwelling was built during the final years of the Lamp Factory's operation, when the plant was transitioning from wartime production of head and tail lights for Army trucks, Jeeps, tanks, and armored cars back to civilian automotive lighting. The modest vernacular cottage form reflects the demand for affordable housing in the immediate postwar period, when returning veterans and continued industrial employment sustained residential construction in Flat Rock. The property does not meet Criterion C individually; multiple material alterations have diminished its ability to convey its original architectural character.

Integrity Assessment:

Location: The building retains complete integrity of location on its original site.

Design: The property retains good integrity of design. The front-gabled roof profile, one-and-one-half story proportions, rectilinear plan, and front porch placement remain intact and express the building's late 1940s vernacular cottage form.

Materials: The building has diminished integrity of materials. Aluminum siding has replaced what was likely original wood clapboard, replacement windows have removed original fenestration elements, and standing-seam metal roofing has replaced the original roof material. Three of the building's primary exterior surfaces have been altered. These are common and reversible modifications, but their cumulative effect has substantially reduced the dwelling's material authenticity.

1 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 79, dwelling 38, for Robert & MaryLou Cornwell ; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 57 of 58; United States. National Archives and Records Administration.

2 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 72, dwelling 39, for Gust & Irene Pappas ; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-H?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 50 of 58; United States. National Archives and Records Administration.

3 "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Workmanship: The property has diminished integrity of workmanship. The aluminum siding, replacement windows, and metal roofing obscure original construction details and finishing techniques.

Setting: The building retains excellent integrity of setting within the residential neighborhood that developed during the Ford Village Industries period. The lot with its mature trees and detached garage maintains the character of the mid-twentieth-century residential streetscape.

Feeling: The property retains adequate integrity of feeling as a modest late 1940s working-class cottage. Despite material alterations, the building's scale, form, front-gabled profile, and relationship to its lot convey the character of affordable postwar housing within the district.

Association: The building maintains clear integrity of association with the residential development that characterized Flat Rock during the final years of Ford's Lamp Factory operations and the immediate postwar period.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The ca. 1948 construction date falls within the period of significance, and the building represents the postwar residential development that sustained the community through the final phase of Lamp Factory operations. Material alterations to siding, windows, and roofing have reduced integrity in two of seven aspects, but the property retains sufficient integrity in location, design, setting, feeling, and association to convey its historical significance within the district context. The retention of the original front-gabled form, one-and-one-half story proportions, and detached garage preserves the essential character of a late 1940s vernacular residential property.

CONTRIBUTING status within the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0186_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26268 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0185_000 Lot 185 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097350		Long: -83.290335		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	2016	
Architectural Style	Contemporary	
Building Form	2 Story Rectilinear	
Roof Form	Hip	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	n/a						
Period(s) of Significance	n/a						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	26268 Ypsilanti Street						
Historic/Original Owner	n/a						
Historic Building Use	n/a						
Current Building Use	Single Family Residence						

Survey Date	29 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 2016 contemporary residential structure is a two-story single-family residence situated on Ypsilanti Street in Flat Rock. The building represents new construction that occurred well outside the district's period of significance, constructed in the mid-2010s when Flat Rock has fully evolved into an established suburban community. The property represents infill development within a historic neighborhood.

The house exhibits contemporary two-story characteristics with a hip roof form accented by a front-facing gable element that creates visual interest and breaks up the roofline. The roof is covered with dark gray asphalt shingles that provide contrast with the lighter siding. The combination of hip and gable forms reflects contemporary residential design preferences for varied rooflines in suburban construction.

The exterior walls are clad in vinyl siding in a light neutral color, which is standard material for contemporary residential construction. The vinyl siding represents current building practices that emphasize low-maintenance materials and reflects contemporary preferences for clean, uniform exterior finishes.

The windows are vinyl-framed units typical of contemporary residential construction. The fenestration includes standard double-hung configurations arranged across both floors. The front facade features a prominent two-story section with windows arranged vertically, creating emphasis on the entrance area. The window types and arrangements reflect current residential design standards and energy efficiency requirements.

The front facade displays a contemporary composition with a two-story entrance projection that creates architectural interest. A covered porch area with posts extends across part of the front facade, providing sheltered outdoor space typical of contemporary residential design that references traditional porch elements. The overall design attempts to fit within the neighborhood context through the use of traditional elements (porch, gabled roof sections) while employing modern proportions and materials.

A single-story wing extends to the left side of the main two-story mass, creating varied building massing typical of contemporary residential design. This wing arrangement provides visual interest and allows for flexible interior floor plans.

The building includes what appears to be a rear garage structure, reflecting contemporary residential expectations for vehicle storage. The property includes contemporary landscaping with young trees and lawn areas typical of recent construction.

The building sits on a poured concrete foundation appropriate for contemporary construction methods. The property shows signs of recent construction with newly established landscaping and modern site improvements including concrete driveways and walkways.

The building's scale, form, and design approach reflect standard contemporary residential construction that attempts to fit within an established neighborhood context through the use of traditional forms while employing modern materials and construction techniques.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The residence at 26268 Ypsilanti was built in 2016, thus is not historical and is classified as a non-contributing resource in the Flat Rock Historical District.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 2016 property is recommended as **Non-Contributing to the Flat Rock Historical District** and is **Not Eligible for the National Register**. The property represents new construction that occurred well outside the district's period of significance and has no historical associations with the events, patterns, or developments that make the district significant.

Outside Period of Significance: Built in 2016, this house post-dates the Flat Rock Historical District's period of significance by approximately 41 years. The district's period of significance encompasses the community's development from the pioneer period through Ford's Village Industries program and the transition to post-war suburban development (approximately 1890-1975). Construction in 2016 places this property entirely outside this significant period.

Recent Construction: At approximately 9 years old, the building is well below the National Register's typical 50-year threshold for historical significance consideration. The property represents recent construction that lacks any historical perspective for evaluation.

No Historical Association: The building has no historical associations with the events, patterns, or developments that make the Flat Rock Historical District significant. It does not relate to pioneer settlement, Ford's Village Industries program, or the community's unique development patterns that define the district's historical importance.

Contemporary Infill Development: The building represents contemporary infill development within an established historic neighborhood. While it attempts to fit the neighborhood context through the use of some traditional elements (porch, varied rooflines), it is clearly distinguishable as new construction and does not contribute to understanding the district's historical development.

No Contribution to District Character: The building does not contribute to understanding the historical development patterns, architectural character, or unique community planning that defines the Flat Rock Historical District's significance. Its contemporary construction and materials clearly identify it as outside the district's periods of significance.

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District and NOT ELIGIBLE for the National Register.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0185_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26139 Ypsilanti Street [508 Ypsilanti]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0199_000 Lot 199 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0960668		Long: -83.2896027		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Site ☐ Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1925	
Architectural Style	Craftsman Bungalow	
Building Form	1.5 Rectilinear	
Roof Form	Catslide with dormer	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete Block	
Window Materials	Aluminum Replacements	
Window Type	Double Hung/Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1925-1975 (within district's 1920-1975 LATE period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ siding/windows	Moved ☐	Date(s):
Current/Common Name	26139 Ypsilanti			
Historic/Original Owner	Kersten Family Residence			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1925 Craftsman bungalow is a 1.5-story residential structure situated on Ypsilanti Street in Flat Rock. The building represents residential development during the mid-1920s boom period and the early phase of Ford's Village Industries program. The property demonstrates distinctive Craftsman bungalow architecture with an unusual catslide roof form, making it architecturally notable despite material alterations.

The house exhibits distinctive Craftsman bungalow characteristics with an unusual catslide roof configuration. A catslide roof is characterized by one side of the roof extending down to the first floor level, creating an asymmetrical profile that is uncommon in residential architecture. This rear catslide extension creates additional interior space on the first floor while maintaining the bungalow's compact footprint. The front facade features a prominent dormer with its own gable that provides light and headroom to the upper floor living space. The roof is covered with red or rust-colored asphalt shingles that create visual interest and complement the building's color scheme.

The distinctive catslide roof form is the most architecturally significant feature of this property, representing an uncommon roof type that demonstrates sophisticated building design intended to maximize interior space within a modest bungalow form. This roof configuration requires skilled carpentry and represents quality construction typical of mid-1920s Craftsman design.

The exterior walls are currently clad in aluminum siding in a light gray color with red or burgundy-painted trim that represents a later alteration covering the original exterior materials, which were likely wood clapboard or wood shingles typical of 1920s Craftsman construction. Despite the aluminum siding installation, the building's distinctive form and proportions remain clearly visible and the color scheme enhances the Craftsman character.

The windows have been replaced with modern vinyl or aluminum units that alter some of the building's original character. The replacement windows appear to include some divided light configurations that attempt to maintain the Craftsman aesthetic, though they are likely not original. The window replacement represents an alteration that impacts material integrity, though the overall fenestration pattern appears to maintain the original arrangement.

The front facade displays the asymmetrical composition typical of Craftsman design, with a covered front porch supported by posts that provides the characteristic outdoor living space emphasized in bungalow architecture. The porch appears to retain its original configuration and demonstrates the Craftsman emphasis on functional outdoor spaces and integration with the landscape. Concrete steps with metal railings provide access to the front entrance.

An important feature of this property is the retention of its original detached garage located at the rear of the property. The survival of original outbuildings from the 1920s adds to the property's completeness and historical significance. The garage helps convey the residential development patterns of the mid-1920s period.

The building sits on a concrete or concrete block foundation appropriate for 1920s construction methods. The property includes mature landscaping with large trees that frame the house and contribute to the established neighborhood character.

Despite material alterations, character-defining features that remain include the distinctive catslide roof form with front dormer (the most significant architectural feature), the 1.5-story bungalow scale, the front porch configuration, the overall Craftsman proportions and massing, and the original detached garage. The catslide roof is particularly significant as it represents an uncommon architectural feature that demonstrates quality design and craftsmanship.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Gustav F. & Elsa G. Kersten and family were living at 508 Ypsilanti St., and Gustav was employed as a Tool Maker for the Lamp Plant.[1] In 1939, Clarence & Verena Lidgard and family were living at 26139 Ypsilanti.[2] In 1940, William & Anna Semmeck were living at 26139 Ypsilanti St., and William was employed as a washer for the lamp factory.[3] In 1940, Clarence & Verena Lidgard and daughters were living at 26139 Ypsilanti St., and Clarence was employed as the manager for a grocery store.[4] In 1950, Martin S. & Lillian Laginess resided at 26139 Ypsilanti; and Martin worked as a Machinist for an Auto Parts Manufacturer.[5] In 1960, Victor Stahl resided at 26139 Ypsilanti Street.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as CONTRIBUTING to the proposed Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture, with potential for individual eligibility.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under Criterion A as a representative example of the residential development that accompanied the rapid growth of Ford's Village Industries operations during the mid-1920s. Constructed ca. 1925, the dwelling was built during the period when Lamp Factory employment was expanding from 50 workers in 1924 to 500 in 1925, and Ford wages exceeding $500,000 annually were driving residential construction throughout the village. The quality Craftsman bungalow form reflects the middle-class housing that this industrial prosperity made possible.

The property also meets Criterion C as a distinctive example of Craftsman bungalow architecture with an unusual catslide roof configuration. The catslide roof — in which one slope extends down to the first-floor level, creating an asymmetrical profile — is uncommon in residential construction and represents a sophisticated approach to maximizing interior space within a compact bungalow form. This feature distinguishes the dwelling from standard bungalow designs of the period and demonstrates skilled carpentry and deliberate architectural intent. The catslide form, prominent front dormer, front porch configuration, and overall bungalow proportions and scale combine to produce a dwelling of greater architectural interest than the typical worker housing in the district. These qualities, together with the building's strong integrity of form, support consideration for individual National Register eligibility.

Integrity Assessment:

Location: The building retains complete integrity of location on its original site.

Design: The property retains excellent integrity of design. The catslide roof form — the building's most significant and distinctive feature — remains fully intact. The front dormer, front porch configuration, overall bungalow proportions, and massing clearly express the Craftsman design intent of the mid-1920s.

Materials: The building has diminished integrity of materials. Aluminum siding has replaced what was likely original wood clapboard, and replacement windows have removed original fenestration elements. However, the building's most architecturally significant feature — the catslide roof — is a structural element unaffected by these surface alterations. The original detached rear garage appears to retain greater material integrity.

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[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 225 (stamped), enumeration district (ED) 82-880, sheet 9A, dwelling 178A, family 194, for Gustav F. & Elsa G. Kersten and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-F9?cat=1036363&i=453&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 455 of 1148; United States. National Archives and Records Administration.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10A, for William & Anna Semmeck ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW86?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 23 of 1034; United States. National Archives and Records Administration.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10A, for Clarence & Verena Lidgard and daughters; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW86?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 23 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 9, dwelling 87, for Martin S. & Lillian Laginess ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-Z?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 10 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1960-61) p. 44, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Workmanship: The property retains good integrity of workmanship. The catslide roof construction, dormer integration, and porch framing demonstrate skilled carpentry characteristic of mid-1920s Craftsman building practices. The vinyl siding obscures but does not eliminate evidence of original workmanship in the building's structural and framing elements.

Setting: The building retains excellent integrity of setting within the residential neighborhood that developed during the Ford Village Industries period.

Feeling: The property retains strong integrity of feeling as a mid-1920s Craftsman bungalow. The distinctive roofline, compact form, and relationship to its lot convey the character of quality residential construction during Flat Rock's industrial boom period.

Association: The building maintains clear integrity of association with the residential growth and community development that characterized Flat Rock during the early years of the Lamp Factory's operation.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The ca. 1925 construction date falls within the period of significance, and the building represents both the residential development that Ford's industrial operations generated and a distinctive example of Craftsman bungalow architecture. Material alterations to siding and windows have reduced integrity in two of seven aspects, but the property retains strong to excellent integrity in the remaining five — location, design, setting, feeling, and association. The catslide roof form, which is the primary basis for Criterion C significance, is a structural element that the surface alterations have not compromised. The retention of the original detached garage adds to the property's completeness.

The unusual catslide roof configuration, combined with strong integrity of design and form, warrants consideration for individual National Register eligibility under Criterion C in addition to contributing status within the district.

CONTRIBUTING status within the Flat Rock Historical District, with potential for individual eligibility.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0199_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26153 Ypsilanti Street [502 Ypsilanti]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0200_000 Lot 200 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096214		Long: -83.2897548		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Site ☐ Structure ☐ Object ☐

Architectural Information

Construction Date	1928
Architectural Style	Vernacular
Building Form	2 Story Rectilinear
Roof Form	Front Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Block
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry
Period(s) of Significance	1928-1975 (within district's 1920-1975 period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

Historic Name	
Current/Common Name	26153 Ypsilanti
Historic/Original Owner	William & Anna Semmeck
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1928 two-story residence is an American Foursquare-style dwelling with a distinctive side wing addition, situated on Ypsilanti Street in Flat Rock. The building represents pre-Village Industries residential construction that predates Ford's formal program and demonstrates the quality residential development that existed in Flat Rock prior to the community's industrial transformation. Despite material alterations, the property retains its essential architectural form, massing, and spatial organization that clearly convey its 1928 construction and American Foursquare character.

The main section of the house features a front-gable configuration rising to a full two stories, creating the vertical emphasis and boxy massing characteristic of American Foursquare residential design. The front gable roof creates a prominent facade presence and provides the symmetrical composition typical of this architectural type. A brick chimney rises from the roofline, indicating the original heating system and adding to the building's visual presence. The roof is covered with asphalt shingles and displays moderate eaves typical of late 1920s residential construction.

A distinctive feature is the substantial side wing addition with a hip roof configuration, which extends the building's footprint and creates an L-shaped plan. This side wing may represent either original construction or an early addition, but its integration with the main block suggests it is either contemporary with the 1928 construction or was added soon thereafter. The hip roof of the side wing provides architectural variety and demonstrates the adaptability of the American Foursquare form to accommodate family needs and site conditions. The combination of front gable main block with hip roof side wing creates visual interest and demonstrates the vernacular interpretation of popular residential forms.

The exterior walls are clad in aluminum siding that has replaced the original wood siding. This material alteration, typical of mid-to-late 20th century updates to residential properties, was undertaken for maintenance reduction and weather protection. While the aluminum siding has modified the original surface treatment, it follows the original wall planes and preserves the underlying building form, proportions, and architectural character of the 1928 construction.

The foundation consists of concrete block construction, which was becoming increasingly common for residential buildings in the late 1920s as concrete block manufacturing became more efficient and affordable. The concrete block foundation represents the transition from earlier stone and brick foundations toward the masonry systems that would become standard in residential construction during the 1930s and beyond.

A character-defining feature is the symmetrical front porch with steps providing access to the main entrance. The porch appears to maintain its original configuration and spatial organization, serving as the formal entry to the dwelling and providing the traditional covered outdoor space typical of American Foursquare and Craftsman-influenced residential design. The front porch is an essential element of the building's architectural character and demonstrates the emphasis on indoor-outdoor living spaces that characterized residential architecture of the 1920s.

The fenestration consists of aluminum double-hung windows that have replaced the original wood windows. While this represents a material alteration, the window openings appear to maintain their original locations, proportions, and symmetrical arrangement. The window pattern reflects the organized, balanced facade composition typical of American Foursquare design, with regularly-spaced openings that correspond to interior room arrangements. The two-story height allows for substantial window areas on both levels, providing abundant natural light and ventilation.

The building exhibits the cubic, upright massing characteristic of American Foursquare residential architecture, with the addition of the hip-roofed side wing that creates a more complex and adaptable floor plan. The two-story height, symmetrical facade organization, and substantial massing demonstrate the substantial middle-class housing that was being constructed in Flat Rock in the late 1920s, just prior to the establishment of Ford's Village Industries program.

The property's setting on Ypsilanti Street places it within an established residential neighborhood that predates the Village Industries development. The lot configuration, street relationship, and residential context demonstrate the pre-existing community character that would later support and complement Ford's industrial investment.

Character-defining features include the 1928 construction date placing it immediately before Ford's Village Industries establishment, the two-story American Foursquare main block with front gable roof, the substantial hip-roofed side wing addition creating L-shaped plan, the brick chimney, the symmetrical front porch maintaining original configuration, the concrete block foundation demonstrating late 1920s construction methods, the regular fenestration pattern reflecting interior organization, and the overall American Foursquare character representing pre-Village Industries residential development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, William J. & Annie L. Semmeck and family were living at 502 Ypsilanti St., and William was employed as a Inspector for the Lamp Plant.[1] In 1939, Charles Bunte were living at 26153 Ypsilanti.[2] In 1939, William & Ann Semmeck and family were living at 26153 Ypsilanti.[3] In 1940, William & Anna Semmeck were living at 26189 Ypsilanti St., and employed as a washer for auto factory.[4] In 1950, Anna Semmeck and daughter resided at 26153 Ypsilanti; and Anna worked as Elementary Teacher at Public School.[5] In 1971, Walter J. Quednau resided at 26153 Ypsilanti Street.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as CONTRIBUTING to the proposed Flat Rock Historical District under Criterion A for Community Planning and Development.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under Criterion A as a substantial example of the residential development that accompanied the growth of Ford's Village Industries operations in Flat Rock during the late 1920s. Constructed in 1928, the dwelling was built five years into the Lamp Factory's operation, during a period when employment was climbing from 500 workers in 1925 toward the peak of 1,200 in 1929. The American Foursquare form — a two-story main block with front gable and hip-roofed side wing — represents middle-class or upper-working-class housing, indicating that the prosperity generated by Ford's industrial operations was producing residential investment beyond the modest cottages that characterized the earliest phase of worker housing. The building demonstrates that by the late 1920s, Flat Rock's residential fabric included substantial homes reflecting a maturing community with an economically stable population.

The 1928 construction date is also significant as the final year of sustained residential construction before the Great Depression curtailed building activity. The American Foursquare's substantial form and quality construction reflect the confidence of the late 1920s boom period in Flat Rock, when Ford wages of $500,000 or more annually were circulating through the local economy and driving residential subdivision and commercial development throughout the village.

Integrity Assessment:

Location: The building retains complete integrity of location on its original site.

Design: The property retains strong integrity of design. The two-story American Foursquare main block with front gable, hip-roofed side wing, front porch configuration, and overall massing remain intact and clearly express the building's late 1920s residential design.

Materials: The building has diminished integrity of materials. Aluminum siding has replaced what was likely original wood clapboard, and replacement windows have removed original fenestration elements. These are common reversible alterations that affect material authenticity but do not destroy the building's form or proportional relationships.

Workmanship: The property retains good integrity of workmanship. The building's sound construction and maintained condition reflect the quality of late 1920s residential building practices, though the aluminum siding obscures some original construction details.

Setting: The building retains excellent integrity of setting within the residential neighborhood that developed during the Ford Village Industries period.

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1 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 225 (stamped), enumeration district (ED) 82-880, sheet 9A, dwelling 177A, family 193, for William J. & Annie L. Semmeck and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-F9?cat=1036363&i=453&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 455 of 1148; United States. National Archives and Records Administration.

2 [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

3 [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

4 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10A, for William & Anna Semmeck ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW86?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 23 of 1034; United States. National Archives and Records Administration.

5 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 9, dwelling 86, for Anna Semmeck and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-Z?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 10 of 58; United States. National Archives and Records Administration.

6 "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Feeling: The property retains strong integrity of feeling as a substantial late 1920s residence within a community experiencing industrial prosperity. Despite material alterations, the building's scale, form, and massing convey the character of the middle-class housing stock that Flat Rock's Ford-driven economy supported.

Association: The building maintains clear integrity of association with the residential growth and community development that characterized Flat Rock during the peak years of the Lamp Factory's operation.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The 1928 construction date falls within the period of significance, and the building represents the substantial residential development that Ford's industrial wages and community investment made possible. Material alterations to siding and windows have reduced integrity in two of seven aspects, but the property retains strong integrity in the remaining five — location, design, setting, feeling, and association. The American Foursquare form with its side wing addition remains clearly legible as a late 1920s residential type, and the alterations are reversible.

CONTRIBUTING status within the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0200_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26227 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0202_000 Lot 202 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0966071		Long: -83.2903079		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Site ☐ Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	2023
Architectural Style	Contemporary
Building Form	2 Story Rectilinear
Roof Form	Front gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	1 Rear Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☒				

Area(s) of Significance	N/A
Period(s) of Significance	N/A

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):
Current/Common Name				
Historic/Original Owner				
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 2023 contemporary residential structure is a two-story single-family residence situated on Ypsilanti Street in Flat Rock. The building represents new construction that occurred well outside the district's period of significance, constructed in the 2020s when Flat Rock has fully evolved into an established suburban community. The property represents infill development within a historic neighborhood.

The house exhibits contemporary two-story characteristics with a simple side gable roof form that creates a straightforward, traditional appearance common in 21st-century residential construction. The roof is covered with asphalt shingles in a dark gray color that provides visual contrast with the lighter siding. The simple gable form reflects contemporary preferences for clean, uncomplicated rooflines in new residential construction.

The exterior walls are clad in vinyl siding in a medium gray-green color, which is standard material for contemporary residential construction. The vinyl siding represents current building practices that emphasize low-maintenance materials and reflects contemporary color preferences that favor neutral earth tones. The uniform appearance of the siding demonstrates modern manufacturing capabilities and installation techniques.

The windows are vinyl-framed units typical of contemporary residential construction. The fenestration includes standard double-hung configurations arranged in a balanced pattern across both floors. On the first floor, windows are arranged symmetrically around the central entrance, while the second floor features evenly spaced windows. The window types and arrangements reflect current residential design standards and energy efficiency requirements.

The front facade displays a simple, balanced composition with a central entrance accessed via a small covered front porch with white railings. The porch features white decorative posts and railings that provide visual contrast against the gray-green siding. The entrance door appears to be white with decorative glass elements. This composition reflects contemporary preferences for symmetry and traditional porch elements in new construction.

The building includes what appears to be a rear garage structure, though its relationship to the main house (attached or detached) is not entirely clear from the front view. The presence of garage facilities reflects contemporary residential expectations for vehicle storage.

The building sits on a poured concrete foundation appropriate for contemporary construction methods. The property includes new landscaping with young trees, lawn areas, and a white decorative fence that creates defined yard spaces. The landscaping reflects the property's recent construction date.

The building's scale, form, and design approach reflect standard contemporary residential construction that attempts to fit within an established neighborhood context through the use of traditional forms (side gable, front porch) while employing modern materials and construction techniques.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The residence at 26227 Ypsilanti was built in 2023, well outside of the historical period and is a non-contributing resource.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 2023 property is recommended as **Non-Contributing to the Flat Rock Historical District** and is **Not Eligible for the National Register**. The property represents new construction that occurred well outside the district's period of significance and has no historical associations with the events, patterns, or developments that make the district significant.

Outside Period of Significance: Built in 2023, this house post-dates the Flat Rock Historical District's period of significance by approximately 48 years. The district's period of significance encompasses the community's development from the pioneer period through Ford's Village Industries program and the transition to post-war suburban development (approximately 1890-1975). Construction in 2023 places this property entirely outside this significant period.

Recent Construction: At approximately 2 years old, the building is far below the National Register's typical 50-year threshold for historical significance consideration. The property represents recent construction that lacks any historical perspective for evaluation.

No Historical Association: The building has no historical associations with the events, patterns, or developments that make the Flat Rock Historical District significant. It does not relate to pioneer settlement, Ford's Village Industries program, or the community's unique development patterns that define the district's historical importance.

Contemporary Infill Development: The building represents contemporary infill development within an established historic neighborhood. While it attempts to fit the neighborhood context through the use of traditional forms (side gable roof, front porch), it is clearly distinguishable as new construction and does not contribute to understanding the district's historical development.

No Contribution to District Character: The building does not contribute to understanding the historical development patterns, architectural character, or unique community planning that defines the Flat Rock Historical District's significance. Its contemporary construction and materials clearly identify it as outside the district's periods of significance.

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District and NOT ELIGIBLE for the National Register.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0202_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26237 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0203_000 Lot 203 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0967332		Long: -83.2905264		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Site ☐ Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	ca. 1920
Architectural Style	Minimal Traditionalist Cottage
Building Form	1 Story Rectilinear
Roof Form	Side gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	Community Planning and Development; Industry; Social History				
Period(s) of Significance	1920-1975 (within district's 1920-1975 LATE period)				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒ siding/windows	Moved ☐	Date(s):	
Current/Common Name	26237 Ypsilanti				
Historic/Original Owner	Frank & Katerina Mathews				
Historic Building Use	Single Family Residence				
Current Building Use	Single Family Residence				
Architect/Engineer/Designer	unknown				
Builder/Contractor	unknown				

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1920 cottage is a single-story residential structure situated on Ypsilanti Street in Flat Rock. The building represents residential development during the early Ford Village Industries period, constructed during the 1920s boom when Flat Rock was beginning its transformation into an experimental industrial community. The property demonstrates the compact, economical housing that supported the community's development, though material alterations have impacted its original character.

The house exhibits simple cottage characteristics with a side gable roof form that creates a straightforward, economical design typical of working-class housing from the 1920s. The roof is covered with asphalt shingles in a standard residential application. The simple side gable form reflects the practical approach to residential construction during the early 1920s when efficiency and affordability were priorities for working-class housing.

The exterior walls are currently clad in vinyl siding in a light cream or tan color that represents a later alteration covering the original exterior materials, which were likely wood clapboard or wood shingles typical of 1920s construction. The vinyl siding installation has significantly altered the building's original appearance and material integrity, though the underlying building form and proportions remain intact beneath the replacement siding.

The windows have been replaced with modern vinyl units that alter the building's original character. The fenestration includes a combination of double-hung windows and what appears to be a picture window arrangement on the front facade. The large picture window configuration is likely a later alteration from the original smaller-scale windows typical of 1920s cottage design. The window replacement represents a significant alteration that impacts the building's authentic 1920s appearance and reduces its material integrity.

The front facade displays a simple, straightforward composition with a central entrance that appears to have a small overhang or entry cover. The symmetrical window arrangement flanking the entrance reflects the practical, balanced design approach common in modest 1920s cottages. Foundation plantings including small evergreen shrubs provide landscaping appropriate to the cottage scale.

An important feature of this property is the retention of its original detached garage located at the rear of the property, visible on the right side of the photograph. The survival of original outbuildings from the 1920s adds to the property's completeness and historical significance, as many original garages have been demolished or significantly altered over time. The garage appears to be a substantial structure with vinyl siding matching the house, and helps convey the residential development patterns of the 1920s period when automobile ownership was becoming increasingly common.

The building sits on a concrete or concrete block foundation appropriate for 1920s construction methods. The property includes basic landscaping with lawn areas and foundation plantings that maintain the residential character typical of modest working-class neighborhoods developed during the Ford Village Industries period. A concrete driveway leads to the detached garage.

Despite the material alterations, character-defining features that remain include the single-story cottage form, the simple side gable roof, the compact scale typical of 1920s working-class housing, the overall proportions and massing, and the original detached garage. These elements continue to convey the building's role in the early Ford Village Industries period residential development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Frank & Katherine Mathew and family were living at 414 Ypsilanti St., and employed as a Washing woman for at home.[1] In 1939, Frank & Katherina Matthews and family were living at 26237 Ypsilanti.[2] In 1940, Katerina Mathews and family were living at 26237 Ypsilanti St.[3] In 1950, John C. & Patricia Vyn resided at 26237 Ypsilanti; and John C. worked as a Basketball Coach & Social Studies Teacher at the High School.[4] In 1971, Gordon E. McCarty resided at 26237 Ypsilanti Street.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as CONTRIBUTING to the proposed Flat Rock Historical District under Criterion A for Community Planning and Development.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under Criterion A as a representative example of the modest working-class housing constructed during the early Ford Village Industries period. The ca. 1920 construction date places the dwelling in the formative phase of Flat Rock's transformation from an agricultural village to an industrial community. Housing of this type — simple, compact, and affordable — was essential to the viability of Ford's decentralized industrial experiment, providing shelter for the workforce that the Lamp Factory required. The property does not meet Criterion C individually; material alterations including vinyl siding and replacement windows, among them what appears to be a picture window alteration, have diminished its ability to convey its original architectural character.

Integrity Assessment:

Location: The building retains complete integrity of location on its original site.

Design: The property retains good integrity of design. The basic cottage form, side gable roof, and overall massing remain intact. The picture window alteration has modified the original fenestration pattern on the primary facade.

Materials: The building has diminished integrity of materials. Vinyl siding has replaced what was likely original wood clapboard, and replacement windows including a picture window alteration have removed original fenestration elements. These are common reversible alterations that affect material authenticity but do not destroy the building's form or spatial relationships. The original detached rear garage appears to retain greater material integrity.

Workmanship: The property has diminished integrity of workmanship due to the siding and window replacements, which obscure original construction details.

Setting: The building retains excellent integrity of setting within the residential neighborhood that developed during the Ford Village Industries period.

Feeling: The property retains good integrity of feeling as a modest early twentieth-century working-class cottage. Despite material alterations, the building's scale, form, and relationship to its lot convey the character of the affordable housing stock that supported Flat Rock's industrial workforce.

Association: The building maintains clear integrity of association with the residential development and community growth that accompanied Ford's Village Industries program.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The ca. 1920 construction date falls within the period of significance, and the building represents the working-class housing development that was a necessary condition of Ford's industrial operations. Material alterations to siding and windows have reduced integrity in two of seven aspects, but the property retains sufficient integrity in location, design, setting, feeling, and association to contribute to the

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[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 225 (stamped), enumeration district (ED) 82-880, sheet 9A, dwelling 175A, family 191, for Frank & Katherine Mathew and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-F9?cat=1036363&i=453&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 455 of 1148; United States. National Archives and Records Administration.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10A, for Katerina Mathews and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW86?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 23 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 8, dwelling 74, for John C. & Patricia Vyn ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59D9-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 9 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

district's significance. The retention of the original detached garage adds to the property's completeness as a representative early 1920s residential parcel.

CONTRIBUTING status within the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0203_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26251 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0204_000 Lot 204 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096824		Long: -83.290683		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1992	
Architectural Style	Contemporary Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Side Gable with front projection	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	n/a						
Period(s) of Significance	n/a						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	n/a						
Current/Common Name	26251 Ypsilanti						
Historic/Original Owner	n/a						
Historic Building Use	n/a						
Current Building Use	Single Family Residence						

Survey Date	30 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1992 contemporary ranch residence is a single-story single-family residence situated on Ypsilanti Street in Flat Rock. The building represents late 20th-century residential construction that occurred well outside the district's period of significance, constructed during the 1990s when Flat Rock had fully transitioned to a conventional suburban community.

The house exhibits contemporary ranch characteristics with a side gable roof form accented by a front-facing gable element over what appears to be the entrance or garage bay. The roof is covered with asphalt shingles in a standard contemporary residential application. The simple gabled roofline with minimal variation reflects the streamlined ranch design approach typical of 1990s residential construction.

The exterior walls are clad in vinyl siding in a light neutral color, which was standard material for residential construction during the 1990s. The vinyl siding represents the widespread adoption of low-maintenance synthetic materials in late 20th-century residential construction and reflects the builder preferences and homeowner expectations of the period.

The windows are vinyl-framed units typical of 1990s residential construction. The fenestration includes standard double-hung configurations with decorative shutters that add visual interest. The window types and arrangements are characteristic of late 20th-century suburban residential construction, with horizontal emphasis supporting the ranch form.

The building includes an attached front-facing garage with an overhead door, which represents the standard residential design practice of the 1990s when attached garages had become the norm in suburban residential construction. The prominent garage placement on the front facade is characteristic of late 20th-century suburban development patterns and differs significantly from the detached rear garages characteristic of earlier periods in the district's development.

The front facade displays a low, horizontal profile typical of ranch design, with the entrance area set to one side and the garage dominating a portion of the front elevation. The overall composition reflects standard suburban ranch design of the 1990s with emphasis on simple forms, horizontal lines, and convenient automobile access.

The building's scale, form, and design approach reflect standard 1990s suburban residential construction without distinctive architectural features or design innovation. The building represents routine residential development that followed conventional suburban patterns of the late 20th century.

The building sits on a poured concrete foundation appropriate for 1990s construction methods. The property includes contemporary landscaping with mature trees, lawn areas, and decorative plantings typical of late 20th-century suburban residential development. A decorative fence element is visible, contributing to the manicured suburban character of the property.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Built in 1992, we do not have a current history for this non-contributing residence.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1992 property is recommended as **Non-Contributing to the Flat Rock Historical District** and is **Not Eligible for the National Register**. The property was constructed well outside the district's period of significance and represents standard late 20th-century suburban residential development that does not relate to the historical themes that define the district's significance.

Outside Period of Significance: Built in 1992, this house post-dates the Flat Rock Historical District's period of significance by approximately 17-20 years. The district's period of significance encompasses the community's development from the pioneer period through Ford's Village Industries program and the transition to post-war suburban development (approximately 1890-1975). Construction in 1992 places this property well outside this significant period.

Lack of Historical Association: The building has no historical associations with the events, patterns, or developments that make the Flat Rock Historical District significant. It does not relate to pioneer settlement, Ford's Village Industries program, or the community's unique development patterns that define the district's historical importance.

Contemporary Construction: At approximately 33 years old, the building does not meet the National Register's typical 50-year threshold for historical significance consideration. The property represents recent construction that lacks sufficient historical perspective for evaluation.

Standard Suburban Development: The building represents routine late 20th-century suburban residential development without exceptional architectural significance, innovative design features, or historical importance that would warrant consideration despite its recent construction date.

No Contribution to District Character: The building does not contribute to understanding the historical development patterns, architectural character, or unique community planning that defines the Flat Rock Historical District's significance. Its contemporary design and construction date place it outside the historical narrative of the district.

Recommendation: NON-CONTRIBUTING AND NOT ELIGIBLE

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District and NOT ELIGIBLE for the National Register.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0204_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26269 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0205_000 Lot 205 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096939		Long: -83.2909062		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1929
Architectural Style	Colonial Revival/Minimal Traditional
Building Form	One-and-one-half story hip-roof cottage
Roof Form	Hip roof with dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Concrete
Window Materials	Wood / Aluminum
Window Type	Picture/Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture; Industry					
Period(s) of Significance	1922-1972 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Historic Name	Unknown					
Current/Common Name	26269 Ypsilanti					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Builder/Contractor	Unknown					

Survey Date	26 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26269 Ypsilanti Street South is a one-and-one-half story hip-roof cottage constructed in 1929 during the early years of Flat Rock's residential growth following Henry Ford's establishment of the Village Industries program in 1922. The dwelling represents the type of modest yet well-designed residential construction that characterized housing development as industrial employment at the Lamp Factory attracted new families to the community.

The building exhibits a compact hip-roof form with four sloping planes meeting at a central ridge, maximizing interior space while presenting a substantial appearance from the street. Small dormers punctuate the roofline, providing natural light and ventilation to upper-level rooms. The roof is covered with asphalt shingles in good condition.

A prominent feature of the primary facade is the enclosed front porch, which may represent either original construction or a very early alteration. The enclosed porch features a substantial window arrangement with multiple large openings providing generous natural light to the interior while maintaining visual connection with the street. Windows appear to include both double-hung sash and casement configurations.

The exterior walls are clad in vinyl siding, a later alteration replacing what was likely original wood clapboard. The siding is a light color that integrates with the residential streetscape. Additional windows throughout the building maintain appropriate proportions and spacing consistent with the late 1920s construction date.

The main entrance is integrated into the enclosed porch, creating a protected entry sequence providing weather shelter while maintaining an inviting approach to the dwelling. The foundation is concrete, typical of late 1920s residential construction, largely concealed by grading and the porch but in good condition where visible.

The property is situated on a well-maintained corner lot with mature landscaping and trees. The building maintains the setback patterns established in the residential development that followed Ford's industrial initiatives in Flat Rock.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, Fred & Jane Norwalk were living at 402 Ypsilanti St., and employed as an Inspector for Railroad.[1] In 1940, Fred & Doris Norwalk were living at 26269 Ypsilanti St., and Fred was employed as an Asst. Engineer for the public school.[2] In 1950, Leo & Irene Burke resided at 26269 Ypsilanti; and Leo worked as Conductor at Railroad.[3] In 1954, L.T. Burke resided at 26269 Ypsilanti.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as CONTRIBUTING to the proposed Flat Rock Historical District. The dwelling meets the integrity standards necessary for contributing status and represents an important component of Flat Rock's residential development during the Late Period of Significance that followed Henry Ford's industrial initiatives.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under Criterion A as it represents the residential development that occurred in Flat Rock during the early years of the Late Period of Significance, when the community was experiencing growth related to Henry Ford's Village Industries program and associated industrial development. Constructed in 1929, just seven years after Ford's arrival in 1922, the building demonstrates the type of worker housing constructed to accommodate the families drawn to Flat Rock by employment opportunities at the Lamp Factory.

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1 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 226 (stamped), enumeration district (ED) 82-880, sheet 10A, dwelling 190, family 207,Fred & Jane Norwalk ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-8F?cat=1036363&i=456&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 457 of 1148; United States. National Archives and Records Administration.

2 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10A, for Fred & Doris Norwalk ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW86?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 23 of 1034; United States. National Archives and Records Administration.

3 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 9, dwelling 85, for Leo & Irene Burke ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-Z?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 10 of 58; United States. National Archives and Records Administration.

4 Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by New Boston*, Rockwood and Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1954**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

The dwelling represents the evolution of Flat Rock from Ford's original vision of a rural industrial community to a more fully developed residential area that could accommodate both the original agricultural families and the new residents arriving to work in the expanding industrial sector. This transition from agricultural village to industrial community is a central theme in Flat Rock's historical development and is well represented by residential construction from this period.

The building also contributes to the district's significance under Criterion C as a representative example of late 1920s residential architecture that reflects both traditional design principles and the evolving lifestyle preferences of the period. The dwelling demonstrates the continued influence of Colonial Revival design principles in modest residential construction, while incorporating practical adaptations such as the enclosed porch that reflect the specific needs and preferences of working families during this period.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original construction site within the residential area that developed following Ford's industrial initiatives.

Design: The property retains excellent integrity of design. The original hip-roof form, dormer configuration, enclosed porch arrangement, fenestration pattern, and overall massing remain intact and clearly express the building's late 1920s residential design intent. The enclosed porch, whether original or early alteration, has achieved significance in its own right as a character-defining feature.

Materials: The building retains moderate integrity of materials. The application of vinyl siding over what was likely original wood clapboard is a reversible alteration that has diminished but not destroyed the property's material integrity. The hip-roof framing, window frames, roofing materials, dormer construction, and concrete foundation elements appear to be largely original or appropriately maintained replacements. The vinyl siding does not alter the building's form, massing, or proportional relationships, and the underlying original material may survive beneath it.

Workmanship: The property retains good integrity of workmanship. The original construction techniques and proportional relationships remain evident in the hip-roof form, dormer integration, and porch construction, which show skilled carpentry work characteristic of the period. The vinyl siding obscures but does not eliminate the evidence of original workmanship in the building's structural elements.

Setting: The building retains excellent integrity of setting within the historic residential neighborhood that developed during Flat Rock's Late Period of Significance. The corner lot configuration, mature landscaping, and surrounding residential context remain consistent with the late 1920s development pattern.

Feeling: The property retains strong integrity of feeling as a late 1920s working-class residence within an industrial community. Despite the vinyl siding alteration, the building's form, scale, roof profile, and relationship to its lot successfully convey the character of residential development that occurred during Flat Rock's transformation from agricultural village to industrial community.

Association: The building maintains clear integrity of association with the themes of residential development and community growth that characterized Flat Rock's Late Period of Significance following Ford's industrial initiatives.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The 1929 construction date falls within the Late Period of Significance (1920–1975) and represents important themes of residential development and community growth that directly resulted from Henry Ford's Village Industries program and subsequent industrial development. The vinyl siding alteration affects the materials and workmanship aspects of integrity but does not compromise the property's overall ability to convey its historical significance. The building retains strong integrity in the remaining five aspects — location, design, setting, feeling, and association — and the alteration is reversible. The National Register routinely recognizes properties with single reversible alterations as contributing to historic districts when the overall form, massing, and character remain intact, as they do here.

CONTRIBUTING status within the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0205_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	NVA #5A & #5B E. Huron River Drive [parking lots for Bobcean Funeral Home]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0270_000 **TWO** Lots 270 & 271 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0953009	Long: -83.2926165			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☐ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☒ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	ca. 1960s	
Architectural Style	Concrete Parking Lots	
Building Form	Reinforced Concrete	
Roof Form	N/A	
Roof Materials	N/A	
Exterior Wall Materials	N/A	
Foundation Materials	N/A	
Window Materials	N/A	
Window Type	N/A	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Funerary; Social History						
Period(s) of Significance	1960-1975 (within district's 1920-1975 period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	Bobcean Funeral Home Parking/Procession Line Up						
Historic/Original Owner	Arthur & Ethel Bobcean						
Historic Building Use	Funerary Parking/Procession						
Current Building Use	Funerary Parking/Procession						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	12 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The parking lots feature concrete paving laid in a grid pattern typical of mid-twentieth century commercial construction, with visible expansion joints, weathering, and some vegetation growth through cracks consistent with approximately sixty years of continuous service. The paving appears to be original or early construction and remains functional. The most distinctive feature is a brick half-wall dividing Lots 5A and 5B, rising to approximately waist-to-chest height. This wall provides spatial separation between the two lots while preserving visibility and allowing vehicle and pedestrian movement between them. Its brick construction creates architectural continuity with the Bobcean Funeral Home and other masonry buildings along the downtown streetscape, reflecting a thoughtful mid-century design solution that balanced practical traffic organization with visual coherence.

The lots are situated in the heart of Flat Rock's downtown, adjacent to the Bobcean Funeral Home and within view of the downtown church, forming a functional cluster of religious and memorial service infrastructure. Their substantial open paved area has historically served overflow parking for funeral attendees, staging and assembly of funeral processions prior to departure for cemeteries, and general community parking during non-funeral periods. This specialized function reflects the central role of funeral customs within community life and the integration of such services within the compact village center. Character-defining features include the circa 1960s concrete paving with its age-related patina, the brick half-wall divider, the open layout sized for procession assembly, and the property's continued use for its original purposes, all dating to within the district's period of significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

These two adjacent paved parking lots, designated NVA 5A and 5B, are situated in downtown Flat Rock and were constructed circa 1960s to serve the functional needs of the Bobcean Funeral Home (c. 1938). The lots are divided by a distinctive brick half-wall that creates visual separation while maintaining functional connectivity between the two parking areas. The structures represent an important element of community infrastructure associated with funeral services and social customs within the Village Industries-era community.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

These circa 1960s parking lots are recommended as contributing structures to the Flat Rock Historic District under Criterion A for their association with community planning and development and social history. While parking lots are often considered non-contributing elements, these structures possess significance due to their specialized function serving funeral customs, their intentional design featuring a distinctive brick dividing wall, and their role in supporting important community social practices during the district's period of significance.

Constructed during a period of rapid growth in Flat Rock, the lots represent purposeful infrastructure development addressing the specific needs of funeral services within the village center. Their design demonstrates how even modest industrial communities adapted downtown areas to accommodate automobile-oriented needs while maintaining pedestrian-friendly character and visual coherence. The brick half-wall dividing Lots 5A and 5B is a particularly thoughtful solution, providing spatial separation and traffic organization while echoing the masonry of the adjacent Bobcean Funeral Home and other downtown buildings. This material continuity elevates the lots from purely utilitarian infrastructure to designed features that contribute positively to the streetscape.

The lots possess notable social history value as infrastructure supporting traditional American funeral customs — particularly the funeral procession, a ritualized community practice involving the public acknowledgment of loss, collective mourning, and the organized movement of vehicles from the funeral home or church to the cemetery. In working-class industrial communities like Flat Rock, funeral services functioned as important social equalizers, and the lots provided the staging area necessary to maintain these customs as automobile use increased. Their circa 1960s construction captures the peak period of traditional funeral practices, before later decades brought shifts toward less formal memorial customs and increased cremation. The lots' association with the Bobcean Funeral Home, which has operated since approximately 1938 and served generations of Flat Rock residents, further enhances their significance as part of a functional cluster of memorial and religious service infrastructure in the downtown core.

The lots retain integrity across all seven aspects. They remain on their original site serving their original specialized function, with the brick dividing wall and overall layout intact. The original concrete paving survives with age-related patina — visible cracking, expansion joints, and vegetation growth — that demonstrates authenticity and approximately sixty years of continuous service rather than integrity loss. The downtown setting and spatial relationship to the Bobcean Funeral Home are unchanged, and the lots continue to convey a strong feeling of mid-century community infrastructure and clear association with funeral customs and community social practice. These qualities, taken together, distinguish the lots from generic parking facilities and support their recommendation as contributing structures to the Flat Rock Historic District.

References

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0270_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	NVA_5H_**OBJECT**_Ypsilanti (1949_Mail Post corner of Division and Ypsilanti)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0263_000 Lot 263 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09609		Long: -83.288842		
Ownership: Private ☐	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☐
	Object ☒ U.S. Mail carrier staging post-1949 (stamped on post)

Architectural Information

Construction Date	1949	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Communications						
Period(s) of Significance	1949–1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	U.S. Mail carrier staging post **Date:** 1949 (stamped on post)						
Current/Common Name	Nearest address is 26110 Ypsilanti						
Historic/Original Owner	US Postal Service						
Historic Building Use	n/a						
Current Building Use	n/a						
Architect/Engineer/Designer	n/a						

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This object is a concrete post approximately four feet in height with a square cross-section, set into the ground at a sidewalk corner within Flat Rock's residential neighborhood. The post is stamped with the date 1949. The concrete surface is weathered but intact, with the date stamp clearly legible. The post stands at the junction of the sidewalk and the curb line, positioned at what would have been a midpoint or strategic intersection along a pedestrian mail delivery route.

According to multiple firsthand oral history sources, this post served as a mail carrier staging point during the period when Flat Rock's residential mail delivery was conducted entirely on foot. The walking-route carrier's daily mail load was divided into two portions: one half was placed in a bag attached to this post, while the carrier set out with the other half. Upon completing the first portion of the route, the carrier returned to the post, collected the second bag, and completed the remaining deliveries. This system addressed the practical limitation of a single carrier's ability to transport the full volume of mail for a neighborhood route on foot, before the introduction of vehicle-assisted delivery rendered such staging infrastructure unnecessary.

The post is the only known surviving example of this type of postal infrastructure identified in the Flat Rock survey area. No comparable objects have been documented in the surveyor's experience.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Postal staging post. Used to hold mail batches so the carrier did not have to go all the way back to the post office on foot for the next delivery batch, in a time before their were mail trucks. First hand accounts of how this was used by Bob Shrader and Walter Masson.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1949 mail carrier staging post is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Communications.

The post documents a phase of community infrastructure development that is otherwise invisible in the built environment: the physical systems that supported pedestrian mail delivery in residential neighborhoods before vehicle-assisted routes became standard practice. The 1949 date places the post within the mature Village Industries period, when Flat Rock's residential neighborhoods had reached sufficient density to warrant organized walking-route mail delivery — itself an indicator of the community's growth from a small agricultural village into a populated suburban-industrial center with the civic infrastructure of a fully developed town. The transition from walking routes with staging posts to vehicle-assisted delivery marks a subsequent phase of community maturation that rendered this type of infrastructure obsolete.

The post's significance extends beyond its local context to document a category of everyday postal infrastructure that has largely vanished from the American landscape. Staging posts of this type were functional objects not intended for permanent display, and their survival is rare precisely because they were typically removed or abandoned when delivery methods changed. The preservation of this post in situ, at its original location within the public right-of-way, provides material evidence of mid-twentieth-century mail delivery practices that is not available from documentary sources alone.

The oral history documentation from multiple firsthand sources — individuals who observed or participated in the staging-post delivery system — adds an essential interpretive layer that transforms a seemingly ordinary concrete post into a legible artifact of community life. This combination of physical object and living memory exemplifies the kind of vernacular infrastructure that historic district surveys are uniquely positioned to identify and preserve.

The post retains excellent integrity across all seven aspects. Location is unchanged — the post remains in its original position within the public right-of-way. Design is intact as a simple concrete post of functional form. Materials and workmanship are fully preserved in the original concrete with its legible 1949 date stamp. Setting is excellent within the residential neighborhood the post was designed to serve. Feeling and association are strong — the post's sidewalk-corner position within a walking-scale residential neighborhood immediately conveys the pedestrian character of the delivery system it supported.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. This 1949 mail carrier staging post is a rare surviving example of pedestrian mail delivery infrastructure, documented by the stamped date and corroborated by multiple firsthand oral history sources describing its function as a midpoint staging point for walking-route carriers. The post's excellent integrity across all seven aspects, its unique status as the only known example of this object type in the survey area, and its documentation of community infrastructure development during the mature Village Industries period support Contributing status under Criterion A. The object provides material evidence of a phase of community development — the establishment of organized residential mail delivery — that is otherwise undocumented in the built environment.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	NVA #5C Ypsilanti (School Staff Parking Lot) - **STRUCTURE**				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0263_000 Lot 263 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094913		Long: -83.29267		
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☐ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☒ Object ☐

Architectural Information

Construction Date	1960s	
Architectural Style	Parking Lot - Paved	
Building Form	N/A	
Roof Form	N/A	
Roof Materials	N/A	
Exterior Wall Materials	N/A	
Foundation Materials	CONCRETE	
Window Materials	N/A	
Window Type	N/A	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Education; Community Planning and Development; Social History						
Period(s) of Significance	c. 1960s-1975 (within district's 1920-1975 period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	School Parking						
Current/Common Name	School Parking						
Historic/Original Owner	Flat Rock Public Schools						
Current Building Use	Parking Lot						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	12 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The parking lot consists of a paved surface constructed to accommodate faculty and staff vehicles during school hours. The lot features landscaping elements including street trees creating a parklike appearance that maintains the residential character of the surrounding neighborhood while serving an institutional function, with modest scale appropriate to Flat Rock Community High School's teaching staff during the 1960s–1970s period.

The lot's location approximately one-half block from the main school building reflects planning considerations including limited land availability near the 1926 school, better neighborhood integration of automobile infrastructure on a separately acquired site, and management of vehicular traffic away from student arrival and dismissal areas. The half-block walking distance created regular daily interaction among teachers walking to and from their vehicles, fostering collegial relationships and informal professional communication outside the structured school environment.

The exclusive teacher/staff designation is particularly significant as the only dedicated staff parking facility. This singular lot served all faculty and staff parking needs, making it an essential component of school operations. The dedicated facility acknowledged teachers' professional status, ensured guaranteed parking for educators often commuting from outside Flat Rock, and contributed to recruitment and retention of quality teaching staff.

The circa 1960s construction corresponds with significant trends in American education, including post-Sputnik federal and state investment in public school expansion and modernization, increasing teacher professionalization with rising credential requirements and improved working conditions, and near-universal automobile ownership among middle-class professionals requiring school planning to accommodate faculty vehicle storage. In industrial communities like Flat Rock, quality public education was essential for community stability and workforce development, making educational facilities and supporting infrastructure crucial community investments.

Character-defining features include the circa 1960s construction date, paved surface designed for vehicle storage, location approximately one-half block from the high school, exclusive teacher/staff designation as the sole dedicated parking facility, landscaping integration with residential neighborhood character, and functional association with Flat Rock Community High School.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

This circa 1960s parking lot, designated NVA 5C, served as the dedicated teacher and staff parking facility for Flat Rock Community High School (c. 1926), located approximately one-half block from the main school building. As the **only parking lot designated for school staff**, this structure represents an important element of educational infrastructure that supported the operation of the high school during a period of significant expansion in public education and increasing automobile dependence among professional educators.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This circa 1960s parking lot is recommended as a Contributing Structure to the Flat Rock Historical District under Criterion A for Education, Community Planning and Development, and Social History. As the sole dedicated parking facility for Flat Rock Community High School teaching staff, this structure represents educational infrastructure that supported a significant community institution during the district's period of significance and reflects mid-20th century trends in educational planning and automobile-oriented development.

The lot possesses significance under Criterion A for Education as essential infrastructure supporting Flat Rock Community High School (c. 1926). The 1960s construction corresponds with maximum enrollment as Baby Boom students moved through the system, requiring expanded teaching staff and broader curriculum offerings. The exclusive staff designation

reflects educational planning principles recognizing professional educators' need for guaranteed parking, and as the sole dedicated facility, every teacher who drove to work during the 1960s–1970s used this lot. The lot also represented institutional investment in teacher working conditions that supported recruitment and retention of qualified educators—critical for a small industrial community competing with larger districts for teaching talent.

Under Community Planning and Development, the lot demonstrates community investment in institutional infrastructure beyond the school building itself. The decision to locate teacher parking one-half block from the school represents a planning strategy that separated vehicular from pedestrian circulation, maintained the school's pedestrian-oriented character, reduced traffic congestion at arrival and dismissal times, and integrated automobile infrastructure sensitively into the residential neighborhood. The lot's landscaping and modest scale demonstrate planning sensitivity to residential context.

The lot embodies Social History themes related to mid-20th century education and professional work. The dedicated facility reflects the rising professional status of educators during the 1960s, with the exclusive designation acknowledging teaching as a professional career requiring appropriate workplace amenities. The lot accommodated near-universal automobile ownership among middle-class professionals and enabled the school to draw teaching talent from surrounding areas. In an industrial community like Flat Rock with a predominantly working-class population, investment in teacher parking demonstrated commitment to educational quality.

The parking lot retains integrity in all seven aspects, maintaining its original location, design as a paved parking area, construction materials, setting in relation to the high school and residential neighborhood, feeling as educational support infrastructure, and association with Flat Rock Community High School. Any age-related deterioration or maintenance updates represent normal evolution of utilitarian infrastructure and do not compromise essential integrity.

This parking lot is recommended as CONTRIBUTING to the Flat Rock Historical District. The circa 1960s construction falls within the district's period of significance and captures the peak of post-war educational expansion. Its exclusive teacher/staff designation, singular status as the only dedicated staff facility, direct association with Flat Rock Community High School, and thoughtful neighborhood integration elevate it from routine infrastructure to a historically significant structure within the district.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_03_0263_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	NVA_5I_SITE_E. Huron River Drive [1836 Canal]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0285_001				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093988		Long: -83.291087		
Ownership	Private ☐	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐ SITE ☒

Architectural Information

Construction Date	1835	
Architectural Style	Canal remnant — partially excavated transportation canal	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Transportation; Commerce; Community Planning and Development; Criterion D — Information Potential (archaeological)
Period(s) of Significance	1836–1838 (period of active excavation)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Partially filled in	Moved ☐	Date(s):

Historic Name	Canal remnant — partially excavated transportation canal
Current/Common Name	Gibraltar and Flat Rock Company incorporation records (July 13, 1836); Bank of Gibraltar incorporation records (August 1837)
Historic/Original Owner	Benjamin B. Kercheval, Joshua Howard (Bank President and principal shareholder), Phineas Davis, Enoch Jones, James H. Forsyth, Peter Godfroy, Harry Conant, Charles Noble; Daniel Webster
Historic Building Use	Canal venture — intended to connect the village of Gibraltar on the Huron River through Flat Rock to Ypsilanti, with mills and hydraulic works along the route
Architect/Engineer/Designer	Approximately three miles, beginning at the flour mill operated by Jacob Vreeland in Flat Rock and heading due east along the river

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The Gibraltar and Flat Rock Company Canal site consists of the visible remnants of a partially excavated transportation canal begun in 1836–1837, running parallel to the Huron River through the Flat Rock Historic District. The most clearly legible section is visible from the eastern edge of the parking lot at 26123 E. Huron River Drive (Fiorelli's/Wise Guys Bistro), where a shallow channel depression can be observed extending eastward along the river. The depression is a linear earthwork running roughly parallel to the natural river course, representing the excavated canal prism — the cross-sectional cut into the earth intended to hold water when the canal was completed and connected to the river. Portions of the canal trace on private residential parcels have been filled over time by property owners, but the depression remains visible in unfilled sections, and a faint linear depression can be detected even in areas where filling has occurred.

The canal was excavated by Augustus Weeden Greene under contract beginning in 1837. Greene completed approximately three miles of excavation, beginning at the flour mill operated by Jacob Vreeland in Flat Rock and heading due east along the Huron River. The excavation was accomplished using hand labor and horse-drawn equipment consistent with canal-building technology of the 1830s. The Gibraltar and Flat Rock Company invested over $100,000 in the canal venture before the Bank of Gibraltar — the wildcat bank organized to finance the project — closed in June 1838, halting construction. Greene was never paid and lost everything on the contract, eventually abandoning the work and taking up farming in Raisinville.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The Gibraltar and Flat Rock Company incorporated on July 13, 1836, organized by Benjamin B. Kercheval, Joshua Howard, Phineas Davis, Enoch Jones, James H. Forsyth, Peter Godfroy, Harry Conant, Charles Noble, and others to construct a canal connecting the village of Gibraltar on the Huron River through Flat Rock to Ypsilanti, with mills and hydraulic works along the route. The venture emerged from the canal-building optimism that followed the Erie Canal's 1825 opening, which had triggered the "Michigan Fever" migration that populated the territory. Financing was secured through the Bank of Gibraltar, a wildcat bank incorporated in August 1837 under Michigan's new banking law, with Colonel Joshua Howard serving as both Bank President and principal shareholder of the canal company. Daniel Webster, the Whig Senator from Massachusetts, visited Flat Rock on July 11, 1837, invested in both the canal company and the bank, and partially financed the venture — a commitment that contributed to the considerable debt he carried until his death in 1852.

Augustus Weeden Greene, a Rhode Island settler farming on Grosse Ile, contracted in 1837 to dig the canal. The Gibraltar and Flat Rock Company invested over $100,000 in the project, and Greene completed approximately three miles of excavation beginning at the flour mill operated by Jacob Vreeland in Flat Rock and heading due east along the Huron River. The Bank of Gibraltar closed in June 1838 — one of scores of Michigan wildcat banks that failed after the Panic of 1837 — halting all construction. Greene was never paid and lost everything on the contract, eventually abandoning the work and taking up farming in Raisinville. Only four of Michigan's wildcat banks survived past 1839, and most note holders suffered total losses.

The arrival of railroad technology proved the canal's final undoing. The first rail tracks in Michigan connected Adrian and Toledo in 1833, initially horse-powered, and the Michigan Central Railroad soon expanded routes close to Flat Rock. By 1852, the Gibraltar and Flat Rock Company abandoned the canal concept entirely in favor of building a plank road from Gibraltar to Flat Rock, and by the 1880s the corporation was dissolved. The canal's failure ensured that Flat Rock would not develop as a canal town, leaving the community in the agricultural condition that persisted until Henry Ford's Village Industries program provided an alternative industrial foundation beginning in 1922. The visible canal remnant — a shallow linear depression running parallel to the Huron River — survives today east of the Fiorelli's parking lot at 26123 E. Huron River Drive, where portions of the excavated channel can still be traced despite partial filling by adjacent property owners over the intervening decades.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Gibraltar and Flat Rock Company Canal site is recommended as Contributing to the Flat Rock Historical District under Criterion A for Transportation, Commerce, and Community Planning and Development, and under Criterion D for its archaeological information potential.

The canal represents Flat Rock's most ambitious pre-industrial infrastructure project and documents a critical chapter in the community's development that directly shaped the physical and economic landscape the Village Industries program would later transform. The Gibraltar and Flat Rock Company was incorporated on July 13, 1836, by Benjamin B. Kercheval, Joshua Howard, Phineas Davis, Enoch Jones, James H. Forsyth, Peter Godfroy, Harry Conant, Charles Noble, and others for the purpose of constructing a canal connecting the village of Gibraltar on the Huron River through Flat Rock to Ypsilanti, with mills and hydraulic works along the route. The venture was conceived during the canal-building era that followed the

transformative success of the Erie Canal in 1825, which had itself triggered the "Michigan Fever" migration that brought settlers to the territory. The Flat Rock canal was intended to replicate on a regional scale the economic transformation that the Erie Canal had achieved nationally — connecting communities along the Huron River corridor to broader markets and enabling water-powered milling and manufacturing.

The project attracted investment at the highest levels of American public life. Daniel Webster, the Whig Senator from Massachusetts and one of the foremost orators and statesmen of the era, visited Flat Rock on July 11, 1837, to inspect the venture. Webster met with Phineas Davis at Gibraltar and became an investor in both the Gibraltar and Flat Rock Company and the Bank of Gibraltar. Webster's involvement — he would later die in 1852 saddled with considerable debt partly attributable to this failed venture — connects this modest canal trace in Flat Rock to the national narrative of speculative investment, wildcat banking, and infrastructure ambition that characterized the Jacksonian era.

The Bank of Gibraltar, incorporated in August 1837 under Michigan's Wildcat Banking Act of March 15, 1837, was organized specifically to finance the canal. Colonel Joshua Howard served as both Bank President and principal shareholder of the Gibraltar and Flat Rock Company, intertwining the financial and construction enterprises. The bank was one of the institutions spawned by the banking deregulation that followed Andrew Jackson's veto of the National Bank charter renewal in 1836 — part of the wave of state-chartered "wildcat banks" that proliferated in frontier territories before the Panic of 1837 and subsequent economic collapse destroyed most of them. The Bank of Gibraltar closed in June 1838, only four of Michigan's Wildcat Banks survived past 1839, and the canal was left incomplete at approximately three miles of excavation.

The canal's failure proved consequential for Flat Rock's subsequent development. The arrival of railroad technology — the first tracks in Michigan connected Adrian and Toledo in 1833, initially horse-powered — rendered the canal concept obsolete even as it was being dug. By 1852, the Gibraltar and Flat Rock Company had abandoned the canal entirely and decided to build a plank road instead, and by the 1880s the corporation was dissolved. The failure of the canal venture meant that Flat Rock's economic development would not follow the canal-town model that shaped communities along the Erie Canal and its imitators, leaving the community in the agricultural condition that persisted until Henry Ford's Village Industries program provided an alternative industrial foundation in 1922. The canal's excavation beginning at Jacob Vreeland's flour mill directly connects this infrastructure project to the founding family's economic activities and to the specific site where Ford would later build the Lamp Factory — creating a physical continuity between the community's two most significant industrial ventures, separated by nearly a century.

The site retains integrity of location — the canal trace remains in its original alignment parallel to the Huron River. Design integrity is partially preserved in the legible linear depression that documents the canal prism's alignment and cross-section. Materials and workmanship are diminished by partial filling and natural erosion over nearly two centuries, though the earthwork itself constitutes the surviving material evidence. Setting is strong — the canal trace maintains its spatial relationship to the Huron River, the E. Huron River Drive corridor, and the surrounding community. Feeling and association are reinforced by the canal's visibility from the Fiorelli's parking lot and its proximity to the sites of the Vreeland flour mill and the later Ford Lamp Factory.

Under Criterion D, the unexcavated portions of the canal trace retain archaeological information potential. Subsurface investigation could yield evidence of 1830s canal-building techniques, tool marks, construction sequences, and potentially artifacts associated with the Greene excavation crew — data that would contribute to understanding frontier infrastructure projects in territorial Michigan.

This site is recommended as CONTRIBUTING to the Flat Rock Historical District. The Gibraltar and Flat Rock Company Canal, excavated 1836–1838 with investment from Daniel Webster and financing through the wildcat Bank of Gibraltar, represents Flat Rock's most ambitious pre-industrial infrastructure project. The visible canal remnant — a linear depression parallel to the Huron River — documents the community's first attempt at large-scale economic development, a venture whose failure left Flat Rock in the agricultural condition that persisted until Ford's Village Industries transformation. The canal's origin at Jacob Vreeland's flour mill creates direct physical continuity between the founding family's enterprises and the site Ford would later select for the Lamp Factory. Despite partial filling by property owners, the canal trace retains sufficient integrity of location, design, setting, feeling, and association to convey its significance, with additional information potential under Criterion D. The connection to Daniel Webster, the Wildcat Banking era, and the national canal-building movement gives this site significance extending well beyond the local level.

References

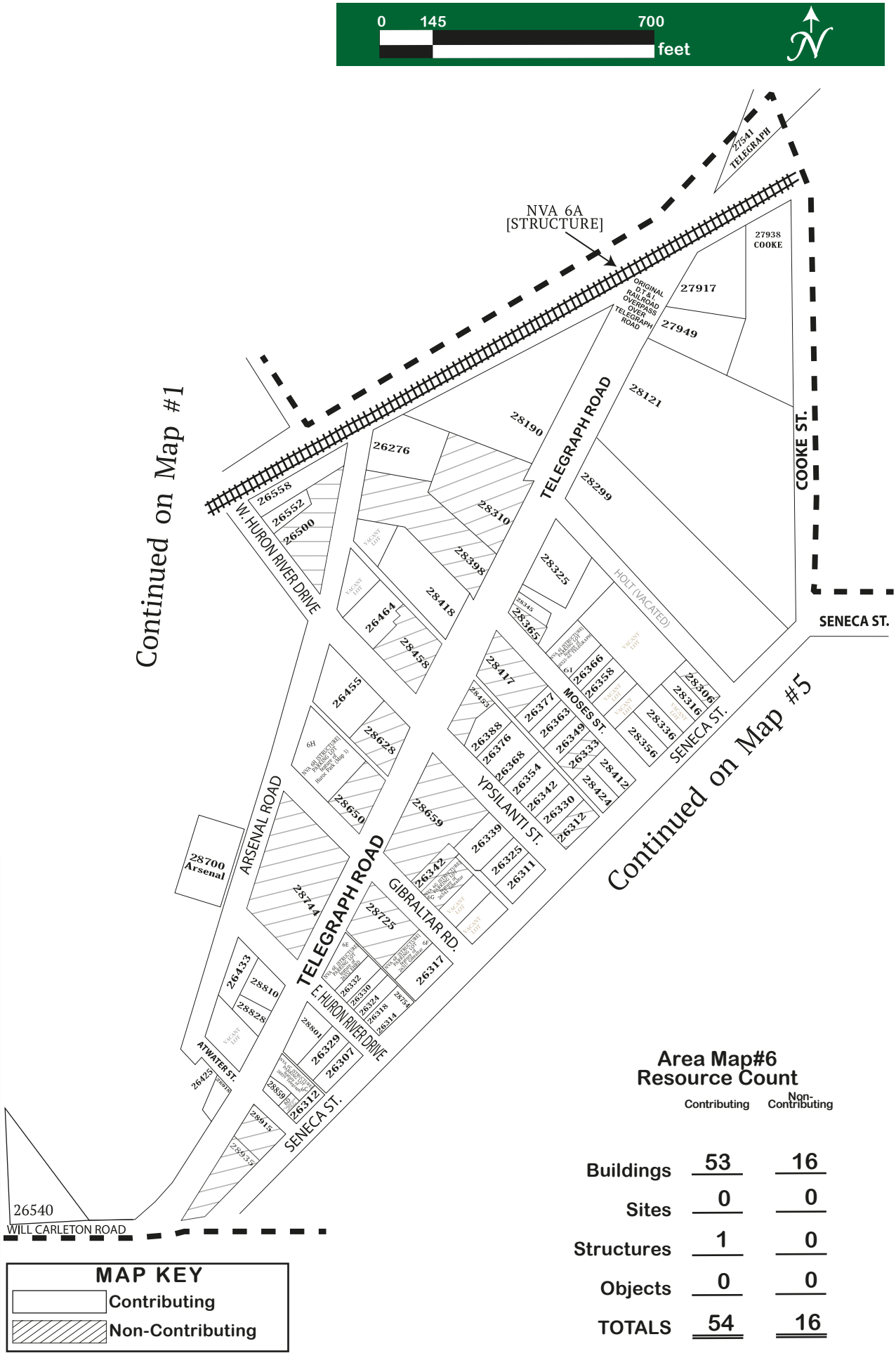
List references used to research and evaluate the individual property.

Lesley Gilliland Harkai, "*The "Wildcat" Bank of Gibraltar & The Gibraltar and Flat Rock Company,"* The Telegraph (Flat Rock, Michigan), vol. xlix, issue 1, April 2023; Flat Rock Historical Society; imaged, FRHS (https://acrobat.adobe.com/id/urn:aaid:sc:US:6a638808-235a-45ca-a953-4df2c2506353 : accessed 26 Feb 2026).

Flat Rock Historical District (Proposed July 2025)

City of Flat Rock
Wayne County, Michigan

Publication Date: 25 June 2025
Map prepared by the Flat Rock Historical Commission



Area Map#6 Resource Count

	Contributing	Non-Contributing
Buildings	53	16
Sites	0	0
Structures	1	0
Objects	0	0
TOTALS	54	16

Partial Historic District Boundary - AREA MAP #6

Based on Historic Plats:
Henry Moses Sub. (July 1925)
Flat Rock Assessor's Plat No. 1 (June 1932)
Flat Rock Assessor's Plat No. 2 & 4 (May 1940)

Geographical data provides a spatial representation only. The City of Flat Rock does not assume any damages or liabilities due to the accuracy, availability, use or misuse of the information provided.

AREA #6 LIST

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
6 1	28700		Arsenal Road	No	58	093	99	0006	000	1960	CONTRIBUTOR	BUILDING	Train Museum
6 2	26312		Atwater St.	No	58	094	02	0114	000	1910	CONTRIBUTOR	BUILDING	Residence
6 3	26425		Atwater St.	Sou	58	093	99	0008	000	1976	NON-CONTRIBUTOR	BUILDING	Atwater Tacos
6 4	27938		Cooke St.	We	58	091	01	0028	001	1929	CONTRIBUTOR	BUILDING	FLAT ROCK BAGGING
6 5	26314		E. Huron River Drive	No	58	094	02	0106	000	1890	CONTRIBUTOR	BUILDING	Cupcakery
6 6	26318		E. Huron River Drive	No	58	094	02	0106	000	1855	CONTRIBUTOR	BUILDING	Strands
6 7	26324		E. Huron River Drive	No	58	094	02	0105	000	1940	CONTRIBUTOR	BUILDING	Tattoo/Apartment
6 8	26307		E. Huron River Drive	Sou	58	094	02	0107	000	1920	CONTRIBUTOR	BUILDING	Bobcean
6 9	26329		E. Huron River Drive	Sou	58	094	02	0108	000	1970	CONTRIBUTOR	BUILDING	Do-It Center
6 10	26433		E. Huron River Drive	Sou	58	094	02	0124	000	1870	CONTRIBUTOR	BUILDING	House - Michaels on the River
6 11	26342		Gibraltar Rd.	No	58	094	02	0093	304	2003	NON-CONTRIBUTOR	BUILDING	Urgent Care
6 12	26317		Gibraltar Rd.	Sou	58	094	02	0097	000	1925	CONTRIBUTOR	BUILDING	SHAG***2019
6 13	26276		Heier Ct.	Sou	58	091	01	0016	301	1939	CONTRIBUTOR	BUILDING	HEIER HOUSE
6 14	26358		Moses	No	58	094	05	0011	000	1950	CONTRIBUTOR	BUILDING	Residence
6 15	26366		Moses	No	58	094	05	0010	000	1953	CONTRIBUTOR	BUILDING	Residence
6 16	26333		Moses	Sou	58	094	06	0006	000	1939	NON-CONTRIBUTOR	BUILDING	Altered
6 17	26349		Moses	Sou	58	094	06	0005	002	1927	CONTRIBUTOR	BUILDING	Residence
6 18	26363		Moses	Sou	58	094	06	0004	000	1960	CONTRIBUTOR	BUILDING	Church
6 19	26377		Moses	Sou	58	094	06	0003	000	1960	CONTRIBUTOR	BUILDING	Church storage
6 20	28306		Seneca St.	We	58	094	05	0019	000	1998	NON-CONTRIBUTOR	BUILDING	Residence
6 21	28316		Seneca St.	We	58	094	05	0018	000	1930	CONTRIBUTOR	BUILDING	Residence
6 22	28336		Seneca St.	We	58	094	05	0016	000	1948	CONTRIBUTOR	BUILDING	Residence
6 23	28356		Seneca St.	We	58	094	05	0014	000	1880	CONTRIBUTOR	BUILDING	Smith Chamberlin
6 24	28412		Seneca St.	We	58	094	01	0010	000	1922	CONTRIBUTOR	BUILDING	Residence
6 25	28424		Seneca St.	We	58	094	01	0011	000	1918	CONTRIBUTOR	BUILDING	Residence
6 26	28754		Seneca St.	We	58	094	02	0106	000	1920	CONTRIBUTOR	BUILDING	Apartments/Doc
6 27	28190		Telegraph Road	No	58	091	01	0016	310	1975	CONTRIBUTOR	BUILDING	Calders***1997
6 28	28310		Telegraph Road	No	58	091	01	0035	000	1973	NON-CONTRIBUTOR	BUILDING	Pool Shop
6 29	28398		Telegraph Road	No	58	091	01	0014	002	1985	NON-CONTRIBUTOR	BUILDING	Jets Pizza
6 30	28418		Telegraph Road	No	58	091	01	0037	001	1950	CONTRIBUTOR	BUILDING	Jims Butcher
6 31	28458		Telegraph Road	No	58	094	02	0141	000	1994	NON-CONTRIBUTOR	BUILDING	Shell Station
6 32	28628		Telegraph Road	No	58	094	02	0140	000	1995	NON-CONTRIBUTOR	BUILDING	Remax
6 33	28650		Telegraph Road	No	58	094	02	0131	000	1990	NON-CONTRIBUTOR	BUILDING	Frost/Remer
6 34	28744		Telegraph Road	No	58	094	02	0125	000	1982	NON-CONTRIBUTOR	BUILDING	SENIOR CO-OP
6 35	28810		Telegraph Road	No	58	094	02	0123	000	1940	CONTRIBUTOR	BUILDING	Van Riper Dealer
6 36	28828		Telegraph Road	No	58	094	02	0122	000	1930	CONTRIBUTOR	BUILDING	Michaels on the River
6 37	28918		Telegraph Road	No	58	094	02	0118	0000	1965	CONTRIBUTOR	BUILDING	Dairy Queen

AREA #6 LIST

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
6 38	27541		Telegraph Road	Sou	58	091	01	0021	315	1956	CONTRIBUTOR	BUILDING	HILLCREST
6 39	27917		Telegraph Road	Sou	58	091	01	0026	000	1957	CONTRIBUTOR	BUILDING	Flat Rock Bagging
6 40	27949		Telegraph Road	Sou	58	091	01	0027	000	1918	CONTRIBUTOR	BUILDING	Flat Rock Bagging
6 41	28121		Telegraph Road	Sou	58	091	01	0028	002	1970	CONTRIBUTOR	BUILDING	Murrays Used Cars
6 42	28299		Telegraph Road	Sou	58	091	01	0032	301	1957	CONTRIBUTOR	BUILDING	Adolphs Towing
6 43	28325		Telegraph Road	Sou	58	094	05	0007	002	1970	CONTRIBUTOR	BUILDING	Pet Needs/Kinney
6 44	28345		Telegraph Road	Sou	58	094	05	0007	001	1972	CONTRIBUTOR	BUILDING	Tasty Boy
6 45	28365		Telegraph Road	Sou	58	094	05	0035	000	2022	NON-CONTRIBUTOR	BUILDING	Laundromat
6 46	28417		Telegraph Road	Sou	58	094	02	0074	300	1999	NON-CONTRIBUTOR	BUILDING	Monroe Bank
6 47	28453		Telegraph Road	Sou	58	094	02	0075	000	1985	NON-CONTRIBUTOR	BUILDING	Marathon
6 48	28659		Telegraph Road	Sou	58	094	02	0086	304	1999	NON-CONTRIBUTOR	BUILDING	RITE-AID
6 49	28725		Telegraph Road	Sou	58	094	02	0100	000	2002	NON-CONTRIBUTOR	BUILDING	5/3 BANK
6 50	28801		Telegraph Road	Sou	58	094	02	0109	000	1950	CONTRIBUTOR	BUILDING	Station 24
6 51	28859		Telegraph Road	Sou	58	094	02	0112	000	1890	CONTRIBUTOR	BUILDING	Masonic
6 52	28915		Telegraph Road	Sou	58	094	02	0116	000	1988	NON-CONTRIBUTOR	BUILDING	Oil Change
6 53	28935		Telegraph Road	Sou	58	094	02	0117	000	1970	NON-CONTRIBUTOR	BUILDING	Muffler
6 54	26540		Will Carleton Road	North						1855	CONTRIBUTOR	BUILDING	Daniel Vreeland's House
6 55	26464		W. Huron River Drive	No	58	094	02	0144	000	1961	CONTRIBUTOR	BUILDING	Mutt Hutt
6 56	26500		W. Huron River Drive	No	58	092	01	0039	301	1998	NON-CONTRIBUTOR	BUILDING	Dentist
6 57	26552		W. Huron River Drive	No	58	092	01	0043	006	1925	CONTRIBUTOR	BUILDING	Residence
6 58	26558		W. Huron River Drive	No	58	092	01	0043	002	1946	CONTRIBUTOR	BUILDING	Kates Kitchen
6 59	26455		W. Huron River Drive	Sou	58	094	02	0137	000	1970	CONTRIBUTOR	BUILDING	AT&T
6 60	26312		Ypsilanti St.	No	58	094	02	0082	000	1998	NON-CONTRIBUTOR	BUILDING	Residence
6 61	26330		Ypsilanti St.	No	58	094	02	0081	000	1950	CONTRIBUTOR	BUILDING	Residence
6 62	26342		Ypsilanti St.	No	58	094	02	0080	000	1970	CONTRIBUTOR	BUILDING	Residence
6 63	26354		Ypsilanti St.	No	58	094	02	0079	000	1920	CONTRIBUTOR	BUILDING	Haase
6 64	26368		Ypsilanti St.	No	58	094	02	0078	000	1948	CONTRIBUTOR	BUILDING	Haase
6 65	26376		Ypsilanti St.	No	58	094	02	0077	002	1940	CONTRIBUTOR	BUILDING	Haase
6 66	26388		Ypsilanti St.	No	58	094	02	0077	001	1926	CONTRIBUTOR	BUILDING	Rosies Pizza
6 67	26311		Ypsilanti St.	Sou	58	094	02	0083	000	1870	CONTRIBUTOR	BUILDING	Residence
6 68	26325		Ypsilanti St.	Sou	58	094	02	0084	000	1929	CONTRIBUTOR	BUILDING	Residence
6 69	26339		Ypsilanti St.	Sou	58	094	02	0085	301	1900	CONTRIBUTOR	BUILDING	Residence
6 70	NVA	6A	Telegraph Road	South						1920	CONTRIBUTOR	STRUCTURE	DT&I Overpass

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28700 Arsenal Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_093_99_0006_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097430		Long: -83.29458		
Ownership: Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1960	
Architectural Style	Mid-Century Modern/International Style	
Building Form	One-story linear institutional building	
Roof Form	Flat roof	
Roof Materials	Concrete	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Fixed and ribbon windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance						
Period(s) of Significance						
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic Name	N/A					
Current/Common Name	Train Museum					
Historic/Original Owner	Unknown					
Historic Building Use	Institutional/Commercial					
Current Building Use	Museum					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28700 Arsenal Road North is a one-story mid-century modern institutional building constructed in 1960 during the Late Period of Significance for the Flat Rock Historical District. The building represents the type of modern commercial and institutional construction that characterized Flat Rock's continued development during the post-World War II era, when the community was experiencing ongoing growth related to Henry Ford's Village Industries legacy and the expanding industrial base that had transformed the area since the 1920s.

The building exhibits characteristic mid-century modern design principles through its clean, horizontal lines and emphasis on functional geometry. The structure displays a linear plan form that extends along Arsenal Road, creating a substantial street presence while maintaining the low-profile aesthetic typical of institutional buildings constructed during the 1960s. This horizontal emphasis reflects the influence of the International Style and mid-century modernism on commercial and institutional architecture during this period.

The exterior walls are constructed of brick veneer in a warm brown or tan color that provides both durability and visual appeal appropriate for institutional use. The brick construction demonstrates the continued preference for masonry materials in mid-century commercial buildings, while the clean, unadorned installation reflects the modernist aesthetic that had become dominant in institutional architecture by 1960. The brick is laid in a standard running bond pattern that creates a uniform, professional appearance consistent with the building's institutional function.

A distinctive architectural feature of this building is its extensive use of ribbon windows that create horizontal bands of glazing along the primary facade. These windows reflect classic mid-century modern design principles that emphasized the integration of interior and exterior spaces through generous use of glass and the creation of visual connections between building occupants and the surrounding environment. The windows appear to be original aluminum-framed units that maintain appropriate proportions and configurations consistent with 1960s institutional construction.

The building features a flat roof system typical of mid-century modern institutional design. This roof configuration reflects both the influence of modernist architectural principles and the practical considerations of institutional construction during this period, when flat roofs were preferred for their economy, ease of construction, and compatibility with mechanical systems. The roofline creates a clean, unadorned profile that emphasizes the building's horizontal character and geometric simplicity.

The main entrance appears to be clearly defined and accessible, reflecting mid-century attention to functional design and user accessibility. The entrance treatment, while modest, provides appropriate shelter and creates a welcoming approach to the building that serves its current function as a train museum. This entrance design demonstrates the mid-century preference for straightforward, functional solutions over elaborate decorative treatments.

The foundation consists of concrete construction typical of mid-century institutional building practices. The foundation appears to be in good condition and provides appropriate support for the building's masonry construction. The building sits at grade level, creating an accessible relationship with the surrounding site that reflects mid-century planning principles.

The property is situated on a site that provides appropriate parking and circulation areas for its institutional use. The site development reflects mid-century planning approaches that emphasized automobile access and functional site organization. The current use as a train museum is particularly appropriate given Flat Rock's significant association with railroad transportation through the Detroit, Toledo and Ironton Railroad that Ford brought to the community in the 1920s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as **CONTRIBUTING** to the proposed Flat Rock Historical District. The building meets the integrity standards necessary for contributing status and represents an important component of Flat Rock's institutional and commercial development during the Late Period of Significance.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under **Criterion A** (association with events significant to broad patterns of history) as it represents the continued community development that occurred in Flat Rock during the post-World War II period within the Late Period of Significance. Constructed in 1960, the building demonstrates the type of institutional and commercial construction that characterized Flat Rock's ongoing growth and modernization during the era of sustained industrial development that followed Henry Ford's original Village Industries initiatives.

The building represents the evolution of Flat Rock from Ford's original rural industrial vision to a more fully developed community with modern institutional facilities capable of serving both residents and the broader region. This evolution reflects the successful long-term impact of Ford's industrial initiatives and the community's ability to adapt and grow while maintaining its essential character. The building's current use as a train museum creates a particularly appropriate connection to Flat Rock's transportation heritage through the D.T.&I. Railroad.

The building also contributes to the district's significance under **Criterion C** (distinctive architectural characteristics) as a representative example of mid-century modern institutional architecture. The building demonstrates the influence of modernist design principles on commercial and institutional construction during the 1960s, featuring characteristic elements such as horizontal emphasis, ribbon windows, flat roof configuration, clean geometric lines, and emphasis on functional design that distinguished mid-century architecture from earlier stylistic traditions.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original construction site within the developed area of Flat Rock that reflects the community's post-war growth.

Design: The property retains excellent integrity of design. The original mid-century modern form, ribbon window configuration, flat roof system, horizontal emphasis, and overall geometric composition remain intact and clearly express the building's 1960s institutional design intent.

Materials: The building retains strong integrity of materials. The brick veneer exterior, aluminum window frames, flat roof system, and concrete foundation appear to be largely original and maintain the building's authentic mid-century material character.

Workmanship: The property demonstrates good integrity of workmanship. The original construction techniques, proportional relationships, and design details remain evident and reflect the quality institutional construction methods employed during the mid-century modern period.

Setting: The building retains good integrity of setting within the developed area of Flat Rock that reflects the community's post-war institutional and commercial growth. The site configuration and surrounding context remain consistent with mid-century development patterns.

Feeling: The property retains strong integrity of feeling as a mid-century modern institutional building within a community that experienced sustained growth during the post-war period. The building successfully conveys the character of progressive institutional development during Flat Rock's Late Period of Significance.

Association: The building maintains clear integrity of association with the themes of community development and modernization that characterized Flat Rock's Late Period of Significance, and its current use as a train museum creates appropriate associations with the community's transportation heritage.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The 1960 construction date falls within the Late Period of Significance (1922-1972) and represents important themes of community development and architectural modernization that continued throughout the mid-20th century. The building demonstrates excellent integrity across all seven aspects and clearly conveys its historical and architectural significance.

The building represents the successful long-term development of Flat Rock's institutional infrastructure, showing how the community continued to grow and modernize while building upon the foundation established by Ford's Village Industries program. The mid-century modern design reflects the community's engagement with contemporary architectural trends while serving practical institutional needs. The building's current use as a train museum creates an appropriate interpretive connection to Flat Rock's significant transportation heritage through the D.T.&I. Railroad that Ford brought to the community. This continuity of development and adaptive reuse is an important part of the district's overall historical narrative.

SHPO Compliance Recommendation: CONTRIBUTING status within the Flat Rock Historical District. This property meets National Register standards for integrity and represents significant themes in the community's institutional development and architectural evolution during the established Late Period of Significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_093_99_0006_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26312 Atwater Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0114_000 Lot 114 Assessor's Flat Rock Plat No. 4 May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095310		Long: -83.293590		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1910	
Architectural Style	Vernacular Multifamily	
Building Form	Two-story multifamily residential block	
Roof Form	Hip Roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original wood with stone veneer wainscot	
Foundation Materials	Concrete/stone	
Window Materials	Vinyl replacement windows	
Window Type	Double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture; Social History						
Period of Significance	1834-1920s (Early Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	26312 Atwater						
Historic/Original Owner	Hazel Bunte Cunliffe						
Historic Building Use	Multifamily residence						
Current Building Use	Multifamily residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26312 Atwater St. North is a two-story vernacular multifamily residential building constructed in 1910 during the Early Period of Significance for the Flat Rock Historical District. The building represents the type of practical, economical multifamily housing that was constructed in small Michigan communities during the early 20th century to accommodate working families in the evolving economy that was transitioning from agriculture and milling toward the industrial development that would soon transform Flat Rock with Henry Ford's arrival in 1922.

The building exhibits a substantial two-story hip-roof form that maximizes residential space while creating an efficient, economical structure suitable for multifamily occupancy. The hip roof configuration, with its four sloping planes meeting at a central ridge, represents a practical approach to residential design that provides weather protection while accommodating multiple dwelling units within a single structure. This form was particularly well-suited to the needs of working-class families who required affordable housing options in developing industrial communities. The roof is covered with asphalt shingles that appear to be in good condition.

The building displays a linear plan form that extends along Atwater Street, creating multiple residential units within a single structure while maintaining appropriate scale and proportion for the residential neighborhood context. This multifamily configuration reflects the practical housing needs of early 20th-century communities where single-family homes were not always economically feasible for all residents, particularly in areas experiencing economic transition and growth.

The exterior walls have been extensively renovated with contemporary materials that represent significant alterations to the building's original appearance while preserving the underlying historic form and structure. The upper portion of the building is clad in vinyl siding installed over the original wood siding, a common maintenance practice that provides weather protection while preserving the underlying historic fabric. The lower portion features a stone veneer wainscot that represents a more recent aesthetic improvement but maintains the building's substantial appearance and provides visual weight appropriate to its multifamily function.

The fenestration pattern consists of regularly spaced double-hung sash windows that appear to be vinyl replacement units maintaining appropriate proportions and configurations consistent with the original design intent. The windows are arranged in a systematic pattern that reflects the building's multifamily function while creating an orderly, balanced appearance on the primary facade. Multiple entrance doors provide access to individual residential units, demonstrating the building's continued use for its original multifamily purpose.

A notable feature of the building is the presence of a brick chimney that indicates interior heating systems appropriate for Michigan's climate. The chimney represents an important functional element that contributes to the building's authentic character as early 20th-century residential construction. The building also includes modern amenities such as air conditioning units that demonstrate its continued adaptation for contemporary residential use while maintaining its essential multifamily function.

The foundation appears to be concrete or stone construction typical of early 20th-century building practices. The foundation is largely concealed by the stone veneer wainscot and grading but appears to provide adequate support for the building's substantial two-story construction. The building sits at an appropriate relationship to the street, maintaining the setback patterns established in Vreeland's original village development.

The property demonstrates the continuing evolution of residential neighborhoods through appropriate maintenance and improvement while preserving essential historic character. The combination of historic form with contemporary materials represents a practical approach to building preservation that maintains the structure's contribution to the historic streetscape while ensuring its continued viability for residential use.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Carl & Sally Bain and family were living at 26312 Atwater.1 In 1939, Debs & Pearl Manus were living at 26312 Atwater.2 In 1940, Carl & Salley Bain and daughter were living at 26312 Atwater St., and Carl was employed as a laborer for the lamp factory.[3] In 1940, J. Avery & Hazel Cunliffe were living at 26312 Atwater St., and J. Avery was employed as a salesman selling auto parts.[4] In 1950, Paul & Magdalene Weirman and daughters resided at 26312 Ypsilanti; and Paul worked as a Brakeman for the Railroad.5

This building belonged to Hazel Cunliffe. She told me that she used to sit in her office on Saturday night and watch members of the Eastern Star on their way to the Masonic Temple in their long gowns and other finery.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The building at 26312 Atwater is recommended as **CONTRIBUTING** to the proposed Flat Rock Historical District. Despite significant material alterations, the building retains sufficient integrity to convey its historical significance and represents an important component of Flat Rock's early multifamily residential development during the Early Period of Significance.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under **Criterion A** (association with events significant to broad patterns of history) as it represents the multifamily housing development that occurred in Flat Rock during the Early Period of Significance, when the community was evolving from its agricultural and mill-based origins to accommodate the more diverse population that would be needed to support the industrial transformation beginning with Henry Ford's Village Industries program in 1922. Constructed in 1910, the building demonstrates the type of practical working-class housing that was being developed to serve families drawn to Flat Rock's evolving economy.

The building represents an important aspect of early 20th-century community development in small Michigan towns, where multifamily housing provided affordable residential options for working families who might not have been able to afford single-family homes. This type of housing was essential to community growth and economic development, providing the residential infrastructure necessary to support an expanding workforce in communities transitioning from agricultural to industrial economies.

The building also contributes to the district's significance under **Criterion C** (distinctive architectural characteristics) as a representative example of early 20th-century vernacular multifamily residential architecture. Despite material alterations, the building retains its essential design characteristics including the hip-roof form, two-story massing, systematic fenestration pattern, and multifamily configuration that distinguish it as an authentic example of practical residential construction from the 1910s.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original construction site within the residential area that developed from Michael Vreeland's original village plat.

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1 [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

2 [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

3 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 12A, dwelling 71, for Carl & Sally Bain and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW98?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 27 of 1034; United States. National Archives and Records Administration.

4 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 12A, dwelling 233, for J. Avery & Hazel Cunliffe ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW98?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 27 of 1034; United States. National Archives and Records Administration.

5 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 3, dwelling 20, for Paul & Magdalene Weirman and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 4 of 58; United States. National Archives and Records Administration.

6 Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

Design: The property retains good integrity of design despite material alterations. The original hip-roof form, two-story massing, linear plan configuration, systematic window placement, and multifamily arrangement remain intact and clearly express the building's early 20th-century multifamily residential design intent.

Materials: The building retains moderate integrity of materials. While the exterior has been extensively altered with vinyl siding and stone veneer, these alterations have been applied over the original structure, preserving the underlying historic fabric. The roof, foundation, and structural elements maintain sufficient material integrity to support contributing status.

Workmanship: The property demonstrates adequate integrity of workmanship. While contemporary materials have obscured some original craftsmanship details, the overall construction quality, proportional relationships, and structural integrity remain evident and reflect early 20th-century residential building practices.

Setting: The building retains excellent integrity of setting within the historic residential neighborhood of Flat Rock. The street relationship, lot configuration, and surrounding residential context remain consistent with early 20th-century development patterns.

Feeling: The property retains adequate integrity of feeling as an early 20th-century multifamily residential building despite material alterations. The building's scale, massing, and residential character continue to convey its historic function and period of construction.

Association: The building maintains clear integrity of association with the themes of early residential development and working-class housing that characterized Flat Rock's Early Period of Significance.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The 1910 construction date falls within the Early Period of Significance (1834-1920s), and the building represents important themes of multifamily housing development and working-class residential construction that were essential to the community's ability to accommodate population growth during the transition toward industrial development. While the building has undergone significant material alterations, it retains sufficient integrity of design, location, setting, and association to convey its historical significance.

The building demonstrates an important but often underrepresented aspect of early 20th-century community development - the provision of affordable multifamily housing for working families. This type of practical residential construction was essential to communities like Flat Rock that were preparing to accommodate the workforce needs associated with industrial development. The building's continued use for its original multifamily purpose demonstrates the success of this early residential planning and its continued relevance to community housing needs.

SHPO Compliance Recommendation: CONTRIBUTING status within the Flat Rock Historical District. This property meets National Register standards for contributing status despite material alterations, as it retains sufficient integrity to convey its historical significance and represents important themes in the community's early residential development during the established Early Period of Significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0114_000; citing records held by the City of Flat Rock.

Plat map of **Assessor's Flat Rock Plat No. 4** of a part of the S ½ of frac. sec 31, T4S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 3 May **1940**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-27887" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26425 Atwater				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_093_99_0008_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0952977		Long: -83.2949043		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1976	
Architectural Style	Vernacular Commercial	
Building Form	One-story commercial block	
Roof Form	Flat roof with parapet	
Roof Materials	Built-up roofing membrane	
Exterior Wall Materials	Metal siding over original masonry	
Foundation Materials	Concrete	
Window Materials	Aluminum storefront glazing	
Window Type	Fixed storefront windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☒
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	Atwater Street Tacos						
Historic/Original Owner							
Historic Building Use	Commercial						
Current Building Use	Restaurant						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1976 commercial building is a single-story structure situated on Atwater Street in Flat Rock. Originally constructed as a canoe rental business, the building was substantially remodeled in 2018 to accommodate restaurant use and currently operates as Atwater Street Tacos. The building represents commercial development that occurred after the district's period of significance and has been significantly altered from its original appearance.

The building exhibits modern commercial characteristics with a simple rectangular plan and flat or low-slope roof typical of utilitarian commercial construction from the 1970s. The roof structure is not prominently visible from street level, reflecting the functional, economical approach to commercial building design that characterized this period.

The exterior walls are clad in a combination of materials including metal panels and vinyl siding in neutral tones (beige/tan and gray). These materials represent both the original 1970s construction approach and the 2018 remodeling that updated the building's appearance for restaurant use. The mixed materials create visual interest while maintaining a contemporary commercial appearance.

The storefront features large commercial display windows with aluminum or vinyl framing that allows visibility into the restaurant interior, which is essential for attracting customers and creating an inviting commercial presence. A blue fabric awning spans the central storefront area, providing sun control and visual branding for the current restaurant use. The storefront configuration appears to have been substantially modified during the 2018 remodel to better suit restaurant operations.

The building displays prominent signage reading "ATWATER STREET TACOS" with decorative elements including what appear to be stylized taco or bell shapes flanking the text. Additional signage on a freestanding pole structure provides visibility from the street. The signage reflects contemporary commercial branding practices.

The 2018 remodel substantially altered the building's original appearance and configuration to accommodate its conversion from canoe rental use to restaurant use. This major remodel likely included modifications to the storefront, interior layout, mechanical systems, and exterior finishes, significantly changing the building from its original 1976 design.

The building sits on a concrete slab foundation typical of commercial construction. The property includes paved parking areas that serve the current restaurant use and reflect automobile-oriented commercial development patterns.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

The site's historical significance begins in 1818 when Solomon Sibley purchased 300 acres of former Indian reservation land. In 1824, Sibley sold the property to Jacob and Michael Vreeland, with Jacob being a Revolutionary War veteran who had moved west seeking new opportunities. The Vreelands established the industrial foundation of Flat Rock by constructing a water-powered grist mill and lumber mill on this property, fed by a mill race that brought water from a dam upstream near the present location of the Flat Rock dam and continued downstream to additional lumber mill operations.

The site's industrial importance continued through multiple ownership changes that reflect broader patterns of American economic development. In 1836, the Vreelands sold to the Gibraltar Canal Company, representing the canal-building boom of the 1830s, though this venture failed in 1838 after completing only a small section of canal. In 1872, George and Curtis Metler purchased the property and built a lumber mill and flour mill, with the flour mill burning in 1882 and being replaced by a larger, state-of-the-art mill that reflected the technological advancement of late 19th-century milling operations.

The site's connection to Henry Ford and the Late Period of Significance is particularly important. In 1918, Ford purchased the property and operated the mill during World War I as part of his broader vision for Flat Rock. Ford's acquisition of all properties with water rights below the dam enabled him to build his own dam to create electricity for the entire town. He electrified the mill, filled in the historic mill race, and rented the operation to Frank Cornwell, demonstrating his systematic approach to modernizing and integrating Flat Rock's industrial infrastructure. This represents a direct connection between the Early Period industrial foundation established by the Vreelands and Ford's Late Period transformation of the community.

The mill continued operation until it burned down in 1966, ending over 140 years of continuous milling operations at this site. In 1976, a metal building was erected for a kayak and canoe rental business, and the site has since served various commercial functions including an arcade, sporting goods store, driving school, and currently Atwater Street Tacos, demonstrating the continued commercial viability of this historically significant location.

Of particular archaeological significance, recent metal detecting on the property behind the building near the Huron River bank revealed a 19th-century mill shaft bearing with an 1830s English copper coin embedded within it as a bearing shim. This artifact, discovered in concrete near the river, provides tangible evidence of the continuous mill operations that

operated at this site from the Vreeland brothers' 1824 establishment through the Metler period (1872-1918) and Ford's ownership and modernization (1918-1949). The use of a soft copper coin as a machinery shim was a common 19th-century repair practice, and the dating of the coin to the 1830s corresponds directly with the peak period of Vreeland mill operations. This archaeological discovery, combined with the documented ownership and operational history, demonstrates that this site represents the single most important location for understanding Flat Rock's industrial evolution from its earliest days through Ford's transformation of the community.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1976 property is recommended as **Non-Contributing to the Flat Rock Historical District** and is **Not Eligible for the National Register**. The property was constructed outside the district's period of significance and has been substantially altered through a 2018 remodel, eliminating any potential historical significance it might have possessed.

Outside Period of Significance: Built in 1976, this building post-dates the Flat Rock Historical District's period of significance by approximately 1 year. While just beyond the typical 1975 cutoff, the building represents routine commercial development rather than continuation of the unique patterns that define the district's significance.

Insufficient Age: At approximately 49 years old, the building does not meet the National Register's 50-year threshold for historical significance consideration. Even upon reaching 50 years in 2026, the substantial 2018 alterations have compromised any integrity the building might have retained.

Major Alterations: The 2018 remodel substantially altered the building from its original 1976 appearance and canoe rental use. These alterations eliminated the building's ability to convey its original design, use, or period of construction, significantly compromising historical integrity.

Standard Commercial Development: The building represents routine commercial construction typical of 1970s utilitarian commercial buildings without distinctive architectural features or design innovation. The original canoe rental use, while potentially interesting, does not rise to the level of historical significance necessary for National Register eligibility.

No Historical Association: The building has no significant historical associations with events, persons, or development patterns that would justify eligibility. It represents standard commercial development that occurred after the district's significant periods and does not relate to the themes that make the district historically important.

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District and NOT ELIGIBLE for the National Register.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number 58_093_99_0008_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27938_Cooke Street [Flat Rock Bagging]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_091_01_0028_001 Lot 28 Assessor's Flat Rock Plat No.2 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.1018918	Long: -83.2885702			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☒ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1969	
Architectural Style	Industrial Vernacular	
Building Form	Industrial complex with multiple structures	
Roof Form	Gable and shed roofs	
Roof Materials	Metal roofing	
Exterior Wall Materials	Metal siding	
Foundation Materials	Concrete	
Window Materials	Metal	
Window Type	Industrial sash and overhead doors	
Outbuildings	Yes ☒	No ☐
Number/Type	5 Buildings / Industrial storage and processing buildings	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☒		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Industry; Transportation; Commerce					
Period(s) of Significance	1918-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Historic Name	Flat Rock Bagging /Site of Flat Rock Train Depot					
Current/Common Name	Flat Rock Bagging					
Historic/Original Owner	Unknown					
Historic Building Use	Industrial freight and logistics center					
Current Building Use	Industrial bagging and logistics operations					
Builder/Contractor	Unknown					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The complex consists of multiple industrial buildings arranged to facilitate efficient freight handling and processing operations. The buildings exhibit characteristic industrial vernacular architecture of the late 1960s, employing practical, economical construction methods designed to maximize functionality rather than aesthetic appeal. The structures feature simple gable and shed roof configurations that provide maximum interior clearance for industrial equipment and material storage while minimizing construction costs.

The buildings are clad in metal siding typical of late 20th-century industrial construction, providing durable, low-maintenance exterior surfaces appropriate for heavy industrial use. The metal siding reflects the evolution of industrial building materials during this period, when steel and aluminum products became standard for industrial applications due to their durability, fire resistance, and cost-effectiveness. The neutral colors and utilitarian appearance create a cohesive industrial aesthetic that prioritizes function over ornamentation.

The facility's design emphasizes efficient material handling and freight operations, with large overhead doors providing access for trucks and equipment. These doors reflect the increasing importance of truck transportation during the late 1960s, while the facility's strategic location adjacent to the former Detroit, Toledo and Ironton (D.T.&I.) Railroad demonstrates the continuing significance of rail transportation that Ford had established as a cornerstone of Flat Rock's industrial infrastructure in the 1920s.

A particularly significant aspect of this property is its location directly across the railroad tracks from the site of the original Flat Rock train depot. This positioning demonstrates the deliberate planning that characterized industrial development in Flat Rock, where facilities were strategically located to take advantage of both rail and truck transportation networks. The site has historically served as a freight center for the mills and other industrial operations throughout Flat Rock, facilitating the logistical movement of products that sustained the community's industrial economy.

The industrial complex includes multiple storage and processing buildings that accommodate the bagging and packaging operations that give the facility its name. These operations represent the type of value-added industrial processing that characterized Flat Rock's evolution from Ford's original Village Industries concept to a more diversified industrial community capable of supporting various manufacturing and processing activities.

The property demonstrates the practical, functional approach to industrial design that characterized the late 1960s, when industrial facilities emphasized efficiency, flexibility, and integration with transportation networks. The buildings' simple forms and standardized construction methods reflect the influence of modern industrial design principles that prioritized operational efficiency over architectural elaboration.

The site layout facilitates truck and rail access while providing adequate space for material storage and processing operations. Concrete paving and gravel surfaces create durable work areas appropriate for heavy industrial use, while chain-link fencing provides security for the industrial operations. These site improvements reflect standard industrial development practices of the period and demonstrate the facility's integration with Flat Rock's broader industrial infrastructure.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The property at 27938 Cooke St. West is an industrial complex constructed in 1969 during the final years of the Late Period of Significance for the Flat Rock Historical District. The facility represents the continuation and evolution of the industrial infrastructure that Henry Ford established with his Village Industries program with construction beginning in 1918, particularly demonstrating the ongoing importance of railroad transportation and freight logistics that became central to Flat Rock's industrial character throughout the mid-20th century.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as **CONTRIBUTING** to the proposed Flat Rock Historical District. The industrial complex meets the integrity standards necessary for contributing status and represents an important component of Flat Rock's continued industrial development during the final years of the Late Period of Significance.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under **Criterion A** (association with events significant to broad patterns of history) as it represents the continuation and evolution of the industrial infrastructure that Henry Ford established in Flat Rock beginning with his Village Industries program in 1922. Constructed in 1969, just three years before the end of the Late Period of Significance, the facility demonstrates the lasting impact of Ford's industrial vision and the

continued viability of Flat Rock as an industrial center nearly fifty years after his initial investment in the community.

The facility's strategic location adjacent to the D.T.&I. Railroad and across from the former train depot site directly connects it to Ford's transportation initiatives that brought the railroad to Flat Rock in the 1920s. The building's function as a freight center for mills and other industrial operations demonstrates the continuing importance of the transportation infrastructure that Ford established and the ongoing industrial activity that sustained Flat Rock's economy throughout the mid-20th century.

The property represents the evolution of Flat Rock's industrial character from Ford's original Village Industries concept to a more diversified industrial community capable of supporting various manufacturing, processing, and logistics operations. This evolution demonstrates the successful long-term impact of Ford's industrial initiatives and the community's ability to adapt and expand its industrial base while maintaining its essential character as an industrial center.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original construction site adjacent to the railroad infrastructure that provides the context for its historical significance.

Design: The property retains excellent integrity of design. The original industrial complex form, building arrangement, material handling systems, transportation access, and overall site organization remain intact and clearly express the facility's 1969 industrial design intent.

Materials: The building retains strong integrity of materials. The metal siding, roofing systems, concrete foundations, and industrial door systems appear to be largely original and maintain the facility's authentic late 1960s industrial material character.

Workmanship: The property demonstrates good integrity of workmanship. The original construction techniques, structural systems, and industrial design details remain evident and reflect the quality industrial construction methods employed during the late 1960s.

Setting: The building retains excellent integrity of setting adjacent to the former D.T.&I. Railroad and within the industrial area of Flat Rock that developed during the Late Period of Significance. The transportation infrastructure and industrial context remain consistent with the facility's original function and significance.

Feeling: The property retains strong integrity of feeling as a late 1960s industrial facility within Flat Rock's established industrial district. The building successfully conveys the character of continued industrial development during the final years of the Late Period of Significance.

Association: The building maintains clear integrity of association with the themes of industrial development, transportation infrastructure, and economic continuity that characterized Flat Rock's Late Period of Significance and the lasting impact of Ford's Village Industries program.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The 1969 construction date falls within the Late Period of Significance (1920-1975), and the building represents important themes of industrial continuity and transportation infrastructure that directly resulted from Henry Ford's Village Industries program and railroad initiatives. The facility demonstrates excellent integrity across all seven aspects and clearly conveys its historical and industrial significance.

The building represents the successful long-term impact of Ford's industrial vision for Flat Rock, showing how the transportation infrastructure and industrial foundation he established in the 1920s continued to support economic development through the end of the period of significance. The facility's function as a freight center and its strategic location adjacent to Ford's railroad demonstrate the continuing importance of the industrial and transportation systems that defined Flat Rock's character throughout the mid-20th century.

The property's current continued use for industrial operations demonstrates the lasting viability of Ford's industrial development strategy and represents an important example of how historic industrial facilities can successfully adapt to changing economic conditions while maintaining their essential character and function. This continuity of industrial use is an important part of the district's overall historical narrative and demonstrates Flat Rock's ongoing role as an industrial center.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number 58_091_01_0028_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26314 E. Huron River Drive [325 E. Huron River Drive]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0106_000 Lot 106 Flat Rock Assessors Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095950		Long: -83.292780		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1890	
Architectural Style	Folk Victorian/Vernacular	
Building Form	1.5 story gable-front cottage with rear elevation	
Roof Form	Front-facing gable w/ rear addition	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Wood clapboard /Some VInyl	
Foundation Materials	Stone/concrete	
Window Materials	Wood with some replacement	
Window Type	Double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☒
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture; Commerce; Social History					
Period(s) of Significance	1890-1920s (Early Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☐
General Integrity:	Intact ☒	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	26314 E. Huron River Drive					
Historic/Original Owner	Pierson family					
Historic Building Use	Single-family residence					
Current Building Use	Commercial (bakery)					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26314 E. Huron River Drive North is a one-and-one-half story Folk Victorian cottage constructed in 1890 during the Early Period of Significance for the Flat Rock Historical District. Known historically as the Pierson House, the dwelling represents the type of modest yet well-crafted residential construction that characterized Flat Rock's development during the late 19th century, when the community was established around Michael Vreeland's mills and the agricultural economy that sustained families along the Huron River.

The building exhibits a classic gable-front form with rear ell, a popular and economical house type that became standard in small Michigan communities during the late 19th century. The front-facing gable creates a strong vertical emphasis that distinguishes the dwelling within the streetscape while the rear ell provides additional living space, demonstrating the practical approach to residential design that characterized vernacular architecture of this period. This form maximized living space on a modest lot while presenting an attractive, substantial appearance to the street.

The dwelling displays characteristic Folk Victorian design elements that reflect the influence of popular architectural styles on modest residential construction during the 1890s. While the building lacks the elaborate decorative details typical of high-style Victorian architecture, it incorporates simplified versions of popular design elements such as the prominent front gable, regular fenestration pattern, and proportional relationships that demonstrate the widespread influence of Victorian design principles on working-class housing.

The exterior walls are clad in wood clapboard siding that appears to retain much of its original character and material integrity. The horizontal lines of the clapboard create a pleasing textural quality that enhances the building's visual appeal and demonstrates the continued use of traditional wood siding materials during this period. The siding is painted in a light color with dark trim on the window shutters, creating an attractive two-tone color scheme that enhances the building's architectural details and provides visual contrast.

A notable feature of this dwelling is the covered front porch that has been enclosed to create additional interior space while maintaining the essential character of the original porch design. The enclosed porch features extensive glazing that provides generous natural light to the interior while maintaining visual connection with the street and neighborhood. This adaptation demonstrates the practical modifications that historic houses often undergo to meet changing needs while preserving their essential architectural character.

The fenestration pattern consists of regularly spaced double-hung sash windows that maintain appropriate proportions and configurations consistent with 1890s residential design. The windows include decorative shutters that add visual interest and reflect the Folk Victorian preference for modest decorative elements. Some windows appear to retain original wood frames and sash, while others may have been sensitively replaced with units that maintain appropriate proportions and character.

The main entrance is accessed through the enclosed front porch, which provides weather protection while maintaining an inviting approach to the building. The entrance arrangement reflects the building's current commercial use as a cupcakery while preserving the residential character that distinguishes this property as an authentic example of late 19th-century domestic architecture.

The foundation appears to be stone or early concrete construction typical of late 19th-century building practices. The foundation is largely concealed by landscaping and the enclosed porch but appears to be in good condition where visible. The building sits at an appropriate relationship to E. Huron River Drive, maintaining the setback patterns established in the residential development that followed Michael Vreeland's original village plat.

The property is situated on a well-maintained lot with mature landscaping that enhances its setting within the historic commercial and residential area along the Huron River. The building's location on E. Huron River Drive places it within the heart of Flat Rock's historic development, where residential and commercial activities were integrated in the compact, walkable community that characterized small Michigan towns during the late 19th century.

The building's current adaptive reuse as a commercial bakery represents a successful preservation approach that maintains the structure's contribution to the historic streetscape while providing for contemporary commercial use. This adaptive reuse demonstrates the continuing viability of historic residential architecture for appropriate commercial functions and preserves an important component of Flat Rock's Early Period residential development.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The residence at 26314 E. Huron River was owned by the Pierson Family since before the Civil War.[1] Mrs. Lydia Pierson, widow of Conrad Pierson, was the last of the Pierson family to reside at 26314, and she died in 22 Dec 1911.[2] After Mrs. Pierson, Mrs. Mary Parsons was paying taxes on "a house and lot 4" in Flat Rock until her death in 1921.[3] In 1930, Clara Bevier and family were living at 325 Huron River Drive, and Clara was employed as a Cashier & Bookkeeper for the General Store.[4] In 1940, Walter & Mamie Stevenson and family were living at 26314 E. Huron River Drive, and Walter was employed in a local bakery.[5] The 1941 Sanborn shows the house at 26314 E. Huron River Drive is now the Telephone Exchange.[6] Since then, while retaining its outward appearance as a residence, the building at 26314 E. Huron River Drive has become a commercial space over the past fifty decades and has housed many small businesses, currently, it houses a boutique cupcake bakery.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as **CONTRIBUTING** to the proposed Flat Rock Historical District. The Pierson House meets the integrity standards necessary for contributing status and represents an important component of Flat Rock's residential development during the Early Period of Significance.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under **Criterion A** (association with events significant to broad patterns of history) as it represents the residential development that occurred in Flat Rock during the Early Period of Significance, when the community was established around Michael Vreeland's mills and the agricultural economy that sustained families along the Huron River. Constructed in 1890, the Pierson House demonstrates the type of modest but well-crafted residential construction that provided housing for the families who formed the foundation of Flat Rock's community before Henry Ford's industrial transformation.

The dwelling represents the maturation of Flat Rock's residential development during the late 19th century, showing how the community had evolved from Michael Vreeland's original 1834 village plat into a stable residential area capable of supporting families engaged in milling, agriculture, and related economic activities. This residential foundation was crucial to Flat Rock's ability to accommodate the workforce that would be needed for Ford's Village Industries program and represents the community continuity that enabled successful transition from agricultural to industrial economy.

The building also contributes to the district's significance under **Criterion C** (distinctive architectural characteristics) as a representative example of late 19th-century Folk Victorian residential architecture. The Pierson House demonstrates the influence of popular Victorian design principles on modest residential construction in small Michigan communities, featuring characteristic elements such as the gable-front form with rear ell, regular fenestration pattern, wood clapboard siding, and simplified decorative details that distinguished Folk Victorian cottages from both earlier vernacular styles and more elaborate high-style Victorian architecture.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original construction site within the

[1] Geil And Jones, Geil & Harley, Isaac G Freed, Worley & Bracher, and Harley & Siverd Geil. "Map of Wayne Co., Michigan, **1860**," Philadelphia; **imaged**, *Library of Congress* (https://www.loc.gov/item/2012593159/ : accessed 25 August 2025); citing detailed inset of Flat Rock town layout and business directory. **ALSO**, **1900 Map Subdivision (annotated with property owners)** of part frac. sec 6 & 31, T5S R10E, Brownstown, Wayne Co. Flat Rock, MI, approved, 13 Dec **1900.**

[2] "Michigan, Obituaries, 1820-2006", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QGPT-RSMC : Tue Oct 08 22:38:40 UTC 2024), Entry for Mrs Lydia I Pierson and Mrs J C Edwards, 1911.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1864-1921," unpaginated, arranged alphabetically, Clerk's Office (vault), Brownstown Township.

[4] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 223 (stamped), enumeration district (ED) 82-880, sheet 7A, dwelling 142, family 168,Clara Bevier and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-6R?cat=1036363&i=450&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 451 of 1148; United States. National Archives and Records Administration.

5 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 16B, dwelling 320 , for Walter & Mamie Stevenson and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWCZ?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 36 of 1034; United States. National Archives and Records Administration.

[6] *Sanborn Fire Insurance Map from Flat Rock, Wayne County, Michigan*. Sanborn Map Company, Jan, **1941**, image 2 of 4, for 325 or 26314 E. Huron River Drive; **imaged**, *Library of Congress* (https://www.loc.gov/item/sanborn04008_002/: accessed 25 August 2025).

residential and commercial area that developed along the Huron River during the Early Period of Significance.

Design: The property retains excellent integrity of design despite the enclosure of the front porch. The original gable-front form with rear ell, fenestration pattern, entrance arrangement, and overall massing remain intact and clearly express the building's 1890s Folk Victorian residential design intent. The porch enclosure, while an alteration, has been accomplished in a manner that preserves the essential character of the original design.

Materials: The building retains strong integrity of materials. The wood clapboard siding, window frames, roofing materials, and foundation elements appear to be largely original or appropriately maintained replacements that preserve the building's historic material character.

Workmanship: The property demonstrates good integrity of workmanship. The original construction techniques, proportional relationships, and craftsmanship details remain evident and reflect the quality residential construction methods employed during the late 19th century.

Setting: The building retains excellent integrity of setting within the historic area along E. Huron River Drive that represents the heart of Flat Rock's Early Period development. The street relationship, mature landscaping, and surrounding historic context remain consistent with late 19th-century development patterns.

Feeling: The property retains strong integrity of feeling as a late 19th-century residential dwelling despite its current commercial use. The building successfully conveys the character of modest residential development during Flat Rock's Early Period of agricultural and mill-based economy.

Association: The building maintains clear integrity of association with the themes of residential development and community establishment that characterized Flat Rock's Early Period of Significance and the foundation that enabled the community's later industrial transformation.

This property should be classified as contributing to the Flat Rock Historical District. The 1890 construction date falls within the Early Period of Significance (1834-1920s), and the Pierson House represents important themes of residential development and community establishment that built upon Michael Vreeland's original village foundation. The building demonstrates excellent integrity across all seven aspects and clearly conveys its historical and architectural significance.

The Pierson House represents the type of stable residential development that characterized Flat Rock during the late 19th century and provided the community foundation necessary for the successful transition to Ford's industrial economy. The building's survival and adaptive reuse for commercial purposes demonstrates the quality of construction and enduring character that distinguished late 19th-century residential architecture in Flat Rock. This continuity from residential to appropriate commercial use reflects the integrated community development pattern that characterized small Michigan towns and continues to serve the community's economic and social needs.

The building's current use as a cupcakery creates an appropriate commercial function that maintains the building's role as a community gathering place while preserving its architectural character and contributing to the vitality of the historic E. Huron River Drive corridor. This adaptive reuse represents successful historic preservation that maintains the building's contribution to the district while ensuring its continued economic viability.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0106_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26318 E. Huron River Drive [321 Huron River Drive]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0106_000 Lot 106 (shared) Flat Rock Assessor's Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0959876		Long: -83.2928868		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Barber/Salon Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1855	
Architectural Style	Vernacular Commercial/Greek Revival influence	
Building Form	One-story commercial block	
Roof Form	Front-facing gable	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick masonry	
Foundation Materials	Stone	
Window Materials	Wood and aluminum	
Window Type	Large storefront window	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☒
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture; Commerce; Settlement
Period(s) of Significance	1834-1920s (Early Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☐	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐ Date(s):
Current/Common Name	26318 E. Huron River Drive		
Historic/Original Owner	Pierson Family / Ralph Cameron		
Historic Building Use	Millinery / Barber Shop/Beauty Salon		
Current Building Use	Commercial (Hair Salon)		
Architect/Engineer/Designer	Unknown		
Builder/Contractor	Unknown		

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26318 E. Huron River Drive North is a one-story brick commercial building constructed in 1855, making it one of the oldest surviving structures in the Flat Rock Historical District and a rare example of mid-19th century commercial architecture that predates the formal establishment of many of the community's foundational institutions. The building represents the earliest commercial development along the Huron River and demonstrates the continuity of business activity that characterized this location from the pioneer settlement period through the present day.

The building exhibits a simple yet substantial commercial form typical of mid-19th century small-town business construction, featuring a front-facing gable roof that creates a prominent street presence while providing adequate interior height for commercial activities. This gable-front configuration reflects both practical considerations of interior space organization and the influence of Greek Revival design principles that were popular in commercial architecture during the 1850s. The strong vertical emphasis created by the front-facing gable distinguishes the building within the streetscape and demonstrates the architectural sophistication that characterized even modest commercial construction during this early period.

The exterior walls are constructed of brick masonry that represents some of the earliest permanent commercial construction in Flat Rock. The use of brick rather than wood demonstrates the builder's commitment to creating a substantial, fireproof commercial structure that could withstand the challenges of frontier commercial life and serve the community's needs for generations. The brick is laid in a common bond pattern typical of mid-19th century construction, creating a durable, attractive exterior surface that has successfully weathered over 160 years of continuous use.

The building's original proportions and massing remain clearly evident despite modifications to the storefront area that reflect the evolution of commercial display practices over more than a century and a half of continuous commercial use. The current storefront features large display windows that provide generous natural light and visibility for the commercial operation while maintaining the essential character of a small-town commercial building. These windows represent contemporary commercial requirements but are installed within the original building framework, preserving the structural and proportional integrity of the historic construction.

A particularly significant aspect of this building is its exceptional age and continuous commercial use, spanning from the pioneer settlement period of the 1850s through the agricultural and milling economy of the late 19th century, Ford's Village Industries transformation of the 1920s, and the continuing commercial development of the present day. This continuity of use represents an extraordinary example of commercial building adaptation and community service that few structures can match.

The foundation consists of stone construction typical of mid-19th century building practices, providing substantial support for the brick masonry walls. The foundation represents the type of permanent construction that distinguished commercial buildings from the temporary wooden structures that often characterized frontier settlements. This substantial foundation has successfully supported the building through multiple renovations and adaptations while maintaining the structural integrity necessary for continued commercial use.

The building's location on E. Huron River Drive places it within the heart of Flat Rock's historic commercial development and demonstrates the early recognition of this area's commercial potential. The building's survival and continued commercial viability over more than 160 years speaks to both the quality of its original construction and the enduring appropriateness of its location for commercial activity.

The building's current use as a hair salon represents a contemporary commercial function that maintains the structure's role as a community service provider while preserving its essential character as a neighborhood commercial building. This adaptive use demonstrates the continued viability of mid-19th century commercial architecture for modern business applications when properly maintained and sensitively adapted.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Huron River Beauty Shop was operating at 26318 Huron River Drive in 1934.[1] Halcyon Beauty Shop was operating at 26318 Huron River Drive in 1936-1937.[2] Gerry's Hair Shop was operating at 26318 E. Huron River Drive in 1947-1955.

Lot 106 traces a parallel pattern of modest family-scale transactions. George E. and Mathilda A. Morgan held the lot in the mid-1940s, mortgaging it to the State Savings Bank of Carleton for just $1,000 in 1946. By 1950, Sylvia A. Johnson — widow of Robert M. Johnson — restructured ownership through a pair of simultaneous quit claim deeds, first conveying to Harriet E. Smith and then reconveying from Smith to herself and Eugene E. Graden as joint tenants, a common estate-planning maneuver to establish survivorship rights outside of probate. Johnson sold to Norene J. Comfort by warranty deed in 1959, and Comfort (by then remarried as Norene J. Mapes) conveyed to Ralph R. and Margaret V. Cameron in 1964. The lot also appears in the 1962 Crispin-to-Mullins land contract covering both Lots 105 and 106 for $35,000, suggesting the two lots were treated as a combined commercial parcel during this period. The modest $1,000 Morgan mortgage and the family-to-family conveyances are consistent with the small-scale locally financed ownership pattern documented across the entire block.[3]

Later it became Ralph Cameron's Barber Shop, until the current owners purchased it in the 1990s.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as **CONTRIBUTING** to the proposed Flat Rock Historical District. As one of the oldest surviving buildings in Flat Rock, dating to 1855, this structure possesses exceptional historical significance and meets the integrity standards necessary for contributing status while representing the earliest phase of the community's commercial development.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under **Criterion A** (association with events significant to broad patterns of history) as one of the earliest commercial buildings in Flat Rock, representing the pioneer commercial development that occurred during the earliest years of the Early Period of Significance. Constructed in 1855, just twenty-one years after Michael Vreeland filed his village plat in 1834, the building demonstrates the rapid commercial development that followed the establishment of Vreeland's mills and the agricultural settlement that formed the foundation of Flat Rock's economy.

The building represents the commercial infrastructure that supported the agricultural and milling economy that sustained Flat Rock through the mid-to-late 19th century and provided the foundation for the community's later transformation under Henry Ford's Village Industries program. The structure's continuous commercial use for over 160 years demonstrates the enduring commercial viability of this location and the successful evolution of small-town commercial development from the pioneer period through the present day.

The building also contributes to the district's significance under **Criterion C** (distinctive architectural characteristics) as an exceptionally rare example of mid-19th century commercial architecture in southeastern Michigan. The building demonstrates the substantial brick construction methods employed in commercial building during the 1850s, featuring characteristic elements such as the front-facing gable roof, brick masonry walls, stone foundation, and commercial proportions that distinguished permanent commercial construction from temporary wooden buildings of the frontier period.

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[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1934)** unpaginated, folder: Flat Rock Directories (1917-1946), item 10; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1937)** unpaginated, folder: Flat Rock Directories (1917-1946), item 13; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 74 through 147 inclusive of* Assessor's Flat Rock Plat No. 4 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-12-1 through 6A-12-31.*

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original construction site within the historic commercial area along the Huron River that has served as Flat Rock's business district since the 1850s.

Design: The property retains excellent integrity of design. The original commercial building form, front-facing gable roof, brick masonry construction, and overall proportions remain intact and clearly express the building's mid-19th century commercial design intent, despite storefront modifications that reflect the evolution of commercial display practices.

Materials: The building retains strong integrity of materials. The brick masonry walls, stone foundation, and roof structure appear to be largely original and maintain the building's authentic mid-19th century material character. Storefront modifications represent appropriate adaptations for continued commercial use.

Workmanship: The property demonstrates excellent integrity of workmanship. The original brick masonry construction, proportional relationships, and structural systems remain evident and reflect the quality construction methods employed during the 1850s when permanent commercial buildings represented significant community investments.

Setting: The building retains excellent integrity of setting within the historic commercial area of Flat Rock that has served as the community's business district since the mid-19th century. The street relationship and surrounding commercial context remain consistent with the building's original function and historical significance.

Feeling: The property retains strong integrity of feeling as a mid-19th century commercial building within a small Michigan community. The building successfully conveys the character of pioneer commercial development and the enduring commercial vitality that has characterized this location for over 160 years.

Association: The building maintains exceptional integrity of association with the themes of early commercial development, community establishment, and economic continuity that span from the earliest years of Flat Rock's development through the present day.

This property should be classified as **contributing** to the Flat Rock Historical District and represents one of the most historically significant buildings within the proposed district boundaries. The 1855 construction date places this building among the earliest surviving structures in Flat Rock and makes it an irreplaceable example of the commercial development that occurred during the pioneer settlement period of the Early Period of Significance.

The building's exceptional age, continuous commercial use, substantial brick construction, and survival through multiple periods of community development make it a landmark example of commercial architecture and community continuity. The structure.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0106_000; citing records held by the City of Flat Rock

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26324 - 26336 E. Huron River Drive [Timeless & True, Steinarts, & Cardinal Quill Tattoo]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_010X_000 Lot 103, 104, & 105 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09620	Long: -83.293300			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☒ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1940 (portions of)	
Architectural Style	Vernacular Commercial/Mixed-Use	
Building Form	Two-story mixed-use commercial and residential building	
Roof Form	Flat roof with parapet	
Roof Materials	Built-up roofing membrane	
Exterior Wall Materials	Brick masonry	
Foundation Materials	Concrete	
Window Materials	Wood and replacement units	
Window Type	Double-hung sash and storefront glazing	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☒	
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development; Architecture; Commerce; Social History					
Period(s) of Significance	1940-1972 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ WIndows	Moved ☐	Date(s):		
Historic Owner	Unknown					
Current/Common Name	Timeless & True, Steinarts Tax, & Cardinal Quill Tattoo/Apartments					
Historic Building Use	Mixed-use commercial and residential					
Current Building Use	Mixed-use commercial (tattoo shop) and residential (upper apartments)					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26324–26336 E. Huron River Drive is a one-story continuous commercial block building containing three separately addressed tenant spaces, sited on the south side of E. Huron River Drive within the heart of Flat Rock's downtown commercial corridor. The building presents a long, low rectangular footprint extending along the streetfront, with a standing seam metal roof or fascia visible at the roofline and a flat roof behind. The exterior is finished in tan/brown brick laid in a running bond pattern, presenting a unified facade despite the three distinct commercial units within.

The primary (north) facade is organized as a series of commercial storefronts sharing a continuous brick wall plane. The western unit (26336, True & Timeless Beauty) features large fixed display windows in metal or aluminum frames, with a recessed or flush entrance. The center unit (26330, Steinert's Tax) continues the brick facade with a pair of entrance doors set between display windows. The eastern unit (26324, Cardinal Tattoo) occupies the end of the block, with a similar storefront configuration. The storefronts are unified by the continuous brick wall surface, consistent roofline, and shared sidewalk frontage. Period streetscape elements including a decorative lamp post, street trees, bicycle rack, and bench reinforce the pedestrian commercial character of the block.

The building's construction history is complex. This site has historically functioned as the commercial center of downtown Flat Rock, with commercial activity documented on this block across multiple generations. A fire in the early 1970s destroyed portions of the original building, and the damaged sections were reconstructed in brick consistent with the surviving portions. The current building thus represents a composite of pre-fire original fabric and post-fire reconstruction, unified by the brick exterior and continuous roofline into a visually cohesive commercial block. The extent to which original structural walls survive beneath or adjacent to the reconstructed portions requires further investigation; however, the building reads as a single continuous commercial block regardless of its phased construction history.

The east end of the block abuts an adjacent commercial building, and the west end terminates at a party wall or separation from the neighboring structure. The building's long, low profile and continuous storefront configuration are characteristic of the one-part commercial block form — a standard Main Street building type in which ground-floor retail space extends across multiple tenant bays without an upper story.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The chain of title for the commercial block at 26324–26336 E. Huron River Drive traces four contiguous lots (102–105) through a century of ownership that reflects Flat Rock's institutional and commercial evolution. Lot 102 passed through the Shoemaker estate by Commissioner's Deed in 1940, was acquired by the State Savings Bank of Flat Rock in 1954 for $31,000, and subsequently transferred through Peoples Bank and its real estate subsidiary Peoples Realty Co. during the 1960s — a period of significant investment documented by mortgages exceeding $596,000, suggesting major building campaigns or renovations on the block. By 1961, Peoples Bank was actively assembling adjacent Lot 98 for parking facilities, indicating the commercial block had reached a scale of activity requiring dedicated off-street parking. Lot 103 emerged from the receivership of the Rockwood State Bank in 1940, when the successor Receiver conveyed it to Julius and Carl Neifert — the Neifert family whose lending activity appears repeatedly in Flat Rock property records throughout this period. The Neiferts held the lot through the 1950s until Carl and Alice Neifert sold to Leonard H. and I. Frances Heins for $86,750 in 1976, pursuant to a land contract dating from 1971. The Heins subsequently leased and sold to Victor E. and Camille Premen through a series of instruments involving Peoples Bank as intermediary lender.[1]

Lot 104 documents a succession of small-business-scale transactions characteristic of Flat Rock's independent commercial economy. The State Savings Bank of Flat Rock discharged a mortgage in 1941 referencing a prior conveyance that had already carved a twenty-foot-wide parcel off the west side of the lot — sold to "Power and Lucy" — documenting the fine-grained subdivision of commercial frontage typical of small-town Main Street development. Della M. Goodwin sold to Maurice A. and Alma H. Fitzpatrick in 1949, who held through 1956 before conveying to John and Martha McKee Watt. Following Martha Watt's death in 1971, John Watt sold to Angelo Saros and Irma Carroll Welch as tenants in common for $29,000; Saros eventually consolidated sole ownership by 1974 and held the property through the mid-1980s. Lot 105 passed from Ernest and Ellamay Fugmann to Elmer H. and Marcella Brandt in 1955 for $15,000, then through the Vergari family — Frank Vergari acquiring by land contract in 1961, assigning to Raymond Vergari in 1969, and Marcella Brandt conveying the warranty deed to Raymond Vergari in 1977 following Elmer Brandt's death in 1972.[2]

Taken together, the ownership histories reveal the State Savings Bank of Flat Rock and Peoples Bank of Trenton as the dominant financial institutions underwriting commercial activity on this block from the 1940s through the 1970s, with the Neifert family appearing as both lenders and property owners across multiple lots. The recurring pattern of land contracts, modest mortgages in the $5,000–$15,000 range, and family-to-family transfers documents the small-scale, locally financed commercial economy that sustained Flat Rock's downtown core throughout the Village Industries era and into the post-industrial period.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The commercial block at 26324–26336 E. Huron River Drive is recommended as Contributing to the Flat Rock Historical District under Criterion A for Commerce and Community Planning and Development.

This building has functioned as the commerce center of downtown Flat Rock across the full span of the district's period of significance, anchoring the E. Huron River Drive commercial corridor through successive phases of community development. The site's continuous commercial use — predating the Village Industries era and extending through the post-industrial period — documents the economic vitality of Flat Rock's downtown core in a way that no single-tenant building can. The presence of three distinct commercial enterprises under one roof perpetuates the building's historic role as a multi-tenant commercial block serving diverse community needs, from personal services to professional offices to specialty retail.

The early 1970s fire and subsequent reconstruction present a complex integrity question. Portions of the original building were lost and rebuilt, diminishing materials and workmanship integrity for those sections. However, the reconstruction was executed in brick compatible with the surviving fabric, maintaining the building's visual continuity as a unified commercial block. The fire occurred within the district's 1920–1975 period of significance, and the reconstruction itself can be understood as part of the building's history — documenting the community's commitment to maintaining its commercial core rather than abandoning the site. The rebuilt portions do not introduce incongruous architectural elements; rather, they extend the brick commercial vocabulary of the original building in a manner consistent with its historic character.

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[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 74 through 147 inclusive of* Assessor's Flat Rock Plat No. 4 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-12-1 through 6A-12-31.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

The building retains integrity of location on its original site at the center of the E. Huron River Drive commercial corridor. Design integrity is preserved in the one-part commercial block form, continuous storefront configuration, and unified roofline that have characterized this block throughout its commercial history. Materials and workmanship are diminished by the post-fire reconstruction, though the use of compatible brick maintains visual coherence with surviving original fabric. Setting is excellent — the building occupies the most prominent commercial frontage in downtown Flat Rock, with period streetscape elements reinforcing the pedestrian commercial character. Feeling and association are strong: the building immediately reads as a downtown commercial block, and its continued multi-tenant commercial use maintains the functional association with Flat Rock's commercial life that has defined this site for over a century.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The commercial block at 26324–26336 E. Huron River Drive has served as the commerce center of downtown Flat Rock across the full period of significance, anchoring the E. Huron River Drive corridor through successive phases of community development. Although an early 1970s fire necessitated partial reconstruction, the rebuilding was accomplished in compatible brick that maintains the building's visual and functional continuity as a unified commercial block. The one-part commercial block form, continuous multi-tenant storefront configuration, and central location within the commercial corridor convey the site's longstanding role as the heart of Flat Rock's downtown economy. Sufficient integrity of location, design, setting, feeling, and association supports Contributing status under Criterion A.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address 58_094_02_010X_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26307 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0107_000 Lot 107 Flat Rock Assessors Plat No. 4				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09562		Long: -83.29317		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☒ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1920
Architectural Style	Colonial Revival
Building Form	Two-story residential/commercial building with additions
Roof Form	Front-facing gable with rear additions
Roof Materials	Asphalt shingles
Exterior Wall Materials	Wood clapboard siding and brick
Foundation Materials	Concrete/stone
Window Materials	Wood and replacement units
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1/Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☒
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture; Social History
Period(s) of Significance	1834-1920s (Early Period) and 1922-1972 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☐	Moved ☐ Date(s):

Historic Name	Bobcean Funeral Home
Current/Common Name	Bobcean Funeral Home
Historic/Original Owner	Stoflet (1920), Bobcean family (1937-present)
Historic Building Use	Residence (1920-1937), Funeral home with family residence (1937-present)
Current Building Use	Funeral home with residential quarters
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26307 E. Huron River Drive South is a two-story Colonial Revival building constructed in 1920 during the transitional period at the end of Flat Rock's Early Period of Significance, subsequently adapted in 1937 to serve as the Bobcean Funeral Home, representing nearly ninety years of continuous family ownership and operation of an essential community service. The building represents both the residential development that characterized Flat Rock's maturation during the early 20th century and the specialized commercial adaptation that occurred during the early years of Henry Ford's Village Industries transformation, demonstrating the community's evolution to support comprehensive professional services including funeral and mortuary care.

The building exhibits characteristic Colonial Revival design elements popular in residential construction during the 1920s, featuring a front-facing gable form with well-proportioned windows, wood clapboard siding, and traditional details that reflect the influence of early American architectural styles on modest residential construction. The original residential design provided the substantial construction and appropriate scale that enabled its successful adaptation for funeral home use, with the dignified, homelike appearance that was considered essential for mortuary services during the early-to-mid 20th century.

The structure has been thoughtfully expanded and adapted over nearly ninety years of continuous funeral home operation while maintaining its essential residential character and architectural integrity. The building includes both the original 1920 residential portion and sympathetic additions that accommodate the specialized requirements of funeral home operations including preparation areas, viewing rooms, and chapel space. These additions demonstrate the successful adaptation of residential architecture for specialized commercial use while preserving the building's essential character as a dignified, homelike facility appropriate for community funeral services.

A particularly significant aspect of this property is its exceptional continuity of family ownership and operation since 1937, representing three generations of the Bobcean family providing funeral services to the Flat Rock community. The building's design as a combination funeral home and family residence reflects the traditional pattern of funeral home operation during the mid-20th century, when funeral directors and their families typically lived above or adjacent to their business establishments, providing around-the-clock availability for community needs while maintaining the personal, family-oriented approach to funeral services that characterized small-town mortuary care.

The building's exterior exhibits a combination of the original wood clapboard siding on the residential portions and brick construction on the commercial additions, creating a cohesive appearance that maintains residential character while accommodating the functional requirements of funeral home operations. The brick additions reflect the permanent, substantial construction expected for commercial funeral facilities while the wood siding preserves the homelike appearance that was considered essential for creating a comfortable, non-institutional environment for grieving families.

The fenestration pattern consists of regularly spaced double-hung sash windows that maintain appropriate proportions and residential character throughout the building complex. The windows provide natural light for both residential and commercial areas while preserving the dignified, homelike appearance that distinguishes successful funeral home architecture. Some windows may include replacement units that maintain appropriate proportions and character while providing improved energy efficiency and maintenance advantages.

The building's location on E. Huron River Drive places it within the established residential and commercial area that has served the Flat Rock community since the early 20th century. This location provides the accessibility necessary for funeral services while maintaining the residential neighborhood context that creates an appropriate, non-commercial environment for grieving families. The building's setting demonstrates the integrated community development pattern that characterized small towns during this period, where essential services were provided within residential areas rather than separated into purely commercial districts.

The building includes appropriate site improvements including accessible entrances, parking areas, and landscaping that enhance its function as a funeral facility while maintaining the residential character that distinguishes the property within the neighborhood context. These improvements represent the continuing adaptation of the facility to meet contemporary accessibility and operational requirements while preserving its essential character as a family-operated community institution.

The building's current continued operation as the Bobcean Funeral Home represents an extraordinary example of business continuity and family dedication to community service, spanning from the early years of Ford's Village Industries transformation through the present day. This continuity of family ownership and specialized function is extremely rare in commercial properties and demonstrates the successful adaptation of residential architecture for essential community services while maintaining both architectural integrity and family business traditions.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Gertrude Stoflet conveyed Lot 107 in the Assessor's Flat Rock Plat No. 4 to Emma D. Smith by Quit Claim Deed on May 20, 1941, recorded July 8, 1941.[1]

An Affidavit of Edward Gudith was filed on September 10, 1943, recorded September 13, 1943, regarding Lot 107. The affidavit shows that Ellen M. Stoflet was the wife of Charles Stoflet, who deeded the property to Ellen M. Stoflet during his lifetime.[2]

John C. Stoflet and Florence M., his wife, conveyed Lot 107 to Emma D. Smith by Quit Claim Deed on May 21, 1943, recorded June 5, 1943. Emma D. Smith conveyed Lot 107 to Edward Gudith and Clara B., his wife, by Warranty Deed on August 31, 1943, recorded September 13, 1943.[3]

Edward Gudith and Clara B., his wife, conveyed Lot 107 to Arthur Bobcean and Ethel C., his wife, by Warranty Deed on April 11, 1945, recorded May 2, 1945. Arthur Bobcean and Ethel C., his wife, took out a mortgage from Henry Hoffman and Lola C. Hoffman, his wife, in the amount of $4,600 on April 11, 1945, recorded June 8, 1945, on Lot 107.[4]

Arthur Bobcean and Ethel C., his wife, took out a mortgage from The State Savings Bank of Flat Rock, a Michigan Banking Corporation, in the amount of $40,000 on August 6, 1960, recorded August 11, 1960, on Lot 107.[5]

Arthur Bobcean and Ethel C., his wife, conveyed Lot 107 to Arthur Bobcean Funeral Home, Inc. by Quit Claim Deed on December 18, 1981, recorded May 11, 1982.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as **CONTRIBUTING** to the proposed Flat Rock Historical District. The Bobcean Funeral Home possesses exceptional historical significance through its combination of Early Period construction (1920) and Late Period establishment as a family funeral business (1937), representing nearly ninety years of continuous community service and an remarkable example of family business continuity within the district.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under **Criterion A** (association with events significant to broad patterns of history) as it represents both the residential development that characterized the end of Flat Rock's Early Period of Significance and the specialized commercial services that developed during the early years of the Late Period following Henry Ford's Village Industries initiatives. The building's construction in 1920 demonstrates the residential maturation that prepared Flat Rock for its industrial transformation, while its adaptation as a funeral home in 1937 reflects the community's evolution to support comprehensive professional services including specialized mortuary care for the expanding population.

The Bobcean family's continuous operation of funeral services since 1937 represents an extraordinary example of family business continuity and community service that spans the majority of the Late Period of Significance. This type of stable, family-operated professional service was essential to Ford's vision of a complete community where residents could access all necessary services within their own town, and the funeral home's success demonstrates the viability of specialized professional services in the industrial community that Ford created.

The property also contributes to the district's significance under **Criterion C** (distinctive architectural characteristics) as a representative example of 1920s Colonial Revival residential architecture that was successfully adapted for specialized commercial use while maintaining its essential architectural character. The building demonstrates the thoughtful adaptation of residential design for funeral home operations, preserving the homelike character that was considered essential for community mortuary services while accommodating the functional requirements of professional funeral operations.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original construction site within the residential and commercial area that has served the Flat Rock community since the early 20th century.

Design: The property retains excellent integrity of design. The original Colonial Revival residential form, proportions, and

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[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 74 through 147 inclusive of* Assessor's Flat Rock Plat No. 4 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-12-1 through 6A-12-31.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

character remain clearly evident despite sympathetic additions that accommodate funeral home operations. The building successfully maintains its residential character while serving specialized commercial functions.

Materials: The building retains good integrity of materials. The combination of original wood clapboard siding and brick additions creates a cohesive appearance that preserves the building's residential character while providing appropriate commercial facilities. Window replacements and updates represent appropriate maintenance that preserves overall material integrity.

Workmanship: The property demonstrates good integrity of workmanship. The original 1920s residential construction quality remains evident, while the funeral home additions reflect appropriate craftsmanship that maintains the building's dignified character and functional requirements.

Setting: The building retains excellent integrity of setting within the established residential and commercial area of Flat Rock. The neighborhood context and street relationship remain appropriate for both the building's original residential function and its continuing funeral home operations.

Feeling: The property retains strong integrity of feeling as both a 1920s residential building and a traditional family funeral home. The building successfully conveys the character of homelike funeral services and family business operations that characterized small-town mortuary care throughout the mid-20th century.

Association: The building maintains exceptional integrity of association with themes of residential development, family business operations, and community service that span both the Early and Late Periods of Significance. The continuous Bobcean family ownership since 1937 creates an extraordinary connection to the community's development throughout the Late Period.

This property should be classified as **contributing** to the Flat Rock Historical District and represents one of the most significant examples of family business continuity and community service within the proposed district boundaries. The building's construction in 1920 at the end of the Early Period, adaptation as a funeral home in 1937 during the early Late Period, and continuous family operation through the present day creates an exceptional example of both architectural preservation and family business tradition.

The Bobcean Funeral Home represents the type of essential community service that was crucial to Ford's vision of a complete, self-sufficient community where residents could access comprehensive professional services including specialized mortuary care. The family's dedication to serving the Flat Rock community for nearly ninety years demonstrates the successful implementation of Ford's community development concept and the viability of family-operated professional services in small industrial towns.

The building's successful adaptation from residential to specialized commercial use while maintaining its essential architectural character represents exemplary historic preservation that serves both community needs and architectural conservation. The combination of residential character with professional funeral services creates a dignified, appropriate facility that continues to serve community needs while preserving important architectural and social history.

CONTRIBUTING status within the Flat Rock Historical District. This property meets National Register standards for integrity and represents exceptional themes of family business continuity, community service, and architectural adaptation that span both established periods of significance and continue to serve essential community functions.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0107_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26329 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0108_000 Flat Rock Assessors Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095780	Long: -83.293331			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1943	
Architectural Style	Commercial Vernacular	
Building Form	One-story commercial building	
Roof Form	Flat Roof	
Roof Materials	Built-up roofing membrane	
Exterior Wall Materials	Concrete block with metal siding	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Commercial storefront glazing	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☒
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Commerce; Social
Period(s) of Significance	1943-1972 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

Historic Name	Hermans Hardware, Family Hardware Store/Do-It Center
Current/Common Name	Do-It Center (Krzyske Bros.)
Historic/Original Owner	Local family (1960s), Krzyske Bros.
Historic Building Use	Hardware store
Current Building Use	Hardware store
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26329 E. Huron River Drive is a one-story commercial building of utilitarian design constructed c. 1943, sited on the north side of E. Huron River Drive within Flat Rock's historic downtown commercial corridor. The building occupies Lot 108 of Assessor's Flat Rock Plat No. 4, directly across the street from the 26324–26336 commercial block on the south side.

The building presents a broad, low-slung rectangular mass to the street under a flat roof with a plain parapet. The primary (south) facade is organized around a central storefront entrance flanked by display windows, with signage mounted at the parapet level identifying the current occupant as Flat Rock Hardware under the Do It Best cooperative brand. The storefront system — aluminum-framed glazing with a recessed entrance — is a modern replacement that has eliminated whatever original storefront configuration existed. The entrance area includes a concrete apron at sidewalk level.

The exterior walls are finished in a uniform dark charcoal gray paint applied over what appears to be concrete block or a stuccoed masonry substrate. This monochromatic treatment obscures the original wall material and any decorative or structural articulation the facade may once have possessed. No original trim, cornice, bulkhead, or transom elements are visible — the painted surface reads as a single uninterrupted plane rising from sidewalk to parapet. The side elevations, partially visible, continue the same painted masonry treatment with minimal fenestration.

The building's massing — one story, flat-roofed, broad-fronted, occupying the full lot width at the sidewalk line — is characteristic of mid-twentieth-century small-town commercial construction in southeastern Michigan, where concrete block provided an economical and fire-resistant structural system for retail use. The zero-setback placement at the sidewalk maintains the traditional streetwall alignment of E. Huron River Drive's commercial corridor.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

George W. Bunte acquired Lot 108 through two warranty deeds: from Fred B. Hill on August 28, 1943, and from Cash Herman and Helen Herman on April 13, 1953, consolidating any divided interests in the parcel. Bunte was one of the Bunte Brothers of Flat Rock who had purchased Lots 62, 63, and 65 from Charles Campbell in 1917 for $750 before selling to Henry Ford in 1921 — placing him among the local landholders whose transactions facilitated Ford's Village Industries land assembly.[1]

A sequence of legal actions in 1952 documents a dispute involving Merrell Page, who apparently occupied or held an interest in the property. Nick Kleitsch filed a Sheriff's Certificate of Attachment on March 25, 1952, followed by a law file against Page and a levy on execution for $6,589.12 on August 12, 1952. The matter resolved on October 16, 1952, when Kleitsch quitclaimed Lot 108 back to Page, who simultaneously mortgaged the property to Hilda Heier for $7,000 the following day — Heier being one of the daughters of George W. Case who inherited Lots 73 and 75 and subdivided the Will Carleton Drive residential parcels. Page and his wife Alfreda then conveyed Lot 108 to Joseph G. Mahoney and Hazel Mahoney by warranty deed on March 12, 1953.[2]

Cash Herman reappears in the record on January 20, 1978, when he and his second wife Mary entered a land contract with Flat Rock Hardware, Inc. for $55,000 — establishing the hardware retail use that continues to the present day. Herman's first wife Helen J. Herman had died March 12, 1970; her death certificate was not recorded against the property until December 1, 1977, likely in preparation for the land contract transactions.[3]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 26329 E. Huron River Drive is recommended as Contributing to the Flat Rock Historical District under Criterion A.

Under Criterion A, this building documents the continuous commercial function of E. Huron River Drive's downtown corridor from the wartime period through the present. The c. 1943 construction date places the building within the mature

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 74 through 147 inclusive of* Assessor's Flat Rock Plat No. 4 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-12-1 through 6A-12-31.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

phase of Flat Rock's Village Industries–era development, when the community's commercial district was expanding to serve a population sustained by Ford Motor Company employment. George W. Bunte's acquisition of Lot 108 in 1943 connects this property to one of the families most directly involved in the land transactions that enabled Ford's industrial presence — the same Bunte Brothers who had purchased former Vreeland family lots from Charles Campbell in 1917 and sold to Henry Ford four years later. The 1952 Kleitsch-Page dispute and its resolution through Hilda Heier's mortgage financing further embeds the property within the web of local families — Bunte, Case, Heier — whose interconnected land dealings shaped Flat Rock's commercial and residential landscape across the full period of significance. The 1978 land contract establishing Flat Rock Hardware, Inc. documents the property's transition into its current long-standing retail identity, a locally owned hardware store that has served the community for nearly five decades.

The property retains integrity of location on its original site at the sidewalk line of E. Huron River Drive, maintaining the commercial corridor's traditional streetwall. Design integrity survives in the building's essential one-story flat-roofed commercial massing, zero-setback placement, and broad-fronted proportions, though the storefront has been modernized. Materials and workmanship have been substantially diminished by the uniform painted treatment that obscures the original wall surface and the replacement of the original storefront system with modern aluminum-framed glazing — no original finish materials, trim, or storefront elements are visible on the primary facade. Setting is strong within the E. Huron River Drive commercial corridor, directly across from the 26324–26336 commercial block, maintaining the paired commercial streetwall that defines this section of downtown Flat Rock. Feeling has been diminished by the modern paint scheme and signage, which give the building a contemporary retail appearance that does not immediately convey its mid-twentieth-century origins. Association remains strong through uninterrupted commercial use from construction to the present, with the Flat Rock Hardware identity representing the most sustained single-use period in the building's history.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The c. 1943 construction date falls within the 1920–1975 period of significance, and the building's chain of title connects it to locally significant families — the Buntes, who facilitated Ford's land assembly, and the Heiers, who subdivided the Case family's Will Carleton Drive holdings. Despite substantial exterior alteration including painted-over masonry and a modernized storefront, the building retains its original commercial massing, flat-roofed form, and zero-setback streetwall placement within the E. Huron River Drive corridor. Uninterrupted commercial use from construction through the present — culminating in nearly five decades as Flat Rock Hardware — documents the sustained retail function of the downtown core across the full period of significance. Contributing under Criterion A.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0108_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26433 Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0124_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096470	Long: -83.294400			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1890
Architectural Style	Vernacular Farmhouse/Folk Victorian
Building Form	Two-story vernacular house with additions
Roof Form	Gable roof with additions
Roof Materials	Asphalt shingles
Exterior Wall Materials	Wood siding
Foundation Materials	Stone/concrete
Window Materials	Wood and replacement units
Window Type	Double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☒
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture; Settlement; Agriculture						
Period(s) of Significance	1834-1920s (Early Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	Michaels on the River						
Historic/Original Owner	Eliza Van Riper / Clayton & Emma Wisdom						
Historic Building Use	Farmhouse/residence						
Current Building Use	Restaurant						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26433 E. Huron River Drive is a two-story vernacular Gable-Front-and-Wing residence constructed c. 1890, sited on the south side of E. Huron River Drive within the Flat Rock Historical District. The house presents a front-gabled main block of two full stories facing north toward the street, with a lower side-gabled wing extending to the west creating the characteristic L-shaped plan common to late nineteenth-century vernacular residential architecture in southeastern Michigan.

The front-gabled main block rises to a moderately pitched apex with plain raking trim. The primary (north) facade of the main block features a second-story window centered in the gable and fenestration at the first floor. A small entrance porch with a gabled roof shelters the main door at the junction of the main block and side wing, supported by simple posts. The porch's modest scale and gabled canopy are consistent with late Victorian-era domestic design. Brown decorative shutters flank the second-story window on the front gable and appear on select windows elsewhere, providing the building's primary applied ornamental element.

The side-gabled wing extends to the west at a lower height than the main block, maintaining the hierarchical massing relationship characteristic of the Gable-Front-and-Wing form. The wing carries a similar fenestration rhythm of replacement double-hung windows in what appear to be original openings. A brick chimney rises from the roof ridge, indicating an interior heating source consistent with the building's nineteenth-century origins.

The exterior walls are clad in white vinyl or aluminum siding over the original wood clapboard, obscuring the original wall material but preserving the building's volumetric form, corner definition, and the spatial relationship between main block and wing. The cross-gabled roof is clad in brown asphalt shingles. Fenestration throughout consists of replacement vinyl double-hung windows, though the original opening sizes and placement appear largely undisturbed. The foundation is stone or concrete block.

The lot includes rear outbuildings and sheds visible behind the main house, and mature vegetation flanks the property. Landscaping at the front includes ornamental plantings, a shaped boxwood, and low brick or stone edging along the street frontage, as visible in the street-level photograph.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Eliza Van Riper — identified in the records as Mrs. Eliza Ryan, formerly Eliza Van Riper, widow of Adrian Van Riper — conveyed Lot 243 to Clayton and Emma Wisdom by warranty deed for $135 on September 9, 1896.[1] The modest price suggests a family-adjacent transfer or a lot with an existing modest dwelling rather than a significant improved property. The Wisdoms held the property for over two decades before selling to Wellington and Mary E. Chamberlin for $3,000 on August 1, 1917 — a twenty-fold increase that reflects both genuine property improvement and World War I–era inflation in southeastern Michigan real estate values.[2]

Wellington and Mary E. Chamberlin conveyed to Edward and Clara B. Gudith for one dollar and other consideration on May 1, 1920, just two years before the Ford Lamp Factory opened.[3] The Gudiths held the property for over three decades until Clara B. Gudith's death, with her estate entering probate on February 7, 1955.[4] The probate revealed an extensive network of cousin-heirs — Dwight Strong, Melva A. Reed, Ransford Button, Elliott Sanderson, Donald Sanderson, Neil Sanderson, Loretta Hendricks, Clayton Van Cleef, and others — indicating Clara had no direct descendants. The estate administrator Archibald W. Brighton Jr. conveyed the property (now referenced as Lot 124, reflecting a plat renumbering) to Sam and Nellie Saros by executor's deed for $13,500 on July 2, 1956.[5] The Saroses immediately mortgaged to Fred B. Hill and Cora Hill for $11,000, financing most of the purchase price through the same Hill family that appears in the Lot 108 chain of title for the Flat Rock Hardware property.[6]

The Saros ownership entered a complicated phase through the 1970s and 1980s. Sam and Nellie Saros divorced, with Nellie quitclaiming Lot 124 to Sam on February 20, 1970, pursuant to a judgment of divorce, while Sam simultaneously mortgaged to Nellie for $12,500 on Lots 122, 123, and 124 — the divorce settlement apparently requiring Sam to buy out Nellie's interest across multiple properties.[7] David P. Johnson quitclaimed Lots 122, 123, and 124 to John Saros and Sam Saros for $7,755 in September 1980, and Nellie Saros executed a second quitclaim of Lot 124 to Sam in September 1984, finally clearing her interest.[8] Sam Saros then entered a land contract with George H. and Huquette P. Catellier for $150,000 on September 28, 1984, on Lots 122 and 124 — a substantial transaction suggesting the combined parcels carried significant value by the mid-1980s.[9] The Saros name also appears in the Lot 75 Will Carleton Drive parcel sales from the Heier/Burden subdivision, where Sam and Nellie Saros acquired Parcel S8 in 1952, connecting this family to multiple properties within the district.[10]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 26433 E. Huron River Drive is recommended as Contributing to the Flat Rock Historical District under Criteria A and C.

Under Criterion A, the property documents the residential development of E. Huron River Drive from the pre-Ford agricultural village period through the Village Industries era and beyond. The c. 1890 construction date and the Van Riper provenance place the building within Flat Rock's late nineteenth-century settlement fabric, predating the Ford Lamp Factory by over three decades. The Chamberlin-to-Gudith transfer in 1920 — just two years before the factory opened — and the Gudiths' subsequent thirty-five-year occupancy document the transition from agricultural-village residency through the full arc of the Village Industries period. The Saros family's multi-property holdings within the district, including this lot and Parcel S8 on Will Carleton Drive, reflect the pattern of local families accumulating real estate across multiple subdivisions during and after the Ford era. The chain of title's connections to Fred B. Hill as mortgage lender and the repeated appearance of the Saros name across district properties embed this house within the network of interrelated local families whose transactions shaped Flat Rock's residential landscape.

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[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[4] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 74 through 147 inclusive of* Assessor's Flat Rock Plat No. 4 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-12-1 through 6A-12-31.*

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

Under Criterion C, the building is a representative example of the Gable-Front-and-Wing residential form that characterizes Flat Rock's pre-Ford settlement-era housing stock. The two-story front-gabled main block with lower side-gabled wing, cross-gabled roofline, and L-shaped plan represent the most common vernacular house type of late nineteenth-century rural and small-town Michigan. The surviving brick chimney, original window placement, and hierarchical massing between main block and wing preserve the building's essential architectural vocabulary despite the application of replacement siding and windows.

The property retains integrity of location on its original site along E. Huron River Drive, continuously occupied since c. 1890. Design integrity is strong — the Gable-Front-and-Wing massing, cross-gabled roofline, two-story scale, entrance porch, brick chimney, and L-shaped plan all survive intact, preserving the essential spatial relationships and volumetric character of the original form. Materials and workmanship have been diminished by the application of vinyl or aluminum siding over original wood clapboard and replacement of windows with vinyl units, obscuring original wall material and fenestration details. Setting is strong within the E. Huron River Drive residential-commercial corridor, where the building maintains its intended relationship to the street and surrounding context. Feeling is conveyed through the building's two-story vernacular scale, cross-gabled roofline, entrance porch, and chimney — elements that immediately distinguish it from the smaller-scale worker housing of the Village Industries era and communicate its nineteenth-century origins. Association is strong through over 130 years of continuous residential use and documented ownership chains connecting the property to locally significant families.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The c. 1890 construction date places this among the older residential buildings in the survey area, predating the Village Industries era by three decades and documenting the pre-Ford settlement fabric along E. Huron River Drive. The chain of title traces continuous residential ownership from the Van Riper family through the Wisdoms, Chamberlins, Gudiths, and Saroses — the last family holding multiple properties across the district. Despite vinyl siding and replacement windows, strong integrity of location, design, setting, feeling, and association supports Contributing status. The surviving Gable-Front-and-Wing form, brick chimney, and original massing preserve the building's essential late nineteenth-century character. Contributing under Criteria A and C.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0124_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26342 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0093_000 Lots 93 & 94 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09713		Long: -83.29230		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	2003	
Architectural Style	Contemporary Commercial/Medical	
Building Form	One-story commercial medical facility	
Roof Form	Complex hip and gable roof system	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer and synthetic materials	
Foundation Materials	Poured concrete	
Window Materials	Vinyl/aluminum	
Window Type	Fixed and casement windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☒
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A
Period(s) of Significance	N/A

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☐	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☐	Association ☐

General Integrity: N/A	Intact ☐	Altered ☐	Moved ☐ Date(s):

Current/Common Name	Urgent Care Medical Facility
Historic/Original Owner	N/A
Historic Building Use	N/A
Current Building Use	Medical facility (urgent care)
Architect/Engineer/Designer	N/A
Builder/Contractor	N/A

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26342 Gibraltar Rd. North is a one-story contemporary commercial medical facility constructed in 2003, representing modern healthcare facility development that occurred well beyond the established periods of significance for the Flat Rock Historical District. The building exhibits design characteristics typical of early 21st-century medical office construction, employing standardized materials and contemporary design elements that reflect current healthcare facility requirements rather than the architectural traditions established during Flat Rock's periods of historic significance.

The building features a complex roof system combining hip and gable elements that creates visual interest while accommodating the varied interior spaces required for modern medical practice. This roof configuration reflects contemporary commercial design preferences that emphasize varied rooflines and architectural complexity to distinguish buildings within competitive commercial markets. The roof is covered with standard asphalt shingles in neutral colors that coordinate with the overall exterior color scheme.

The structure displays a horizontal emphasis typical of modern single-story commercial construction, with a building footprint designed to accommodate the specialized spatial requirements of urgent care medical services including waiting areas, examination rooms, diagnostic equipment spaces, and administrative offices. The building's form prioritizes functional efficiency and compliance with contemporary healthcare facility codes rather than architectural harmony with the historic character of the surrounding district.

The exterior walls employ a combination of brick veneer and synthetic materials that reflect contemporary commercial construction practices emphasizing low maintenance and standardized appearance. The brick veneer provides a substantial appearance intended to convey professional stability, while synthetic materials reduce maintenance requirements and construction costs. These materials represent the type of manufactured building products that became standard in commercial construction during the early 21st century but differ substantially from the traditional building materials characteristic of Flat Rock's historic periods.

The fenestration pattern consists of contemporary vinyl or aluminum-framed windows in various configurations designed to meet the specific lighting and privacy requirements of medical facilities rather than to create architectural rhythm or historic character. The windows include both fixed units for energy efficiency and casement windows for ventilation, arranged according to interior functional requirements rather than exterior compositional principles. The window proportions and materials reflect contemporary commercial glazing systems that prioritize energy performance and maintenance considerations over historical architectural compatibility.

The building's entrance and site design reflect modern commercial development standards including handicap accessibility requirements, parking regulations, and signage provisions that create a functional medical facility but do not relate to the development patterns or architectural character established during Flat Rock's periods of significance. The site planning emphasizes automobile access and parking efficiency typical of contemporary commercial development rather than the pedestrian-oriented development patterns that characterized historic commercial construction.

The building represents the type of specialized commercial development that characterizes contemporary suburban medical facility construction, designed to serve regional healthcare needs through standardized building types that can be efficiently constructed and operated. While the facility serves important community healthcare needs, its design reflects contemporary commercial development practices that prioritize functional efficiency and regulatory compliance over architectural continuity with historic district character.

The building's location within the historic district boundaries demonstrates the continuing commercial development of Flat Rock beyond the established periods of significance, representing the community's ongoing evolution to meet contemporary service needs while maintaining its essential residential and commercial character through the preservation of contributing historic resources.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

The building at 26342 Gibraltar was sonstructed in 2003, and is outside the period of significance for the Flat Rock Historic District.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as **NON-CONTRIBUTING** to the proposed Flat Rock Historical District. The building fails to meet the integrity standards necessary for contributing status within a historic district context and does not possess individual significance under any of the four National Register criteria.

Evaluation Under National Register Criteria:

The property does not meet Criterion A (association with events significant to broad patterns of history) as it was constructed in 2003, thirty-one years after the end of the Late Period of Significance (1922-1972) established for the Flat Rock Historical District. The building has no association with Michael Vreeland's 1834 village establishment, the agricultural and milling activities of the 19th century, Henry Ford's Village Industries program beginning in 1922, or the subsequent industrial development that shaped Flat Rock's historic character through 1972.

The property does not meet Criterion B (association with significant persons) as no individuals of historical importance to Flat Rock or the broader region are associated with this recently constructed medical facility.

The property does not meet Criterion C (distinctive architectural characteristics) as it represents contemporary commercial medical facility construction that lacks the design qualities, craftsmanship, and materials characteristic of Flat Rock's historic periods. The building exhibits standardized early 21st-century commercial design features that differ substantially from the vernacular, Colonial Revival, Craftsman, or other architectural styles that characterize the district's contributing resources.

The property does not meet Criterion D (information potential) as it represents well-documented contemporary construction techniques and materials that offer no significant archaeological or informational value related to Flat Rock's historic development.

This property should be classified as **non-contributing** to the Flat Rock Historical District. The 2003 construction date places this building well beyond the established periods of significance, and its contemporary medical facility character does not reflect or support the historic themes that justify the district's National Register eligibility. While the building serves important community healthcare needs, its standardized commercial design and modern materials create a facility that lacks connection to Flat Rock's historic development patterns.

The presence of this non-contributing resource does not compromise the overall integrity of the proposed historic district, provided that contributing resources continue to represent the majority of buildings within the district boundaries and that the historic development patterns and architectural character remain clearly evident. The Michigan SHPO recognizes that historic districts appropriately include some non-contributing resources that represent the community's continuing evolution while maintaining the essential historic character that justifies district designation.

The building's function as a medical facility demonstrates the community's continuing development to meet contemporary service needs, but its design reflects standardized commercial development practices that do not contribute to the understanding or preservation of Flat Rock's historical significance during the established periods of significance.

SHPO Compliance Recommendation: NON-CONTRIBUTING status within the Flat Rock Historical District. This property meets the standards for inclusion within district boundaries as a non-contributing resource that does not detract from the overall historic character while acknowledging the community's ongoing development beyond the established periods of significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_02_0093_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26317 Gibraltar				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0097_000 Lot 97 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096060		Long: -83.292620		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1925 (rehabilitated 2019 following fire)	
Architectural Style	Tudor Revival/Commercial Vernacular	
Building Form	Two-story commercial building	
Roof Form	Complex gable roof system	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick, wood siding, stone veneer	
Foundation Materials	Concrete	
Window Materials	Wood and replacement units	
Window Type	Double-hung sash and commercial display windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☒
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture; Commerce						
Period(s) of Significance	1922-1972 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Partial restoration after 2nd floor fire				Date(s): 2019	
Historic Name	Commercial building/Dress shop						
Current/Common Name	Shagg (commercial salon establishment)						
Historic/Original Owner	Lindsay House						
Historic Building Use	Commercial (dress shop in 1950s – explains period display windows)						
Current Building Use	Commercial						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Bunte (possibly)						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26317 Gibraltar Road is a 1.5-to-2-story commercial building constructed c. 1925, sited on the south side of Gibraltar Road at its intersection with E. Huron River Drive within the Flat Rock Historical District. The building sustained minor fire damage to a small portion of the roof and upper floor in 2017, repaired by the owners close to the original configuration. The building occupies Lot 97 of Assessor's Flat Rock Plat No. 4, positioned at a prominent corner within the commercial core of downtown Flat Rock.

The building presents a complex roofline dominated by a steeply pitched hipped roof with lower cross-gabled projections, creating an irregular but visually distinctive silhouette at the Gibraltar Road streetscape. The steep roof pitch and overall massing reflect Craftsman-era design influences consistent with the c. 1925 construction date. The roof is clad in asphalt shingles, with the small section damaged in 2017 repaired in matching material.

The exterior walls are clad in tan or gold-toned siding — vinyl or fiber cement — over the original wall material. The primary facade facing Gibraltar Road incorporates commercial storefront glazing at the ground level with a customer entrance, identifying the current salon use through mounted signage. Upper-story fenestration consists of replacement vinyl windows. The building's footprint fills the lot at the sidewalk line, maintaining the zero-setback commercial streetwall alignment characteristic of the Gibraltar Road and E. Huron River Drive intersection.

The bulk of the building's structural fabric, massing, and spatial configuration survive from the original c. 1925 construction. The 2017 fire affected only a small area of the roof and upper floor; the repair was executed close to the original, preserving the building's essential form and its relationship to the surrounding streetscape. Exterior materials have been altered through the application of replacement siding and windows independent of the fire damage, consistent with the pattern of incremental modernization seen across the district's commercial properties.

A landscaped area with low stone or masonry retaining wall and ornamental plantings occupies the ground plane adjacent to the building, and a commercial sign identifies the business at the sidewalk.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, John & Marion Crooks and family were living at 26317 Erie.[1] In 1939, Anna Lindsay were living at 26317 Erie.[2]

George W. Bunte — one of the Bunte Brothers who purchased Lots 62, 63, and 65 from Charles Campbell in 1917 and sold to Henry Ford in 1921 — conveyed the west 24 feet of Lot 97 to J.F. Lindsay and Anna R. Lindsay on April 12, 1927, though the deed was not recorded until August 3, 1965, nearly four decades later.[3] This extraordinarily delayed recording mirrors the pattern seen elsewhere in the Flat Rock title records, most notably the 1841 Michael Vreeland deed that went unrecorded until 1888. Bunte's ownership of Lot 97 in 1927, just six years after selling his Vreeland-line lots to Ford, documents his continued local real estate activity in the years following the Ford land assembly.[4]

Anna R. Lindsay's estate entered probate on August 3, 1965, the same date the long-unrecorded 1927 deed was finally placed on record — the probate proceeding apparently triggering the belated recording to clear title.[5] The probate inventory filed November 16, 1965, recites Lot 97.[6] Ralph Lindsay and Rosewayne Lindsay then conveyed Lot 97 to Marion Crooks on December 14, 1966, and separately Alice Neifert and Glenn and Virginia Lindsay conveyed their interests to the same on December 22, 1966 — the multiple deeds consolidating the Lindsay heirs' divided interests into single ownership.[7] The Neifert name reappears here as it does throughout Flat Rock's commercial property records, connecting this lot to the family whose lending and ownership activity is documented across multiple downtown parcels.[8] Marion Crooks immediately conveyed to John Crooks and Marion as husband and wife on December 22, 1966, likely a title-clearing deed to establish proper tenancy.[9]

The estate of Julia Esther Ganz, formerly Julia Esther Fleming, entered probate October 4, 1968, with the inventory reciting a purchaser's interest in a land contract on Lot 97 — indicating Ganz had been buying the property on contract at the time of her death.[10] John and Marion Crooks conveyed Lot 97 to Annetta L. Morton for $28,900 on June 21, 1978.[11] Morton had already entered a land contract with Barry E. and Kathleen Sedlock for $60,000 on December 21, 1977 — recorded July 1978 — suggesting Morton acquired title from the Crooks specifically to complete or formalize the Sedlock transaction, with a $31,100 margin between acquisition and sale prices.[12] Morton subsequently added Margaret E. Tinsley as joint tenant by quitclaim in October 1979, subject to the outstanding Sedlock land contract.[13]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 26317 Gibraltar Road is recommended as Contributing to the Flat Rock Historical District under Criterion A.

Under Criterion A, the building documents the commercial development of the Gibraltar Road and E. Huron River Drive intersection — the functional center of downtown Flat Rock — from the early Village Industries era through the present. The c. 1925 construction date places the building within the first years of community growth following the opening of the Ford Lamp Factory in 1922, when Flat Rock's commercial district was expanding to serve a rapidly growing workforce. George W. Bunte's involvement in Lot 97 further documents his real estate activity in the years following his role in the Ford land assembly — the same Bunte Brothers who purchased former Vreeland family lots from Charles Campbell in 1917 and sold to Henry Ford in 1921. Bunte's 1927 conveyance of the west 24 feet of Lot 97 to J.F. and Anna R. Lindsay, though not recorded for nearly four decades, establishes the building's earliest documented ownership within the circle of local families directly connected to the Ford transformation. The chain of title's connections to the Neifert and Crooks families embed the

[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 74 through 147 inclusive of* Assessor's Flat Rock Plat No. 4 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-12-1 through 6A-12-31.*

[4] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[11] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[12] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[13] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

property within the network of interrelated local families whose land dealings shaped the downtown commercial core. The building's sustained commercial use — dress shop, boutique, salon — documents the retail economy along Gibraltar Road across the full period of significance, with continuous adaptation to changing consumer demand while maintaining commercial function on this prominent corner.

The property retains integrity of location on its original site at the Gibraltar Road and E. Huron River Drive intersection. Design integrity is strong — the steeply pitched hipped roof, cross-gabled projections, 1.5-to-2-story massing, and zero-setback streetwall placement all survive from the original c. 1925 construction; the 2017 fire affected only a small portion of the roof and upper floor, and the repair preserved the building's essential form. Materials and workmanship have been diminished by the application of replacement siding and windows and the localized roof repair, though these alterations are consistent with the incremental modernization common across the district's commercial properties and are not solely attributable to the fire. Setting is excellent at the prominent downtown corner where Gibraltar Road meets E. Huron River Drive. Feeling is conveyed through the building's distinctive Craftsman-era roofline, 1920s-scale massing, and commercial storefront character, which distinguish it from later construction. Association is strong through uninterrupted commercial use and documented connections to the Bunte, Lindsay, Neifert, and Crooks families.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The c. 1925 construction date falls within the 1920–1975 period of significance, and the chain of title documents connections to the Bunte family (Ford land assembly participants), the Neiferts, and other locally significant families. The 2017 fire damaged only a small portion of the roof and upper floor; the bulk of the building's original structural fabric, massing, and spatial configuration survive, and repairs were executed close to the original. Exterior materials have been altered through replacement siding and windows — consistent with incremental modernization across the district — diminishing Materials and Workmanship integrity, but the building retains integrity of Location, Design, Setting, Feeling, and Association. Sustained commercial use from the 1920s through the present documents the retail economy at the Gibraltar Road and E. Huron River Drive intersection across the full period of significance. Contributing under Criterion A.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0097_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26276_Heier Court				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_091_01_0016_301 Lot 16 Assessor's Flat Rock Plat No.2 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.100580		Long: -83.292840		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1939
Architectural Style	Colonial Revival/Vernacular Duplex
Building Form	Two-story duplex
Roof Form	Side-gable with dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete
Window Materials	Vinyl replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 / Detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☒
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture; Social History; Commerce
Period(s) of Significance	1922-1972 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☐ Workmanship ☐ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☐ Altered ☒ Moved ☐ Date(s):
Historic Name	Heier House
Current/Common Name	Historic duplex
Historic/Original Owner	Heier brothers (coal and lumber yard operators)
Historic Building Use	Duplex residence
Current Building Use	Duplex residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26276 Heier Ct. South is a two-story duplex constructed in 1939 during the Late Period of Significance for the Flat Rock Historical District, representing the type of multi-family residential construction that characterized housing development during the late 1930s when Flat Rock was experiencing sustained growth related to Henry Ford's Village Industries program and the expanding industrial economy that required diverse housing options for workers and their families. Known historically as the Heier House, the building demonstrates the practical approach to residential development that provided affordable housing solutions while maintaining the architectural character and neighborhood scale appropriate to established residential areas.

The building exhibits Colonial Revival design elements adapted for duplex construction, featuring a side-gable roof configuration with dormers that creates a substantial, homelike appearance while efficiently accommodating two separate living units within a single structure. This design approach reflects the influence of traditional American residential architecture on practical multi-family construction during the late 1930s, when builders sought to create duplex housing that maintained the visual character of single-family neighborhoods while providing the economic advantages of multi-unit construction for both property owners and tenants.

The structure displays a symmetrical facade organization that clearly expresses its duplex function through the arrangement of entrances and windows while maintaining overall architectural coherence. The building's massing and proportions reflect careful planning that maximizes living space for both units while creating an attractive, substantial appearance that contributes positively to the residential streetscape. This balanced approach to duplex design demonstrates the sophisticated residential planning that characterized Flat Rock's development during the late 1930s, when the community had achieved sufficient stability to support diverse housing types.

The exterior walls are currently clad in vinyl siding that has been installed over the original wood siding, representing a common and practical maintenance approach that preserves the underlying historic fabric while providing enhanced weather protection and reduced maintenance requirements. The vinyl siding maintains the building's original proportions and visual character while demonstrating the continuing adaptation of historic residential properties to meet contemporary maintenance and energy efficiency needs. The neutral color selection integrates well with the surrounding residential context and preserves the building's dignified appearance.

The roof system includes dormers that provide additional living space and natural light for the upper-level units while adding architectural interest to the building's profile. These dormers represent important character-defining features that enhance both the building's functional capacity and its architectural appeal, demonstrating the thoughtful design that distinguished quality duplex construction during this period. The dormers maintain appropriate scale and proportion relationships with the main roof structure, creating a harmonious overall composition.

The fenestration pattern consists of regularly spaced double-hung sash windows that appear to be replacement units maintaining appropriate proportions and configurations consistent with the original 1939 design intent. The windows are arranged symmetrically to serve both duplex units while creating a balanced, attractive appearance that maintains the building's residential character. The window replacement represents appropriate maintenance that preserves the building's essential character while providing improved energy efficiency and functionality.

A particularly significant aspect of this property is its association with the two Heier brothers who operated the coal and lumber yard in Flat Rock and constructed this duplex in 1939 to house both families, with each brother's family occupying one side of the building. This arrangement represents an important example of family business housing that characterized small-town industrial communities during the late 1930s, where related families involved in essential business operations often chose to live in close proximity while maintaining separate households. The coal and lumber yard operation represented a crucial business that supported both residential and commercial construction throughout Flat Rock, providing essential building materials for the community's continued growth during the Late Period of Significance.

The building includes a detached garage that provides automobile accommodation typical of residential construction during the late 1930s, when car ownership was becoming increasingly common among working families. The garage represents the continuing adaptation of residential properties to accommodate changing transportation needs while maintaining the building's essential residential character and function.

The property is situated on Heier Court, a residential street that reflects the planned residential development that characterized Flat Rock's growth during the Late Period of Significance. The building's location within an established residential neighborhood demonstrates the successful integration of multi-family housing within single-family residential areas, creating housing diversity while maintaining neighborhood character and scale.

The building's continued use as a duplex maintains its original function while continuing to provide affordable housing options for Flat Rock residents, demonstrating the enduring viability of well-designed multi-family residential construction and the continuing relevance of 1930s housing solutions to contemporary community needs.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The Estate of Charles W. Heier, deceased, was the subject of a Will recorded November 1, 1944, filed December 6, 1945, regarding Lot 16 and other lots.[1] The residue of the estate was bequeathed to wife Hilda Heier, a one-third interest, with the children receiving the remaining two-thirds interest.[2]

Louise Fish conveyed Lot 16 and other lots to Warren Heier, Hilda Heier, and Warren Heier, as tenants in common, by Quit Claim Deed on November 9, 1945, recorded February 19, 1946.[3] Marjorie Bryan also conveyed Lot 16 and other lots to the same grantees by Quit Claim Deed on November 9, 1945, recorded February 19, 1946.[4]

Hilda Heier conveyed an undivided one-quarter interest in Lot 16 and other lots to Warren E. Heier by Land Contract for $5,000 on January 2, 1952, recorded February 4, 1954.[5] Payment of an additional sum of $35,000 was noted. The property was subject to easements.

Hilda Heier conveyed Lot 16 and other lots to Warren E. Heier and Lillian A., his wife, by Quit Claim Deed on January 29, 1955, recorded February 4, 1955.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as contributing to the proposed Flat Rock Historic District. Constructed in 1939 by the Heier brothers, who operated the local coal and lumber yard, the building meets integrity standards for contributing status and represents an important component of Flat Rock's multifamily residential development during the district's late period of significance.

Under Criterion A, the property is significant for its association with both multifamily residential development and the essential business operations that supported Flat Rock's continued growth following Henry Ford's Village Industries initiatives. The Heier brothers' coal and lumber yard supplied building materials for residential and commercial construction throughout the community, and their duplex housing arrangement demonstrates the practical integration of business operations and family life that characterized successful small-town industrial communities during this period. The building reflects the maturation of Flat Rock's residential infrastructure in the late 1930s, when the community had achieved sufficient stability to support diverse housing types — including well-designed duplex construction — that accommodated the expanding workforce while preserving neighborhood scale and character.

Under Criterion C, the building is a representative example of late 1930s Colonial Revival duplex architecture, demonstrating the successful adaptation of traditional residential design to multifamily construction through its side-gable roof with dormers, symmetrical facade organization, appropriate proportions, and integration with the surrounding residential context.

The property retains sufficient integrity across all seven aspects to convey its historical and architectural significance. It remains on its original site within the residential neighborhood that developed during the late period of significance, and its original duplex form, roof profile, dormers, fenestration pattern, and overall massing are intact. While the exterior has been re-sided with vinyl — a common maintenance alteration among resources of this age — the underlying historic fabric, proportional relationships, and design intent remain clearly legible. The street relationship, lot configuration, and surrounding development pattern are consistent with late 1930s residential character, and the building continues to convey a strong feeling of and association with the themes of multifamily housing, affordable workforce accommodation, and community growth tied to Ford's Village Industries program. Its continued use as a duplex after more than eighty years further demonstrates the lasting viability of the original design and reinforces the property's contribution to the district's historical narrative.

References

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_091_01_0016_301; citing records held by the City of Flat Rock.

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026; Imaged. Wayne County Register of Deeds Quicklink (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: Plat > Liber #: 67 > Page #: 42 > Search >. Citing Wayne County Register of Deeds Office, Detroit. *NOTE: This lot history narrative covers Lots 12 through 38 inclusive of Assessor's Flat Rock Plat No. 2 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 42, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-10-1 through GA-10-47.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26358_Moses				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_05_0011_000 Lot 11 Moses Sub No.1 (Sept. 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098760	Long: -83.290520			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1950
Architectural Style	Post-War Cottage/Minimal Traditional
Building Form	One-story cottage with front-facing gable
Roof Form	Front-facing gable with side additions
Roof Materials	Asphalt shingles
Exterior Wall Materials	Board and batten siding
Foundation Materials	Concrete
Window Materials	Wood and replacement units
Window Type	Multi-light and double-hung sash windows
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☒
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture; Social History						
Period(s) of Significance	1922-1972 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	26358 Moses						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	2 March 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26358 Moses North is a one-story cottage constructed in 1950 during the post-World War II period within the Late Period of Significance for the Flat Rock Historical District. The dwelling represents the type of modest, well-designed residential construction that characterized the housing boom that followed the war, when returning veterans and their families sought affordable, practical housing in established communities like Flat Rock that offered both employment opportunities and small-town residential character within the industrial region of southeastern Michigan.

The building exhibits characteristic post-war cottage design elements that reflect both the influence of traditional American residential architecture and the practical considerations that shaped housing construction during the early 1950s. The dwelling features a front-facing gable form that creates a strong vertical emphasis and attractive street presence while maximizing interior space within a compact, economical footprint. This gable-front configuration was particularly popular during the post-war period when builders sought to create distinctive, homelike appearances for modest residential construction while controlling construction costs.

The structure displays board and batten siding that provides an attractive, textural exterior surface while reflecting the continued use of wood construction materials during the early 1950s, before the widespread adoption of synthetic siding materials in residential construction. The board and batten installation creates strong vertical lines that complement the front-facing gable form and demonstrates quality construction methods that were employed in post-war residential development. The siding is painted in an attractive two-tone color scheme with blue walls and white trim that enhances the building's cottage character and provides visual interest.

A significant architectural feature of this dwelling is the covered front porch that extends across a portion of the primary facade, creating a welcoming entrance area that reflects the emphasis on outdoor living and neighborhood interaction that characterized post-war residential design. The porch provides practical weather protection while creating an attractive transitional space between the interior and exterior environments. The porch design includes simple columns and railings that demonstrate the straightforward, unpretentious approach to residential construction that distinguished post-war cottage architecture.

The fenestration pattern consists of multi-light windows that create visual interest and reflect the influence of traditional residential design on post-war construction, combined with larger single-sash windows that provide generous natural light for interior spaces. The multi-light windows demonstrate the continuing appeal of traditional window configurations that referenced earlier residential styles while the larger windows reflect contemporary preferences for increased natural light and visual connection with the outdoor environment. This combination of window types creates an attractive, balanced facade composition.

The building's roof system includes the primary front-facing gable with side additions that accommodate additional living space while maintaining the cottage's essential character and scale. The roof configuration demonstrates the practical approach to residential expansion that characterized post-war housing, where basic house forms could be extended to meet growing family needs while preserving the building's essential architectural character. The roof is covered with asphalt shingles that provide practical weather protection.

The dwelling represents the type of affordable, quality residential construction that provided housing for working families during Flat Rock's post-war growth period, when the community's established industrial base continued to attract residents seeking employment opportunities in the automotive and related industries. The building's modest scale and practical design reflect the economic constraints and lifestyle preferences of young families during the early 1950s, when homeownership became increasingly accessible to working-class families.

The building's location on Moses Street places it within a residential neighborhood that developed during the post-war period, demonstrating the continuing expansion of Flat Rock's residential areas to accommodate the housing needs of families drawn to the community by employment opportunities in the established industrial sector. The building's integration within this residential context reflects the successful community planning that characterized Flat Rock's development throughout the Late Period of Significance.

The dwelling's continued use as a single-family residence maintains its original function while demonstrating the enduring appeal and livability of well-designed post-war cottage architecture. The building represents successful residential construction that has provided comfortable family housing for over seventy years while maintaining its essential character and contributing to the residential neighborhood character that distinguishes Flat Rock's residential areas.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Lot 11 and its companion Lot 22 were part of a four-lot parcel — Lots 10, 11, 22, and 23 — conveyed by Fred B. and Cora Hill to Harry and Jennie Sonnenberg by warranty deed in January 1941.[1] After Harry's death, Jennie Sonnenberg, as survivor, sold Lots 11 and 22 to Herbert A. and Joyce Blohm in April 1956.[2]

The two lots then split onto separate tracks. On the same day in July 1973, Erwin W. and Elsie Blohm conveyed Lot 11 to Raphael Bennett Jr. and Thelma, his wife, for $50, while Herbert and Joyce Blohm conveyed Lot 22 to Erwin and Elsie Blohm as joint tenants.[3] The Bennetts promptly mortgaged Lot 11 for $15,200 through Peoples Bank of Trenton in September 1973, then quit-claimed the lot back to themselves and the Blohms jointly that same month.[4] In April 1976, Thelma Bennett quit-claimed her interest in Lot 11 to Raphael Jr. individually, barring her dower rights, and Raphael simultaneously conveyed the lot to himself as trustee under a trust agreement dated March 30, 1976.[5]

Herbert and Joyce Blohm and Raphael Bennett Jr., acting as trustee, then sold Lot 11 to Leon E. and Patricia H. Simeck by warranty deed for $21,000 in November 1977.[6] The Simecks held the property until March 1986, when they entered into a land contract with E. J. and Olwyn Zamorski for $35,000.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as **CONTRIBUTING** to the proposed Flat Rock Historical District. The dwelling meets the integrity standards necessary for contributing status and represents an important component of Flat Rock's post-World War II residential development during the Late Period of Significance.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under **Criterion A** (association with events significant to broad patterns of history) as it represents the post-World War II residential development that occurred in Flat Rock during the Late Period of Significance, when the community was experiencing continued growth related to the long-term success of Henry Ford's Village Industries program and the expanding automotive and related industries that had established southeastern Michigan as a major industrial region. Constructed in 1950, twenty-eight years after Ford's arrival in 1922, the building demonstrates the type of affordable residential construction that provided housing for working families during the post-war economic boom.

The building represents the successful adaptation of Flat Rock to post-war housing needs, showing how the community's established industrial base continued to attract residents seeking both employment opportunities and small-town residential character within the larger Detroit metropolitan industrial region. This type of modest, well-designed residential construction was essential to accommodating the housing needs of returning veterans and young families while maintaining the community character that had distinguished Flat Rock since Ford's original Village Industries development.

The building also contributes to the district's significance under **Criterion C** (distinctive architectural characteristics) as a representative example of post-war cottage residential architecture. The dwelling demonstrates the influence of traditional American residential design principles on modest post-war construction, featuring characteristic elements such as the front-facing gable form, board and batten siding, covered front porch, multi-light windows, and cottage scale that distinguished quality residential construction during the early 1950s.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original construction site within the residential neighborhood that developed during Flat Rock's post-war growth period.

Design: The property retains excellent integrity of design. The original cottage form, front-facing gable configuration, covered front porch, fenestration pattern, and overall massing remain intact and clearly express the building's post-war cottage design intent.

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[1] Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: 69 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Henry Moses Subdivision No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 55, Page 69, on 7 July 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-6-1 through 6A-6-10.*

[2] Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 –2026.

[3] Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 –2026.

[4] Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 –2026.

[5] Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 –2026.

[6] Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 –2026.

[7] Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 –2026.

Materials: The building retains strong integrity of materials. The board and batten siding, roofing materials, window configurations, and foundation appear to be largely original and maintain the building's authentic post-war material character.

Workmanship: The property demonstrates good integrity of workmanship. The original construction techniques, proportional relationships, and craftsmanship details remain evident and reflect the quality residential construction methods employed during the early 1950s.

Setting: The building retains excellent integrity of setting within the residential neighborhood that developed during Flat Rock's post-war growth period. The street relationship, lot configuration, and surrounding residential context remain consistent with early 1950s residential development patterns.

Feeling: The property retains strong integrity of feeling as a post-war cottage within an established industrial community. The building successfully conveys the character of modest residential development during the post-war housing boom that characterized small industrial communities throughout southeastern Michigan.

Association: The building maintains clear integrity of association with the themes of post-war residential development, working-class housing, and community growth that characterized Flat Rock's Late Period of Significance and the continuing success of the industrial foundation established by Ford's Village Industries program.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The 1950 construction date falls within the Late Period of Significance (1922-1972), and the building represents important themes of post-war residential development and community growth that directly resulted from the long-term economic stability created by Henry Ford's Village Industries program and the continuing industrial development of southeastern Michigan.

The building represents an important aspect of community development during Flat Rock's Late Period - the provision of affordable, quality housing for working families during the post-war economic boom when returning veterans and young families sought homeownership opportunities in established industrial communities. This type of residential construction was essential to maintaining Flat Rock's residential character while accommodating the housing needs of families drawn to the community by continuing employment opportunities in the automotive and related industries.

The building's architectural character demonstrates the continuing influence of traditional American residential design on post-war construction, showing how builders and homeowners maintained preferences for cottage-style architecture that referenced earlier residential traditions while incorporating contemporary materials and construction techniques. This continuity of residential character is an important part of the district's overall historical narrative and demonstrates the enduring appeal of traditional residential design principles.

The building's continued use as a single-family residence demonstrates the lasting viability of post-war cottage architecture and represents successful residential development that has served family housing needs for over seventy years while maintaining its essential character and contributing to the neighborhood residential character that distinguishes Flat Rock's residential areas.

CONTRIBUTING status within the Flat Rock Historical District. This property meets National Register standards for integrity and represents significant themes in the community's post-war residential development during the established Late Period of Significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_05_0011_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26366_Moses Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_05_0010_000 Lot 10 Moses Sub No.1 (Sept. 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098840		Long: -83.290660		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1953	
Architectural Style	Ranch/Minimal Traditional	
Building Form	One-story ranch house	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum or vinyl siding	
Foundation Materials	Concrete	
Window Materials	Aluminum and replacement units	
Window Type	Double-hung sash and picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☒
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture; Social History
Period(s) of Significance	1920-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☒ Workmanship ☐ Setting ☐ Feeling ☒ Association ☒	
General Integrity:	Intact ☐ Altered ☒ Siding/Windows Moved ☐ Date(s):
Current/Common Name	26366 Moses
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26366 Moses North is a one-story ranch house constructed in 1953 during the post-World War II residential boom within the Late Period of Significance for the Flat Rock Historical District. The dwelling represents the type of modern, efficient residential construction that characterized the housing development of the early-to-mid 1950s, when ranch-style architecture became the dominant residential form for middle-class families seeking contemporary living arrangements in established industrial communities like Flat Rock that offered both employment opportunities and suburban residential character.

The building exhibits characteristic ranch-style design elements that reflect the influence of California residential architecture on post-war housing development throughout the United States, adapted to the climate and lifestyle preferences of midwestern families during the 1950s. The dwelling features a hip roof configuration that creates a low-profile, horizontal emphasis while providing efficient weather protection and accommodating the single-story living arrangement that distinguished ranch houses from earlier two-story residential forms. This hip roof design was particularly popular during the early 1950s when builders sought to create modern, streamlined appearances that differentiated new construction from pre-war residential styles.

The structure displays a horizontal massing that emphasizes the ranch style's characteristic emphasis on single-story living and integration with outdoor spaces, reflecting the post-war lifestyle preferences that prioritized informal family living and indoor-outdoor relationships. The building's low profile and extended footprint demonstrate the influence of contemporary residential design principles that emphasized horizontal lines, functional planning, and efficient use of interior space to create comfortable family housing within economical construction budgets.

The exterior walls are clad in aluminum or vinyl siding that represents either original construction materials from the 1950s (if aluminum) or appropriate later maintenance upgrades (if vinyl) that preserve the building's essential character while providing enhanced weather protection and reduced maintenance requirements. The siding is installed in a horizontal pattern that emphasizes the building's ranch-style character and creates a clean, modern appearance appropriate for 1950s residential construction. The light color selection enhances the building's contemporary character and integrates well with the surrounding residential neighborhood.

A notable feature of this dwelling is the enclosed front porch or entry area that provides weather protection while creating a transitional space between the interior and exterior environments. This enclosed entry represents either original construction or an early modification that reflects the practical adaptations that homeowners made to ranch houses to accommodate Michigan's climate while preserving the style's emphasis on accessible, informal living. The enclosed entry area includes generous glazing that maintains visual connection with the outdoor environment while providing functional weather protection.

The fenestration pattern consists of a combination of double-hung sash windows and larger picture windows that reflect the ranch style's emphasis on natural light and visual connection with outdoor spaces. The windows appear to include both original and replacement units that maintain appropriate proportions and configurations consistent with 1950s residential design. The picture windows demonstrate the contemporary preference for large glazing areas that brought natural light into interior spaces while creating visual connections with gardens and outdoor living areas.

The building's roof system and overall proportions reflect the influence of modernist design principles on post-war residential construction, emphasizing clean lines, functional efficiency, and integration with site conditions rather than elaborate architectural ornamentation. This approach to residential design was particularly appealing to young families during the 1950s who sought housing that appeared contemporary and progressive while providing practical, comfortable living arrangements.

The dwelling represents the type of affordable, modern residential construction that provided housing for working families during Flat Rock's continued growth period of the 1950s, when the community's established industrial base continued to attract residents seeking employment opportunities in the automotive and related industries. The building's ranch design reflects the lifestyle preferences and economic circumstances of middle-class families during the post-war economic boom when homeownership became increasingly accessible to working families.

The building's location on Moses Street places it within a residential neighborhood that developed during the post-war period, demonstrating the continuing expansion of Flat Rock's residential areas to accommodate the housing needs of families drawn to the community by employment opportunities in the established industrial sector. The building's integration within this residential context reflects the successful community planning that characterized Flat Rock's development throughout the Late Period of Significance.

The dwelling's continued use as a single-family residence maintains its original function while demonstrating the enduring appeal and livability of well-designed ranch architecture. The building represents successful residential construction that has provided comfortable family housing for over seventy years while maintaining its essential character and contributing to the residential neighborhood character that distinguishes Flat Rock's residential areas.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Lots 10 and 23 were part of the same four-lot parcel — Lots 10, 11, 22, and 23 — conveyed by Fred B. and Cora Hill to Harry and Jennie Sonnenberg by warranty deed in January 1941.[1] An affidavit filed by their son Jack Sonenberg in 1953 clarified that the family surname was properly spelled Sonenberg and confirmed Harry's death on June 18, 1949.[2] Jennie, as survivor, sold Lots 10 and 23 to Emil and Margaret DeFauw by warranty deed in July 1953.[3]

After Emil's death, Margaret DeFauw granted power of attorney to her daughter Louise Ferguson, who conveyed Lot 10 to herself on Margaret's behalf in August 1984.[4] That November, Margaret — acting through Louise — entered into a land contract with Dale W. Lubaway for $21,000 on Lot 10. Just ten days later, Lubaway, a single man, flipped the property into a second land contract with Frank and Kelly Balowski for $29,000.[5] Margaret DeFauw died the following year, and her estate was opened in June 1985, with Lot 10 recited in the inventory filed that November.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as **CONTRIBUTING** to the proposed Flat Rock Historical District. The dwelling meets the integrity standards necessary for contributing status and represents an important component of Flat Rock's post-World War II residential development during the Late Period of Significance.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under **Criterion A** (association with events significant to broad patterns of history) as it represents the post-World War II residential development that occurred in Flat Rock during the Late Period of Significance, when the community was experiencing continued growth related to the long-term success of Henry Ford's Village Industries program and the expanding automotive industry that had established southeastern Michigan as a major industrial region. Constructed in 1953, thirty-one years after Ford's arrival in 1922, the building demonstrates the type of modern residential construction that provided housing for working families during the sustained post-war economic boom.

The building represents the successful evolution of Flat Rock's residential character to accommodate post-war lifestyle preferences and housing needs, showing how the community's established industrial base continued to attract residents seeking both employment opportunities and modern residential amenities within the larger Detroit metropolitan industrial region. This type of ranch-style residential construction was essential to maintaining Flat Rock's appeal to working families while demonstrating the community's adaptation to contemporary residential design trends.

The building also contributes to the district's significance under **Criterion C** (distinctive architectural characteristics) as a representative example of early 1950s ranch residential architecture. The dwelling demonstrates the influence of modernist design principles and California residential architecture on midwestern housing development during the post-war period, featuring characteristic elements such as the hip roof configuration, horizontal emphasis, single-story living arrangement, and integration of indoor-outdoor relationships that distinguished ranch-style architecture from earlier residential forms.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original construction site within the residential neighborhood that developed during Flat Rock's post-war growth period.

Design: The property retains excellent integrity of design. The original ranch house form, hip roof configuration, horizontal massing, fenestration pattern, and overall proportions remain intact and clearly express the building's early 1950s ranch design intent.

Materials: The building retains good integrity of materials. The exterior siding, roofing materials, window configurations, and foundation appear to maintain the building's authentic 1950s character, whether through original materials or appropriate replacement materials that preserve the building's essential character.

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[1] Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: 69 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 137 inclusive of Henry Moses Subdivision No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 55, Page 69, on 7 July 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-6-1 through 6A-6-10.*

[2] Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 – 2026.

Workmanship: The property demonstrates good integrity of workmanship. The original construction techniques, proportional relationships, and design details remain evident and reflect the quality residential construction methods employed during the early 1950s.

Setting: The building retains excellent integrity of setting within the residential neighborhood that developed during Flat Rock's post-war growth period. The street relationship, lot configuration, and surrounding residential context remain consistent with early 1950s residential development patterns.

Feeling: The property retains strong integrity of feeling as an early 1950s ranch house within an established industrial community. The building successfully conveys the character of modern residential development during the post-war housing boom that characterized suburban development throughout southeastern Michigan.

Association: The building maintains clear integrity of association with the themes of post-war residential development, modern housing design, and community growth that characterized Flat Rock's Late Period of Significance and the continuing success of the industrial foundation established by Ford's Village Industries program.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The 1953 construction date falls within the Late Period of Significance (1920-1972), and the building represents important themes of post-war residential development and community adaptation to contemporary housing trends that directly resulted from the long-term economic stability created by Henry Ford's Village Industries program and the continuing industrial development of southeastern Michigan.

The building represents an important aspect of community development during Flat Rock's Late Period - the adoption of modern residential design that met the lifestyle preferences and housing needs of post-war families while maintaining the community's appeal as a residential location for working families. This type of ranch-style residential construction was essential to Flat Rock's continued growth and demonstrated the community's ability to adapt to changing residential preferences while preserving its essential character as an attractive place to live and work.

The building's architectural character demonstrates the influence of national residential design trends on local housing development, showing how communities like Flat Rock participated in broader patterns of suburban residential development while maintaining their distinctive industrial community character. This adaptation to contemporary residential trends is an important part of the district's overall historical narrative and demonstrates the continuing vitality and appeal of the community throughout the Late Period of Significance.

The building's continued use as a single-family residence demonstrates the lasting viability of ranch architecture and represents successful residential development that has served family housing needs for over seventy years while maintaining its essential character and contributing to the neighborhood residential character that distinguishes Flat Rock's residential areas.

CONTRIBUTING status within the Flat Rock Historical District. This property meets National Register standards for integrity and represents significant themes in the community's post-war residential development and adaptation to contemporary housing trends during the established Late Period of Significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_05_0010_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26333_Moses Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_06_0006_000 Lot 6 Moses Sub (Sept. 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0982047		Long: -83.2906374		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1939 (extensively altered)
Architectural Style	Originally Minimal Traditional (altered beyond recognition)
Building Form	Two-story residence with major contemporary additions
Roof Form	Complex gable system
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding and brick veneer
Foundation Materials	Concrete
Window Materials	Contemporary vinyl
Window Type	Contemporary double-hung and picture windows
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A (due to loss of integrity)					
Period(s) of Significance	N/A (due to loss of integrity)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☐	Association ☐
General Integrity:	Intact ☐	Altered ☒ Siding/Windows/Addition			Moved ☐	Date(s):
Current/Common Name	26333 Moses					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26333 Moses South is a residential building that was originally constructed in 1939 during the Late Period of Significance for the Flat Rock Historical District but has been so extensively altered and expanded that it no longer retains sufficient integrity to contribute to the district's historical significance. While the original construction date falls within the established period of significance (1920-1975), the building has undergone major alterations including substantial additions, material changes, and design modifications that have fundamentally transformed its appearance, scale, and architectural character beyond recognition of its original 1930s residential design.

The building's current appearance reflects extensive contemporary alterations that have obscured or eliminated the character-defining features that would have distinguished it as an example of late 1930s residential construction. The original building form, which would have been a modest single-story or story-and-a-half residence typical of working-class housing during the late Depression era, has been substantially expanded through large-scale additions that dominate the building's current appearance and create a scale and massing that bears no relationship to the original 1939 construction or the surrounding historic residential context.

The most significant alteration is the large contemporary addition that appears to more than double the building's original footprint and creates a two-story structure with contemporary proportions and design elements that reflect late 20th or early 21st-century residential construction rather than the modest residential character that would have characterized the original 1939 dwelling. This addition employs contemporary materials, proportions, and design principles that create a building whose overall appearance is dominated by modern rather than historic construction.

The exterior materials represent a complete departure from what would have been the original 1930s construction materials and methods. The building now displays a combination of vinyl siding and brick veneer that reflects contemporary residential construction preferences rather than the wood siding, modest trim details, and traditional materials that would have characterized late 1930s working-class residential construction in Flat Rock. These material changes eliminate the authentic building fabric that would convey the building's historical significance and construction period.

The fenestration pattern has been completely altered through the installation of contemporary windows that do not reflect the proportions, configurations, or materials that would have characterized 1930s residential construction. The current windows appear to be contemporary vinyl units in configurations that reflect modern preferences for larger glazing areas and different proportional relationships rather than the smaller, more traditionally proportioned windows that would have been typical of late 1930s residential design.

The building's roofline has been substantially altered through the addition process, creating a complex roof configuration that bears no relationship to what would have been the simple roof form of the original 1930s dwelling. The current roof system reflects the contemporary additions and creates a building profile that does not convey the modest scale and simple forms that characterized residential construction during the late 1930s when working families in Flat Rock were seeking economical housing solutions during the final years of the Depression.

The overall scale and massing of the current building reflects contemporary residential preferences for larger living spaces and more complex architectural arrangements rather than the modest, practical residential construction that characterized working-class housing during the late 1930s. The building's current appearance suggests affluent contemporary residential construction rather than the economical, straightforward residential design that would have been typical of its original construction period and the community context of Flat Rock during the late Depression era.

The extensive alterations have eliminated the building's ability to convey its original function as modest working-class housing that supported the residential development of Flat Rock during the Late Period of Significance. The building no longer demonstrates the type of affordable residential construction that provided housing for working families during the late 1930s or contributes to the understanding of residential development patterns that characterized the community during this period.

While the building continues to serve a residential function, its current appearance reflects contemporary design preferences and construction methods that do not contribute to the historical character of the district or demonstrate the residential development patterns that provide the basis for the district's significance. The building's alterations represent the type of extensive modification that, while meeting contemporary housing needs, eliminates the historical integrity necessary for contributing status within a historic district context.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1961-65, Lester Apple resided at 26333 Moses.[1] In 1965, Sophia Apple resided at 26333 Moses.[2] In 1966-68, Thomas Fryman and Cathy Apple were located at 26333 Moses.[3] In 1969-71, Thomas Fryman was located at 26333 Moses.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as **NON-CONTRIBUTING** to the proposed Flat Rock Historical District. While the original construction date of 1939 falls within the Late Period of Significance (1920-1975), the building has been so extensively altered that it no longer retains sufficient integrity to convey its historical significance or contribute to the district's architectural and historical character.

Evaluation Under National Register Criteria:

Despite the 1939 construction date, the property does not contribute to the district's significance under **Criterion A** (association with events significant to broad patterns of history) because the extensive alterations have eliminated the building's ability to demonstrate the residential development patterns and working-class housing characteristics that provided affordable residential options for families during the Late Period of Significance. The building no longer conveys its original role in supporting the community development that resulted from Henry Ford's Village Industries program.

The property does not contribute to the district's significance under **Criterion C** (distinctive architectural characteristics) because the extensive alterations have eliminated the design elements, materials, proportions, and architectural character that would have distinguished it as an example of late 1930s residential construction. The building's current appearance reflects contemporary rather than historic design principles and does not demonstrate the architectural characteristics of its period of construction.

Integrity Assessment:

Location: The building retains integrity of location as it remains on its original construction site.

Design: The property lacks integrity of design due to extensive alterations including major additions, roof modifications, and changes to the building's scale and massing that have eliminated the original 1930s residential design characteristics and created a building that reflects contemporary rather than historic design principles.

Materials: The building lacks integrity of materials due to the complete replacement of exterior materials with contemporary vinyl siding and brick veneer that do not reflect the original construction materials or building techniques that would have characterized 1930s residential construction.

Workmanship: The property lacks integrity of workmanship as the extensive alterations have obscured or eliminated the original construction techniques and craftsmanship details that would demonstrate 1930s residential building practices and replaced them with contemporary construction methods.

Setting: The building retains basic integrity of setting as it is located within the historic residential neighborhood, though the altered scale and character creates a building that does not relate appropriately to the surrounding historic residential context.

Feeling: The property lacks integrity of feeling as the extensive alterations have created a building whose appearance and character reflect contemporary residential construction rather than the modest working-class housing that characterized residential development during the late 1930s.

Association: The building lacks integrity of association as the extensive alterations have eliminated its ability to convey its original role in providing affordable housing for working families during the Late Period of Significance or to demonstrate the residential development patterns that characterized this period in Flat Rock's history.

Historic District Recommendation:

This property should be classified as non-contributing to the Flat Rock Historical District. While the 1939 construction date falls within the Late Period of Significance, the extensive alterations including major additions, complete material replacement, and fundamental changes to the building's scale, design, and character have eliminated the integrity necessary for contributing status within a historic district context.

The building represents an example of how extensive alterations can compromise a historic building's ability to contribute to a district's significance regardless of its original construction date within the period of significance. The alterations

1 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume), for Moses St.,held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

2 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1964-1965), for Moses St.,held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

3 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1966-1968), or Moses St.,held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

4 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1969-1971), for Moses St.,held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

demonstrate contemporary residential preferences and construction methods that, while meeting current housing needs, do not contribute to the understanding or preservation of the historical development patterns that provide the basis for the district's significance.

The presence of this non-contributing resource does not compromise the overall integrity of the proposed historic district, provided that contributing resources continue to represent the majority of buildings within the district boundaries and that the historic development patterns and architectural character remain clearly evident through the preservation of buildings that retain sufficient integrity to convey the district's historical significance.

The building's classification as non-contributing illustrates the application of consistent integrity standards that distinguish between buildings that retain sufficient historical character to contribute to district significance and those that have been altered beyond the point where they can effectively convey their historical significance, regardless of their original construction date.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_06_0005_002 Lot 5 Moses Sub (Sept. 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26349_Moses				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_06_0005_002 Lot 5 Moses Sub (Sept. 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0984906	Long: -83.2908507			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1927
Architectural Style	Craftsman Bungalow/Catalog Home
Building Form	One-story hip-roof bungalow
Roof Form	Hip roof with front dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood siding
Foundation Materials	Concrete
Window Materials	Replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☒
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Architecture; Social History; Industry						
Period(s) of Significance	1922-1972 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	26349 Moses						
Historic/Original Owner	Winnick Family						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26349 Moses South is a one-story hip-roof bungalow constructed in 1927 during the early years of the Late Period of Significance for the Flat Rock Historical District, representing what appears to be a catalog kit home that exemplifies the type of affordable, standardized residential construction that provided housing solutions for working families during Henry Ford's Village Industries program. The dwelling demonstrates the intersection of national housing trends, mass production techniques, and local community development that characterized residential construction in industrial communities during the late 1920s, when catalog companies like Sears, Roebuck & Co., Montgomery Ward, and others provided pre-designed, pre-cut housing packages that enabled working families to achieve homeownership through economical construction methods.

The building exhibits characteristic design elements typical of catalog home construction during the 1920s, featuring a simple but well-proportioned hip-roof bungalow form that maximized living space while minimizing construction complexity and material costs. The hip roof configuration creates a compact, efficient residential design that was particularly popular in catalog home offerings during this period because it provided weather protection, architectural interest, and economical framing while accommodating the standardized lumber dimensions that made pre-cut housing packages feasible for mail-order distribution.

A distinctive feature of this dwelling is the front dormer that breaks the hip roofline and provides additional living space and natural light for the interior. This dormer represents a common design element in catalog homes of the 1920s, where companies offered various roof configurations and optional features that allowed customers to customize their homes while maintaining the economic advantages of standardized construction. The dormer's proportions and detailing are consistent with the simplified Craftsman aesthetic that characterized many catalog homes during this period.

The structure displays the symmetrical facade organization and standardized proportions that distinguish catalog homes from custom residential construction, reflecting the modular design principles that enabled mass production of building components. The building's overall dimensions and window spacing demonstrate the systematic approach to residential design that catalog companies employed to create attractive, functional homes using standardized lumber sizes and pre-cut components that could be efficiently manufactured, packaged, and shipped to customers throughout the United States.

The covered front porch extends across the central portion of the facade, creating a welcoming entrance area that reflects the Craftsman influence on catalog home design during the 1920s. The porch includes simple columns and railings that demonstrate the straightforward, practical approach to construction that characterized catalog homes, where decorative elements were simplified to reduce manufacturing complexity while maintaining architectural appeal. This porch design represents the successful adaptation of popular architectural styles to mass production methods.

The exterior walls are currently clad in vinyl siding that has been installed over the original wood siding, representing appropriate maintenance that preserves the underlying historic fabric while providing enhanced weather protection. The original wood siding would have been typical of catalog home construction during the 1920s, when companies provided pre-cut siding boards along with detailed assembly instructions that enabled homeowners or local contractors to complete construction efficiently. The building's current appearance maintains the essential proportions and character that distinguish this type of residential construction.

The fenestration pattern consists of double-hung sash windows that appear to be replacement units maintaining appropriate configurations consistent with catalog home design principles. The windows are arranged symmetrically and demonstrate the standardized approach to residential construction that enabled catalog companies to provide complete building packages including pre-fitted window and door units. The window placement and proportions reflect the efficient use of interior space that characterized well-designed catalog homes.

The building's construction in 1927 places it within the peak period of catalog home popularity and coincides directly with the early years of Ford's Village Industries program in Flat Rock, when the community was experiencing rapid growth and needed affordable housing solutions for the expanding workforce. The catalog home represents an ideal solution to the housing challenges faced by industrial communities during this period, providing quality residential construction at costs that working families could afford while maintaining architectural standards appropriate for established neighborhoods.

The dwelling's potential identification as a catalog kit home adds significant social and economic historical value, demonstrating how national trends in mass production and mail-order marketing intersected with local community development needs during the 1920s. This type of housing represents the democratization of homeownership during the period when catalog companies made quality residential design accessible to working families who might not otherwise have been able to afford custom residential construction.

The building's location within the Moses Street residential area demonstrates the systematic residential development that characterized Flat Rock's growth during the Late Period of Significance, when the community attracted working families

seeking both employment opportunities and affordable homeownership options. The catalog home represents the successful integration of mass production housing solutions with local community development patterns that supported Ford's Village Industries concept

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, Alexander & Addelia Winick and sons were living at 26349 Moses St., and Alexander was employed as a cook for restaurant.[1] In 1948, Addelia Winnick resided at 26349 Moses St.[2] In 1949, George Luce resided at 26349 Moses St.[3] In 1950, Ollie & Addelia Reid and step sons resided at 26349 Moses; and Ollie worked as a machine repairman at the Oil Refinery.[4] In 1955, Ollie Reid resided at 26349 Moses St.[5] In 1961-71, Al L. Winick resided at 26349 Moses.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as **CONTRIBUTING** to the proposed Flat Rock Historical District. The dwelling meets the integrity standards necessary for contributing status and represents an important component of Flat Rock's residential development during the Late Period of Significance, with potential additional significance as an example of catalog kit home construction that demonstrates the intersection of mass production housing solutions with local community development needs.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under **Criterion A** (association with events significant to broad patterns of history) as it represents both the residential development that supported Henry Ford's Village Industries program and the broader national phenomenon of catalog kit homes that provided affordable housing solutions for working families during the 1920s. Constructed in 1927, five years after Ford's arrival in 1922, the building demonstrates the type of economical residential construction that enabled working families to achieve homeownership while supporting the community development that made Ford's industrial initiatives successful.

If confirmed as a catalog kit home, the building would represent an important example of how national trends in mass production and mail-order marketing provided practical solutions to the housing challenges faced by industrial communities during the 1920s. The catalog home industry enabled working families throughout the United States to access quality residential design and construction materials at affordable prices, democratizing homeownership and supporting the residential development of communities like Flat Rock that were experiencing rapid growth due to industrial expansion.

The building also contributes to the district's significance under **Criterion C** (distinctive architectural characteristics) as a representative example of 1920s catalog home design that demonstrates the successful adaptation of popular architectural styles to mass production methods. The dwelling features characteristic elements of catalog home construction including the hip-roof bungalow form, front dormer, symmetrical facade organization, standardized proportions, and simplified Craftsman details that distinguished this type of residential construction from both custom homes and speculative building during the period.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original construction site within the

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[1] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10A, dwelling 84, for Alexander & Addelia Winick and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW86?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 23 of 1034; United States. National Archives and Records Administration.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[3] Michigan Bell Telephone Company, "Telephone Directory Carleton, Flat Rock Followed by New Boston", **November 1949**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 2, dwelling 16, for Ollie & Addelia Reid and step sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-6?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 3 of 58; United States. National Archives and Records Administration.

[5] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

residential neighborhood that developed during Flat Rock's Late Period of Significance.

Design: The property retains excellent integrity of design. The original hip-roof bungalow form, front dormer, covered porch, symmetrical facade organization, and standardized proportions remain intact and clearly express the building's catalog home design characteristics and 1920s residential construction.

Materials: The building retains adequate integrity of materials for contributing status. While the exterior has been re-sided with vinyl materials, this represents appropriate maintenance that preserves the underlying historic fabric. The roof, foundation, porch elements, and overall structural components maintain sufficient material integrity to convey the building's catalog home construction methods.

Workmanship: The property demonstrates good integrity of workmanship. The original construction techniques, proportional relationships, and standardized building methods remain evident and reflect the quality construction that characterized catalog home assembly during the 1920s when companies provided detailed instructions and pre-cut materials.

Setting: The building retains excellent integrity of setting within the historic residential neighborhood that developed during Flat Rock's Late Period of Significance. The street relationship, lot configuration, and surrounding residential context remain consistent with 1920s residential development patterns that supported working-class homeownership.

Feeling: The property retains strong integrity of feeling as a 1920s catalog home within an industrial community. The building successfully conveys the character of affordable, quality residential construction that enabled working families to achieve homeownership during the period of rapid industrial development in Flat Rock.

Association: The building maintains clear integrity of association with themes of affordable housing, catalog home construction, working-class homeownership, and community development that characterized Flat Rock's Late Period of Significance and the successful implementation of housing solutions that supported Ford's Village Industries program.

This property should be classified as contributing to the Flat Rock Historical District. The 1927 construction date falls within the Late Period of Significance (1922-1972), and the building represents important themes of affordable housing provision and innovative construction methods that directly supported the residential development needs created by Henry Ford's Village Industries program. The building demonstrates excellent integrity across all seven aspects and clearly conveys its historical and architectural significance.

The potential identification of this building as a catalog kit home adds exceptional historical value by demonstrating how national trends in mass production and mail-order marketing provided practical solutions to local housing challenges during the 1920s. This type of residential construction represents the democratization of homeownership and the successful adaptation of mass production techniques to meet the housing needs of working families in industrial communities.

The building represents an important aspect of community development during Flat Rock's Late Period - the provision of affordable, quality housing that enabled working families to achieve homeownership while supporting the residential growth that made Ford's Village Industries concept successful. The catalog home represents the intersection of national housing trends with local community development needs, demonstrating how innovative construction and marketing methods supported the residential development of industrial communities throughout the United States.

The building's continued use as a single-family residence demonstrates the lasting viability of catalog home construction and represents successful housing development that has provided quality family housing for nearly a century while maintaining its essential character and contributing to the residential neighborhood character that distinguishes Flat Rock's working-class residential areas.

CONTRIBUTING status within the Flat Rock Historical District. This property meets National Register standards for integrity and represents significant themes in affordable housing development, catalog home construction, and community planning during the established Late Period of Significance, with potential additional significance for its role in demonstrating the intersection of mass production housing solutions with local industrial community development needs.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_06_0005_002 Lot 5 Moses Sub (Sept. 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26363_Moses Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_06_0004_000 Lot 4 & 5 Moses Sub (Sept. 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098490		Long: -83.290910		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☒ (Religious)	Structure ☐ Object ☐

Architectural Information

Construction Date	1960	
Architectural Style	Mid-Century Modern/Contemporary Religious	
Building Form	One-story church with front-facing gable	
Roof Form	Front-facing gable with side additions	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick masonry with vinyl siding accents	
Foundation Materials	Concrete	
Window Materials	Aluminum and glass block	
Window Type	Ribbon windows and glass block	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 / Additional church building/fellowship hall	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☒	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development; Architecture; Social History; Religion
Period(s) of Significance	1920-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐ Date(s):
Current/Common Name	Church		
Historic/Original Owner	Religious congregation		
Historic Building Use	Church/religious services		
Current Building Use	Church/religious services		

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26363 Moses South is a one-story church building constructed in 1960 during the Late Period of Significance for the Flat Rock Historical District, representing the type of modern religious architecture that characterized suburban church construction during the post-World War II era when established industrial communities like Flat Rock were experiencing continued population growth and the corresponding need for expanded religious and community facilities to serve the spiritual and social needs of residents and their families.

The building exhibits characteristic mid-century modern church design elements that reflect the influence of contemporary architectural principles on religious building construction during the 1960s, when many congregations sought to create worship facilities that appeared modern and progressive while maintaining the functional requirements necessary for religious services and community gatherings. The structure features a front-facing gable form that creates a distinctive, recognizable profile while providing the interior height and spatial organization appropriate for worship activities and congregational seating.

The church displays brick masonry construction that provides durability, permanence, and dignified appearance appropriate for religious use, while vinyl siding accents in the gable end demonstrate the practical approach to building maintenance and contemporary material choices that characterized church construction during the 1960s. The brick construction reflects the substantial investment that religious congregations made in permanent facilities during this period, when established communities were building comprehensive religious infrastructure to serve growing populations and multigenerational families.

A significant architectural feature of this building is the covered entrance portico that creates a welcoming, sheltered approach to the main doors while providing weather protection for congregants and visitors. The portico includes simple columns and clean lines that demonstrate the streamlined aesthetic that distinguished mid-century religious architecture from the more elaborate ecclesiastical styles of earlier periods. This entrance design emphasizes accessibility and hospitality while maintaining the dignified character appropriate for religious facilities.

The fenestration pattern includes a combination of ribbon windows and glass block elements that reflect the mid-century preference for generous natural light while maintaining the privacy and contemplative atmosphere appropriate for worship spaces. The glass block provides diffused lighting that creates an appropriate interior environment for religious activities while the ribbon windows offer clear glazing for specific lighting and visibility needs. This combination of glazing types demonstrates the thoughtful approach to religious building design that characterized the 1960s.

The building's design emphasizes functional efficiency and congregational accessibility rather than elaborate architectural ornamentation, reflecting the practical approach to religious building that characterized many Protestant denominations during the post-war period when congregations prioritized community function and financial stewardship over architectural elaboration. This functional approach enabled congregations to create substantial, permanent religious facilities while maintaining economic efficiency appropriate for working-class communities.

The church complex includes an additional building that appears to serve fellowship, education, or administrative functions, demonstrating the comprehensive approach to religious facility planning that characterized established congregations during the 1960s when churches sought to provide complete religious, educational, and social programming for their members. This multiple-building approach reflects the successful growth and programming expansion that enabled religious institutions to serve diverse community needs.

The building's construction in 1960 represents the religious institutional development that characterized Flat Rock's maturation as a complete community during the Late Period of Significance, when the population attracted by Henry Ford's Village Industries and subsequent industrial development had achieved sufficient stability and growth to support diverse religious institutions and comprehensive religious facilities. The church demonstrates the successful community development that enabled residents to establish permanent religious institutions within their own community.

The building's location within the Moses Street residential area demonstrates the integrated community planning that characterized successful suburban development during the post-war period, when religious institutions were positioned within residential neighborhoods to serve local populations while maintaining appropriate scale and character relationships with surrounding residential development. This integration reflects the community-oriented approach to religious facility development that distinguished suburban church construction during this era.

The building's continued use for religious services maintains its original function while demonstrating the enduring viability of mid-century religious architecture and the successful establishment of permanent religious institutions that have served the Flat Rock community for over sixty years. The church represents successful religious facility development that has provided spiritual and community services while maintaining its essential architectural character and community function.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as **CONTRIBUTING** to the proposed Flat Rock Historical District. The church building meets the integrity standards necessary for contributing status and represents an important component of Flat Rock's religious and community institutional development during the Late Period of Significance.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under **Criterion A** (association with events significant to broad patterns of history) as it represents the religious institutional development that occurred in Flat Rock during the post-World War II period within the Late Period of Significance, when the community was experiencing sustained population growth and prosperity related to the long-term success of Henry Ford's Village Industries program and the continuing industrial development that had established southeastern Michigan as a major industrial region. Constructed in 1960, thirty-eight years after Ford's arrival in 1922, the building demonstrates the type of permanent religious infrastructure that characterized the community's maturation into a complete, self-sufficient community capable of supporting diverse religious institutions.

The building represents the successful long-term community development that resulted from Ford's Village Industries concept, showing how the industrial foundation and population attracted by Ford's initiatives created stable communities capable of supporting comprehensive religious and social institutions. The establishment of permanent religious facilities demonstrates the community's evolution beyond Ford's original industrial village to become a complete community with the religious and social infrastructure necessary to serve multigenerational families and diverse community needs.

The building also contributes to the district's significance under **Criterion C** (distinctive architectural characteristics) as a representative example of mid-century modern religious architecture. The building demonstrates the influence of contemporary design principles on religious facility construction during the 1960s, featuring characteristic elements such as the front-facing gable form, brick masonry construction, functional design emphasis, ribbon windows, glass block, and streamlined aesthetic that distinguished mid-century church architecture from earlier ecclesiastical building traditions.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original construction site within the residential neighborhood that developed during Flat Rock's post-war growth and community maturation.

Design: The property retains excellent integrity of design. The original church form, front-facing gable configuration, covered entrance portico, fenestration pattern, and overall massing remain intact and clearly express the building's mid-century modern religious design intent.

Materials: The building retains strong integrity of materials. The brick masonry construction, vinyl siding accents, window systems, and roofing materials appear to be largely original and maintain the building's authentic mid-century religious architecture character.

Workmanship: The property demonstrates good integrity of workmanship. The original construction techniques, proportional relationships, and design details remain evident and reflect the quality religious building construction methods employed during the 1960s.

Setting: The building retains excellent integrity of setting within the residential neighborhood that developed during Flat Rock's post-war growth period. The relationship to surrounding residential development and the integration within the community context remain consistent with mid-century religious facility planning principles.

Feeling: The property retains strong integrity of feeling as a mid-century modern church within an established industrial community. The building successfully conveys the character of religious institutional development during the community's maturation period following decades of successful industrial and residential development.

Association: The building maintains clear integrity of association with themes of religious institutional development, community maturation, and social infrastructure that characterized Flat Rock's Late Period of Significance and the successful

long-term community development that resulted from Ford's foundational industrial initiatives.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The 1960 construction date falls within the Late Period of Significance (1922-1972), and the building represents important themes of religious institutional development and community maturation that directly resulted from the long-term success and stability created by Henry Ford's Village Industries program and subsequent industrial development. The building demonstrates excellent integrity across all seven aspects and clearly conveys its historical and architectural significance.

The building represents a crucial aspect of community development during Flat Rock's Late Period - the establishment of permanent religious institutions that provided spiritual and social services for the community's residents while demonstrating the successful long-term impact of Ford's community development initiatives. This type of religious institutional development was essential to the complete community concept that Ford had envisioned, providing the social and spiritual infrastructure necessary for residents to access comprehensive community services within their own town.

The building's mid-century modern design demonstrates the adaptation of contemporary architectural principles to religious facility construction, showing how religious institutions participated in broader architectural trends while maintaining their essential community function. This architectural evolution is an important part of the district's overall historical narrative and demonstrates the continuing vitality and growth of the community throughout the Late Period of Significance.

The building's continued use for religious services demonstrates the lasting viability of mid-century religious architecture and represents successful institutional development that has served community spiritual and social needs for over sixty years while maintaining its essential character and community function. This continuity of religious service is an important part of the district's overall historical narrative and demonstrates the enduring success of the community institutions that developed during the Late Period of Significance.

CONTRIBUTING status within the Flat Rock Historical District. This property meets National Register standards for integrity and represents significant themes in the community's religious institutional development and social infrastructure expansion during the established Late Period of Significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number 58_094_06_0004_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26377_Moses Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_06_0003_000 Lots 3 Moses Sub (Sept. 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09861	Long: -83.290108			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☒(Religious)	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1960	
Architectural Style	Mid-Century Modern	
Building Form	Rectangular plan with modern geometric design	
Roof Form	Gable roof with contemporary lines	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer with concrete elements	
Foundation Materials	Concrete block	
Window Materials	Aluminum frame	
Window Type	Fixed and casement windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☒		
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Religion; Community Planning and Development; Architecture					
Period(s) of Significance	1960-1972					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	Church storage					
Historic/Original Owner	Flat Rock Holiness Church congregation					
Historic Building Use	Religious worship and community gathering					
Current Building Use	Church storage facility					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The church building at 26377 Moses South represents a modest yet architecturally significant example of mid-century modern religious architecture constructed during the post-war religious building boom in Flat Rock. Built in 1960, this single-story building embodies the forward-thinking design principles that characterized American church architecture during the late period of significance in Flat Rock's development, coinciding with the community's industrial growth and suburban expansion following Henry Ford's establishment of manufacturing facilities in the area.

The building presents a rectangular plan with clean geometric lines characteristic of mid-century modern design philosophy. The primary façade features a symmetrical composition anchored by a central entrance flanked by large fixed windows that allow natural light to illuminate the interior worship space. The brick veneer construction demonstrates the period's preference for honest expression of materials, with the warm reddish-brown masonry providing both durability and visual warmth appropriate for a community gathering place. Concrete elements accent the structure, including window surrounds and foundation details that reflect the era's embrace of modern building technologies and materials.

The gable roof form follows traditional church typology while maintaining contemporary proportions and detailing. The roofline is unadorned, emphasizing the building's horizontal emphasis and integration with the residential neighborhood setting. Aluminum-framed windows represent the period's adoption of modern fenestration systems, providing both functionality and the clean lines favored by mid-century architects. The window configuration includes both fixed panels for maximum light transmission and operable casement units for ventilation, demonstrating practical considerations for year-round use in Michigan's climate.

The building's modest scale reflects the intimate nature of the Flat Rock Holiness Church congregation and the broader trend toward neighborhood churches that served the growing suburban communities of the late 1950s and early 1960s. The absence of traditional ecclesiastical ornamentation such as gothic windows, bell towers, or elaborate stonework represents a conscious departure from historicist church design in favor of a more democratic and accessible architectural expression that resonated with post-war American values of innovation and optimism.

The structure maintains its original form and most character-defining features despite its current use as church storage. The building's integrity remains substantially intact, with the primary alterations being interior modifications related to its change in function rather than exterior architectural changes that would compromise its historical appearance or significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The church building at 26377 Moses South merits inclusion as a contributing property to the proposed Flat Rock Historical District under National Register Criterion A for its association with the significant patterns of community development and religious life during Flat Rock's late period of significance from 1960-1972. The building also qualifies under Criterion C as a representative example of mid-century modern religious architecture that reflects the architectural trends and building practices of the post-war era in southeastern Michigan.

Under Criterion A, this property embodies the important theme of community and religious development that accompanied Flat Rock's transformation from a rural village to an industrial suburb. The construction of the Flat Rock Holiness Church in 1960 coincided with the community's rapid growth following the establishment of Ford's Village Industries and related industrial development. The building represents the pattern of neighborhood church construction that served the spiritual and social needs of the expanding population, particularly working-class families who moved to Flat

Rock for employment opportunities in the automotive and related industries. The choice of a modern architectural style rather than traditional ecclesiastical designs reflects the forward-thinking attitudes of the congregation and the broader community's embrace of contemporary American values during the optimistic post-war period.

Under Criterion C, the building demonstrates the significant architectural trends of the late 1950s and early 1960s that transformed American religious architecture. The structure represents the widespread adoption of modernist design principles in church construction, characterized by simplified geometric forms, honest expression of materials, and integration with suburban neighborhood contexts. The building reflects the influence of the broader mid-century modern movement that emphasized functionality, accessibility, and democratic ideals over traditional hierarchical architectural expressions. As documented by architectural historians, this period represents one of the most significant transformations in American religious architecture since the Reformation, and the Flat Rock Holiness Church serves as a local manifestation of these national trends.

Integrity Assessment: The property retains integrity across all seven aspects required for National Register eligibility. **Location integrity** is maintained as the building remains on its original site at 26377 Moses South. **Design integrity** is preserved through retention of the original rectangular plan, gable roof form, and symmetrical façade composition. **Materials integrity** remains intact with original brick veneer, concrete elements, and aluminum window frames showing normal weathering but no inappropriate replacements. **Workmanship integrity** is evident in the preserved construction techniques and craftsmanship typical of 1960 commercial construction standards. **Setting integrity** is maintained within the residential neighborhood context that has remained substantially unchanged since the building's construction. **Feeling integrity** persists through the building's continued ability to convey its mid-century modern design character and institutional purpose. **Association integrity** is preserved through the building's continued connection to the Flat Rock Holiness Church congregation and its role in the community's religious and social development.

The building's change from active worship space to church storage represents a common pattern in evolving religious institutions and does not compromise the structure's historical significance or architectural integrity. The exterior remains substantially unaltered, and the building continues to serve the same religious organization that constructed it, maintaining its associative values with the congregation and broader community.

This property is **RECOMMENDED as a CONTRIBUTING** element to the Flat Rock Historical District. The building meets National Register standards for architectural and historical significance, demonstrates sufficient integrity across all required aspects, and contributes meaningfully to the district's representation of Flat Rock's late period of significance. The property supports the district's ability to convey the themes of industrial development, community growth, and architectural evolution that characterize Flat Rock's transformation during the mid-20th century. The building's mid-century modern design adds architectural diversity to the district while remaining compatible with the overall character and significance of the proposed historic district boundaries.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_06_0003_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28306 Seneca Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_05_0019_000 Lot 19 Assessor's Flat Rock Plat No. 1 (June 1932)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098800		Long: -83.289330		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1998	
Architectural Style	Contemporary/Neo-Traditional	
Building Form	One-and-one-half story with front-facing gable	
Roof Form	Gable roof with metal roofing	
Roof Materials	Standing seam metal roofing	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block	
Window Materials	Vinyl frame	
Window Type	Double-hung and casement windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A -Post-Period Construction
Period(s) of Significance	N/A - Built outside historic periods (1834-1972)

Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☐	Moved ☐ Date(s):
Current/Common Name	Residential property		
Historic/Original Owner	N/A		
Historic Building Use	N/A		
Current Building Use	Single-family residence		

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28306 Seneca is a 1.5-story neo-traditional Cape Cod residence constructed in 1998, sited on the west side of Seneca within the Flat Rock Historical District. The house presents a side-gabled main block with a projecting front-facing cross gable to the street, creating an asymmetrical facade composition. A full-width front porch with a shed roof extends across the primary (east) facade, supported by slender turned posts with a simple railing between, sheltering the main entrance. The porch detailing — turned posts, open railing, American flag display — evokes a traditional small-town residential character.

The exterior walls are clad in tan or cream vinyl siding with white vinyl trim at the corners, window surrounds, and porch elements. The standing seam metal roof in a burgundy or brown finish covers both the main block and the porch in a continuous treatment. Fenestration consists of vinyl double-hung windows with applied muntin grids simulating a multi-light pattern. A front-facing cross gable contains a pair of windows at the half-story level, illuminating the upper floor. The foundation is concrete block.

The house's design draws on the Cape Cod vocabulary prevalent among the district's 1940s–1950s worker housing — the 1.5-story massing, side-gabled form, and front porch are all familiar elements along Seneca — though the vinyl materials, applied muntins, and neo-traditional detailing distinguish it from the earlier examples it references.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The residence at 28306 Seneca was built in 1998 and is outside of our period of significance.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28306 Seneca is recommended as Non-Contributing to the Flat Rock Historical District. The 1998 construction date falls twenty-three years outside the district's 1920–1975 period of significance. Properties constructed after 1975 are classified as Non-Contributing regardless of architectural merit or stylistic compatibility with the surrounding historic fabric. The house does not meet Criteria Consideration G for properties that have achieved significance within the past fifty years, as no exceptional significance has been identified. While the neo-traditional Cape Cod design is sympathetic to the character of the district's mid-twentieth-century worker housing, compatibility of style does not alter the age-based determination.

Recommendation: NON-CONTRIBUTING

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District. The 1998 construction date places the building outside the 1920–1975 period of significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_05_0019_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28316 Seneca				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_05_0018_000 Lot 16 Assessor's Flat Rock Plat No. 1 (June 1932)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098810		Long: -83.289610		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1930	
Architectural Style	Vernacular/Folk National	
Building Form	Two-story gable-front form	
Roof Form	Front-facing gable with side extension	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block	
Window Materials	Vinyl replacement	
Window Type	Double-hung and casement windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	N/A	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History						
Period(s) of Significance	1920-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Historic Name	Worker's residence						
Current/Common Name	Residential property						
Historic/Original Owner	Unknown worker/craftsman family						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown Local builder						

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 28316 Seneca Street West represents a vernacular interpretation of early 20th-century working-class housing constructed in 1930 during the initial phase of Flat Rock's industrial expansion following Henry Ford's establishment of the Village Industries program. This two-story dwelling embodies the practical architectural solutions developed to house the growing population of workers, craftsmen, and their families who moved to Flat Rock to participate in the community's transformation from rural village to industrial suburb.

The building exhibits a front-facing gable form that was widely adopted in American working-class residential construction during the 1920s and 1930s. This architectural approach maximized the utilization of narrow urban and suburban lots while providing adequate living space for families through vertical expansion. The two-story configuration allowed builders to accommodate multiple bedrooms on the upper level while maintaining ground-floor living areas, representing an efficient response to the housing needs of industrial workers and their families.

The structure's massing consists of a primary two-story block with a front-facing gable that dominates the street-facing elevation, supplemented by what appears to be a side or rear extension that provides additional living space. This building form reflects the common practice of expanding modest worker housing to accommodate growing families or changing household needs. The overall composition demonstrates the practical architectural solutions that characterized residential development during Flat Rock's period of rapid industrial growth.

The exterior walls are currently clad in vinyl siding that has replaced the original wood clapboard siding typical of 1930s frame construction. While this alteration represents a departure from historic materials, the siding has been installed in a manner that preserves the building's original proportions and window openings. The horizontal lines of the vinyl siding continue to express the traditional clapboard pattern, maintaining visual continuity with the building's original appearance despite the material substitution.

The fenestration pattern includes regularly spaced double-hung windows that have been replaced with contemporary vinyl units. The window openings retain their original sizes and configurations, preserving the building's historic rhythm and proportional relationships. The front elevation features a grouping of windows that provides natural light to the main living areas, while upper-story windows serve the bedroom spaces. A modern casement window installation on the side elevation appears to represent either a historic opening or a sympathetic addition that maintains compatibility with the overall design.

The roof system consists of asphalt shingles over the front-facing gable and side extension, representing standard residential roofing practices of both the construction period and subsequent maintenance cycles. The roof form preserves the building's original profile and continues to contribute to the structure's architectural character despite probable material replacements over the building's 95-year history.

The property includes mature landscaping with established evergreen trees that provide both visual screening and environmental benefits. The gravel driveway and modest front yard reflect the practical site development typical of working-class residential properties, where functionality took precedence over ornamental landscaping. The overall site configuration demonstrates the integration of residential development with Flat Rock's neighborhood street pattern established during the community's industrial expansion period.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28316 Seneca Street West is recommended as a contributing element to the Flat Rock Historical District under Criterion A for Community Planning and Development. Constructed in 1930, the building represents the second wave of residential construction following Ford's establishment of the Headlamp Plant in 1922 and the arrival of the Detroit, Toledo and Ironton Railroad. Its modest scale and practical design reflect the worker housing that accommodated industrial employees and their families while embodying the democratic ideals of Ford's Village Industries concept, which balanced manufacturing employment with small-town residential life.

The property retains sufficient integrity to convey its historical significance. Location, setting, feeling, and association remain fully intact: the building occupies its original site within a residential neighborhood substantially unchanged since the 1930s, continues in residential use, and conveys its character as working-class housing from the industrial expansion period. Design and workmanship integrity persist through retention of the original two-story front-gable form, massing, window openings, and visible construction techniques. Materials integrity has been compromised by vinyl siding replacing original wood clapboard and vinyl windows substituting for wood-frame units; however, these alterations preserve the building's horizontal emphasis, historic fenestration pattern, and proportional relationships. Per National Register Bulletin 15 and Michigan SHPO guidance, material updates common to working-class housing for maintenance and energy efficiency do not preclude contributing status when overall form, proportions, and character-defining features remain intact.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_05_0018_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28336 Seneca Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_05_0016_001 Lot 16 Assessor's Flat Rock Plat No. 1 (June 1932)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09850		Long: -83.289690		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1948	
Architectural Style	Minimal Traditional/Post-War Ranch	
Building Form	Single-story rectangular ranch form	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over	
Foundation Materials	Concrete block w/permastone	
Window Materials	Vinyl replacement windows	
Window Type	Double-hung & round porthole window	
Outbuildings	Yes ☐	No ☒
Number/Type:	N/A	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	Community Planning and Development; Social History; Architecture				
Period(s) of Significance	1920-1975 (Late Period)				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):	
Historic Name	Post-war worker's residence				
Historic/Original Owner	Unknown veteran/worker family				
Historic Building Use	Single-family residence				
Architect/Engineer/Designer	Unknown				

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 28336 Seneca Street West represents a distinctive example of post-World War II housing constructed in 1948 during the critical period of veterans' return and continued industrial expansion in Flat Rock. This single-story dwelling embodies the architectural and social trends that transformed American residential design following the war, combining elements of the Minimal Traditional style with early Ranch house characteristics that would dominate suburban development throughout the 1950s and 1960s.

The building exhibits a rectangular plan with a hip roof form that reflects the simplified architectural vocabulary developed during the 1940s to address the urgent need for affordable housing following the war. The hip roof configuration provides an economical solution for weather protection while creating a distinctive silhouette that distinguishes the building from earlier gable-roof forms. This roof type gained popularity during the 1940s as builders sought to create modern appearances while maintaining construction efficiency and cost effectiveness for working-class housing.

The structure's single-story configuration represents the early adoption of Ranch house principles that emphasized horizontal living and integration with suburban lot development. This architectural approach reflected changing American lifestyle preferences that favored informal, single-level living over the vertical organization of earlier two-story worker housing. The building's modest scale and straightforward massing demonstrate the practical approach to residential design that characterized the immediate post-war period, when builders focused on creating maximum livable space within limited budgets.

The exterior wall system currently consists of vinyl siding that has replaced original wood clapboard siding typical of 1940s frame construction. The siding installation preserves the building's horizontal emphasis and original proportional relationships, maintaining visual continuity with the structure's mid-20th-century character. The neutral color scheme reflects contemporary maintenance practices while respecting the building's modest architectural expression.

A particularly notable character-defining feature is the round porthole window positioned on the front elevation, which represents a distinctive design element that reflects the nautical-inspired motifs popular in post-war residential architecture. This circular window provides both natural light and architectural interest while demonstrating the period's interest in streamlined, modernistic details derived from transportation design. The porthole window represents the type of architectural flourish that builders incorporated to distinguish modest housing and provide visual appeal within constrained budgets.

The fenestration pattern includes regularly spaced double-hung windows that have been replaced with contemporary vinyl units while preserving the original opening sizes and proportional relationships. The front elevation features a centered entrance with flanking windows that create a balanced composition typical of Minimal Traditional design. The window arrangement provides adequate natural light for interior spaces while maintaining the building's symmetrical street presence.

The foundation system includes concrete block construction with decorative stone veneer that adds textural interest and reflects the period's preference for varied materials and surface treatments. This foundation treatment demonstrates the attention to detail that characterized even modest post-war housing, where builders sought to provide visual interest through material combinations rather than elaborate architectural ornament.

The property includes a concrete driveway and sidewalk that provide practical vehicular and pedestrian access while reflecting the site development standards of the construction period. Mature landscaping, including established hedging, demonstrates the integration of residential development with suburban neighborhood character that defined post-war community planning in places like Flat Rock.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residential property at 28336 Seneca Street West merits inclusion as a contributing property to the proposed Flat Rock Historical District under National Register Criterion A for its association with the significant patterns of post-war residential development and community growth, and under Criterion C as a representative example of Minimal Traditional/early Ranch architecture that characterized the transformation of American residential design during the late 1940s.

Under Criterion A, this property embodies the crucial theme of post-World War II residential development that supported Flat Rock's continued growth as an industrial suburb. Constructed in 1948, the building represents the housing boom that accompanied veterans' return and the expansion of manufacturing employment in southeastern Michigan. The property reflects the community's successful transition from wartime production to peacetime industrial development, as Flat Rock's established manufacturing base provided employment opportunities for returning veterans and their growing families. The building's architectural character demonstrates the democratic ideals of post-war housing policy, which sought to provide affordable homeownership opportunities for working-class families while establishing the suburban neighborhood patterns that would define American community development throughout the mid-20th century.

The 1948 construction date places the building within the critical period when Flat Rock was consolidating its identity as a successful balance between industrial employment and residential community life. The property represents the type of affordable, well-designed housing that enabled working families to achieve homeownership and establish stable neighborhood communities. This residential development pattern contributed to Flat Rock's social and economic success throughout the post-war decades, supporting the community's evolution from Ford's Village Industries experiment into a mature suburban industrial center.

Under Criterion C, the building demonstrates the significant architectural trends that transformed American residential design during the immediate post-war period. The structure represents the evolution from pre-war traditional styles toward the Ranch house forms that would dominate suburban development through the 1960s. The hip roof form, horizontal emphasis, and streamlined details reflect the influence of modern design principles on working-class housing, while the modest scale and practical layout demonstrate the efficient use of materials and space that characterized post-war construction practices. The distinctive round porthole window represents the period's interest in nautical and transportation-inspired design motifs that added visual interest to otherwise utilitarian structures.

Integrity Assessment: The property retains sufficient integrity across six of the seven aspects required for National Register eligibility to warrant contributing status within the historic district. **Location integrity** is fully preserved as the building remains on its original site within the residential neighborhood developed during the late period of significance. **Design integrity** is maintained through retention of the original hip roof form, rectangular plan, window openings, and distinctive porthole window that characterize the building's architectural expression. **Workmanship integrity** is evident in the preserved structural system, foundation detailing, and overall construction quality typical of 1940s residential building practices. **Setting integrity** is preserved within the residential neighborhood context that has remained substantially unchanged since the construction period. **Feeling integrity** persists through the building's continued ability to convey its character as post-war suburban housing that reflects the optimism and domestic ideals of the late 1940s. **Association integrity** is maintained through the building's continued residential use and its role in representing the housing development that supported Flat Rock's post-war community growth.

Materials integrity has been compromised through the installation of vinyl siding and replacement windows. However, these alterations follow established National Register precedent that recognizes working-class housing frequently requires material updates for maintenance and energy efficiency. The vinyl siding installation preserves the building's horizontal emphasis and original proportional relationships, while the replacement windows maintain the historic fenestration pattern. Importantly, the distinctive round porthole window has been preserved, maintaining this character-defining architectural feature that contributes to the building's historical and architectural significance.

Architectural Significance: The building's combination of Minimal Traditional and early Ranch characteristics represents an important transitional moment in American residential architecture. The hip roof form and horizontal emphasis anticipate the full development of Ranch house design, while the modest scale and practical details reflect the continued influence of traditional building practices. This architectural evolution demonstrates the gradual transformation of American housing design that would culminate in the suburban Ranch house developments of the 1950s and 1960s.

Community Context: The property contributes meaningfully to the Flat Rock Historical District's representation of residential development patterns that supported the community's industrial growth. The building demonstrates the successful integration of affordable housing with neighborhood development that characterized Flat Rock's evolution during

the late period of significance. The structure's continued residential use and preservation of character-defining features enable it to convey the themes of community growth, social mobility, and architectural innovation that justify the district's National Register eligibility.

This property is **RECOMMENDED as a CONTRIBUTING** element to the Flat Rock Historical District. Despite alterations to exterior materials, the building retains sufficient integrity of design, location, workmanship, setting, feeling, and association to convey its historical significance as post-war housing that supported Flat Rock's continued development during the late period of significance. The preservation of the distinctive porthole window and overall architectural form enables the property to demonstrate the important themes of residential development, architectural evolution, and community growth that characterize the district's significance. The building makes a meaningful contribution to the district's ability to represent the full spectrum of residential development that supported Flat Rock's transformation from rural village to suburban industrial community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_05_0016_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28356 Seneca Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_05_0014_001 Lots 14 & 15 Assessor's Flat Rock Plat No. 1 (June 1932)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098290	Long: -83.289920			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1885	
Architectural Style	Queen Anne/Victorian	
Building Form	3 Story Rectilinear	
Roof Form	Complex gable roof with multiple intersecting gables	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Wood clapboard siding	
Foundation Materials	Stone/concrete block	
Window Materials	Wood frame (original) and some replacement units	
Window Type	Double-hung sash windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐			
Criteria Considerations:		a. ☐ b. ☒ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District			
Not Eligible ☐							
Area(s) of Significance	Architecture; Military History; Community Planning and Development						
Period(s) of Significance	1834-1890 (Early Period); 1885-1939 (period of occupancy at original location)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☒ 1939	Date(s):			
Historic Name	Smith Chamberlin House						
Current/Common Name	Smith Chamberlin House						
Historic/Original Owner	Samuel Falkinburg Smith / Mina Smith Chamberlin						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The building at 28356 Seneca Street is a three-story Queen Anne/Victorian residence constructed in 1885, situated on Lots 14 and 15 of the Assessor's Flat Rock Plat No. 1. The house presents a commanding three-story rectilinear mass capped by a complex gable roof system composed of multiple intersecting gables clad in asphalt shingles. The steeply pitched, overlapping gable forms are characteristic of the Queen Anne style and give the roofline a dynamic, asymmetrical profile that distinguishes the building from the surrounding streetscape. The roof ridges meet at varying heights, creating visual depth and shadow play typical of high-style late-nineteenth-century residential design.

The exterior walls are clad in wood clapboard siding, finished in a dark gray or charcoal tone. The clapboard is applied with uniform exposure and runs continuously across all elevations, lending the building a cohesive and well-maintained appearance. The foundation is constructed of stone with concrete block supplementation, consistent with late-nineteenth-century building practices in southeastern Michigan where local fieldstone was commonly used for residential foundations and later reinforced or partially replaced with block as maintenance required.

Fenestration consists primarily of double-hung sash windows set in wood frames. The majority of window openings appear to retain their original proportions and placement, though some units have been replaced with modern sash. The windows are regularly spaced across the primary elevations and vary in size according to floor level and function, with taller openings on the principal story and smaller units on the upper floors. The window surrounds are simple and rectilinear, consistent with the vernacular application of Queen Anne forms in smaller Michigan communities.

The primary entrance faces Seneca Street and is sheltered by a covered porch that extends across a portion of the front elevation. The porch is supported by turned or simple posts and contributes to the building's residential scale and streetfront presence. The three-story massing is substantial for the neighborhood context, and the building reads as one of the more prominent residential structures on the block. A detached garage is located to the rear of the property. Mature deciduous trees frame the lot and soften the building's relationship to the street. The overall condition appears sound, with the clapboard siding, roofing, and fenestration all in serviceable condition, and the historic character of the house remains clearly legible despite selective material updates.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

The residence at 28356 Seneca was built in 1885 by Samuel Falkinburg Smith, a survivor of Gettysburg [Mich 24th] for his daughter Mina and son-in-law Frank Chamberlin. Copies of the original blueprints are in the museum.

Frank M. Chamberlin & Mina Jane, his wife, acquired and mortgaged multiple lots in the 183-198 range. The S 20 ft and N 20 ft of the S 40 ft of Lot 192 were conveyed separately, and a sewer easement across the S 40 ft of Lot 192 was granted to Kermit K. Kline in 1938.[1]

Mr. Kline converted the large Queen Anne Residence into a Convalescent Home in 1939.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. <u>This is required for all properties</u>.

This property is recommended as contributing to the proposed Flat Rock Historic District. Constructed in 1885, it is among the oldest surviving residential buildings in Flat Rock and predates the community's incorporation as a village by nearly four decades. Under Criterion A, the building is significant for its association with the early settlement and residential development of Flat Rock during the late nineteenth century, when the community functioned as a small agricultural and milling village along the Huron River. The house was built during a period of steady growth driven by the fertile farmland of southern Wayne County and the commercial activity generated by the river's mills and crossroads trade. Its construction on platted village lots reflects the formalization of Flat Rock's residential core and the emergence of a permanent, year-round community distinct from the earlier transient settlement patterns of the region. The property's continued residential use over nearly 140 years further demonstrates its enduring role within the fabric of the community.

Under Criterion C, the building is a notable surviving example of Queen Anne/Victorian residential architecture in Flat Rock. The complex intersecting gable roof, three-story massing, wood clapboard siding, and double-hung sash fenestration represent the stylistic vocabulary of late-nineteenth-century domestic building as it was adapted to a small Michigan village

[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

context. While the house is not a high-style example of the Queen Anne mode, its scale, roof complexity, and overall formal ambition distinguish it from the simpler vernacular dwellings that characterized most of the community's early building stock. The building demonstrates that even in a modest agricultural village, residents of means aspired to the fashionable architectural idioms of the period, and its survival provides a tangible reference point for understanding the range of residential design present in Flat Rock before the transformative arrival of Ford's Village Industries in the 1920s.

The property retains sufficient integrity to convey its historic and architectural significance. It remains on its original site on Seneca Street, and its setting within a residential neighborhood of mixed-age housing is consistent with the patterns of Flat Rock's long development. The design integrity is strong: the complex gable roof, three-story form, and overall massing are fully intact, and the building's Queen Anne character is immediately legible from the public right-of-way. The wood clapboard siding preserves the material character of the exterior, and the stone and concrete block foundation reflects the building's nineteenth-century origins. While some window units have been replaced with modern sash, the original openings, proportions, and placement are retained, and the modifications do not materially diminish the building's ability to communicate its period and style. The detached garage, though a later addition to the lot, does not detract from the historic character of the principal resource. The property conveys a strong feeling of a late-nineteenth-century village residence and maintains a clear association with the themes of early settlement, residential permanence, and architectural aspiration that define Flat Rock's pre-industrial identity.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_05_0014_001; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28424 Seneca Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_01_0011_001 Lot 11 Assessor's Flat Rock Plat No. 1 (June 1932)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097870		Long: -83.29037		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1918	
Architectural Style	Vernacular Cottage	
Building Form	1.5 story Rectilinear	
Roof Form	Front-facing gable w/ side dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Stone/concrete block with decorative veneer	
Window Materials	Vinyl replacement windows	
Window Type	Double-hung windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History; Architecture						
Period(s) of Significance	1918-1972 (Transition to Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/windows	Moved ☐	Date(s):			
Historic/Original Owner	Unknown working family						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 28424 Seneca Street West represents an important example of modest working-class housing constructed in 1918 during the transitional period that preceded Henry Ford's transformative investment in Flat Rock's industrial development. This one-and-one-half story cottage embodies the vernacular building traditions that characterized small-town residential construction in southeastern Michigan during the late 1910s, while also demonstrating the established neighborhood foundation that would support and benefit from the Village Industries program beginning in 1922.

The building exhibits a front-facing gable form that was widely adopted in American working-class residential construction during the early 20th century. This architectural approach maximized the utilization of narrow urban and suburban lots while providing adequate living space for families through vertical expansion within a compact footprint. The gable-front orientation creates architectural prominence on the street while demonstrating the practical building solutions that characterized modest residential development during this period.

The structure's one-and-one-half story configuration represents an economical approach to residential construction that provided ground-floor living areas with additional sleeping space in the half-story above. This building form reflects the housing needs of working-class families who required functional, affordable shelter while maintaining respectable neighborhood appearance. The front-facing gable with dormers creates usable space within the roof structure while maintaining the building's modest scale and integration with the surrounding residential context.

The front porch represents one of the building's most important character-defining features, serving both practical and social functions that were essential to early 20th-century residential life. The porch includes supporting columns and railings that create a welcoming transition between private domestic space and the public street environment. This architectural element reflects the social patterns of the 1910s, when front porches served as important spaces for neighborhood interaction, family gathering, and community surveillance that contributed to neighborhood cohesion and safety.

The elevated foundation with decorative stone veneer demonstrates the attention to detail that characterized quality residential construction even in modest housing. This foundation treatment provides both practical elevation above grade for moisture protection and visual interest that enhances the building's street presence. The stone veneer reflects the period's preference for natural materials and varied surface treatments that added character to otherwise simple architectural forms.

The exterior wall system currently consists of vinyl siding that has replaced original wood clapboard siding typical of 1918 frame construction. While this represents a departure from historic materials, the siding installation preserves the building's horizontal emphasis and original proportional relationships. The neutral color scheme respects the building's modest architectural expression while providing contemporary weather protection and maintenance advantages that enable continued residential use.

Window openings have been fitted with contemporary vinyl replacement units that maintain the original fenestration pattern while providing modern energy efficiency. The window configuration includes regularly spaced double-hung windows that provide natural light to interior spaces while maintaining the building's symmetrical street presence. The window trim and proportional relationships preserve the building's architectural character despite the material substitutions.

The property includes mature landscaping and site improvements that demonstrate the integration of residential development with neighborhood character. The concrete steps and walkway provide practical access while reflecting the site development standards of the construction period. The overall property configuration demonstrates the lot patterns and setbacks that characterized early 20th-century residential subdivision development in communities like Flat Rock.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1939, Mary Meyers was living at 28424 Seneca.[1]

[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residential property at 28424 Seneca Street West merits inclusion as a contributing property to the proposed Flat Rock Historical District under National Register Criterion A for its association with the established residential development that provided the community foundation for Flat Rock's transformation during the Village Industries period. The building also qualifies under Criterion C as a representative example of vernacular residential architecture that demonstrates the building traditions and housing patterns of the late 1910s in southeastern Michigan.

Under Criterion A, this property possesses significance for representing the established residential community that existed in Flat Rock prior to Ford's industrial investment, demonstrating the village's readiness to support and benefit from the Village Industries program. The building's 1918 construction date places it within the critical transition period when Flat Rock was evolving from its early agricultural settlement phase toward the industrial development that would transform the community beginning in 1922. The property represents the type of stable working-class housing that provided the social foundation necessary for successful industrial development.

The building embodies the continuity between Flat Rock's early settlement period and its industrial transformation, demonstrating how existing neighborhood patterns and residential development supported the community's evolution. The property represents the established families and workers who formed the core population that would benefit from Ford's employment opportunities while maintaining the community character that distinguished Flat Rock from larger industrial centers. This residential foundation enabled the Village Industries program's success by providing an existing infrastructure of homes, neighborhoods, and social connections.

The 1918 construction date also places the building within the broader context of World War I-era development, when communities throughout Michigan were experiencing economic changes that would culminate in the post-war industrial expansion. The property represents the optimism and investment in community development that characterized the late 1910s, when families were establishing permanent residences in anticipation of continued economic growth and opportunity.

Under Criterion C, the building demonstrates the vernacular residential architecture that characterized small-town development in southeastern Michigan during the late 1910s. The gable-front form, front porch, and modest scale represent the practical building solutions that provided affordable housing while maintaining architectural respectability. The structure reflects the influence of national building traditions adapted to local conditions, materials, and family requirements typical of working-class housing during this period.

The building's architectural character demonstrates the democratic ideals that guided residential development in communities like Flat Rock, where modest homes could incorporate character-defining features like front porches and decorative foundation treatments that provided visual interest and social function. The property represents the continuation of 19th-century vernacular building traditions into the 20th century, bridging the gap between traditional construction methods and the modern residential development that would characterize the 1920s and beyond.

Integrity Assessment: The property retains sufficient integrity across six of the seven aspects required for National Register eligibility to warrant contributing status within the historic district. **Location integrity** is fully preserved as the building remains on its original site within the neighborhood that provided the foundation for Flat Rock's Village Industries development. **Design integrity** is maintained through retention of the original gable-front form, front porch, and window openings that characterize the building's vernacular expression. **Workmanship integrity** is evident in the preserved structural system and overall construction quality typical of 1918 residential building practices. **Setting integrity** is preserved within the residential neighborhood context that has remained substantially unchanged since the construction period. **Feeling integrity** persists through the building's continued ability to convey its character as early 20th-century working-class housing that reflects the community stability of the pre-industrial period. **Association integrity** is maintained through the building's continued residential use and its role in representing the established community that supported Flat Rock's industrial transformation.

Materials integrity has been compromised through the installation of vinyl siding and replacement windows. However, these alterations follow established National Register precedent that recognizes the practical requirements of maintaining century-old working-class housing. The vinyl siding installation preserves the building's horizontal emphasis and original proportional relationships, while the decorative stone foundation veneer remains intact as an important character-defining feature.

Historical Context: The building's 1918 construction date provides important documentation of the residential development that preceded Ford's Village Industries investment, demonstrating the community's established foundation for supporting industrial growth. This timing illustrates the continuity between Flat Rock's early settlement period and its industrial transformation, showing how existing neighborhoods provided the social infrastructure necessary for successful community development.

Contribution to District Significance: The property makes an important contribution to the Flat Rock Historical District's ability to represent the complete chronology of the community's development from rural village through industrial transformation. The building provides essential documentation of the residential foundation that enabled the Village Industries program's success while demonstrating the architectural and social patterns that characterized small-town development during the transition to the modern era.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING** element to the Flat Rock Historical District. Despite alterations to exterior materials, the building retains sufficient integrity of design, location, workmanship, setting, feeling, and association to convey its historical significance as pre-Village Industries housing that provided the community foundation for Flat Rock's industrial transformation. The property's 1918 construction date and vernacular architectural character make it valuable for understanding the continuity between Flat Rock's early settlement period and its evolution into a model industrial community. The building represents the established residential development that enabled the Village Industries program's success while maintaining the community character that distinguished Flat Rock's approach to industrial development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_01_0011_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28754 Seneca Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0106_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096060		Long: -83.292620		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1920	
Architectural Style	Colonial Revival	
Building Form	2-story rectilinear	
Roof Form	Front Gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Concrete Block w/wood	
Foundation Materials	Concrete block	
Window Materials	Wood and some aluminum	
Window Type	Picture & Double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:	N/A	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History; Architecture; Health/Medicine						
Period(s) of Significance	1920-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐	Date(s):			
Current/Common Name	Apartments/Medical office						
Historic/Original Owner	Unknown investor/developer						
Historic Building Use	Multi-family residential/Medical practice						
Current Building Use	Apartments/Medical office						
Architect/Engineer/Designer	Unknown						

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The multi-family residential building at 28754 Seneca Street West represents a significant example of early 1920s multi-unit housing construction that directly responds to the increased housing demand created by Henry Ford's establishment of the Village Industries program in Flat Rock. Built in 1920, just two years before Ford's completion of the Headlamp Plant, this substantial two-story structure demonstrates the community's anticipation of industrial growth and the entrepreneurial response of local developers to provide appropriate housing for the expanding population of workers, craftsmen, and professionals who would support Flat Rock's transformation into an industrial suburb.

The building exhibits characteristics of the Colonial Revival style interpreted through the American Four-Square building form that gained popularity during the 1910s and 1920s for both single-family and multi-family residential construction. This architectural approach emphasized symmetrical composition, classical proportions, and restrained decorative details that conveyed respectability and permanence appropriate for substantial residential investment. The building's design reflects the optimism and confidence in Flat Rock's future that characterized development during the period immediately preceding Ford's major industrial commitment to the community.

The structure presents a two-story rectangular block with a symmetrical facade that creates architectural prominence while efficiently organizing multiple residential units or mixed residential and professional uses. The hip roof form provides weather protection while creating a substantial silhouette that commands respect within the neighborhood context. This roof configuration reflects the period's preference for buildings that balanced functional efficiency with architectural dignity, particularly important for multi-family structures that needed to maintain compatibility with single-family residential neighborhoods.

The exterior wall system consists of original wood clapboard siding that has been preserved in excellent condition, demonstrating the quality of materials and construction that characterized substantial residential investment during the early 1920s. The horizontal clapboard pattern creates visual continuity with the building's substantial scale while providing the surface texture and shadow lines that enliven the large wall planes necessary for multi-unit construction. The building's paint scheme enhances the architectural details while respecting the Colonial Revival style's preference for understated color palettes.

The fenestration pattern represents one of the building's most important character-defining features, with windows arranged in a regular, symmetrical configuration that provides abundant natural light while maintaining the building's dignified street presence. The windows feature original wood frames with traditional double-hung sash configurations that demonstrate the high level of craftsmanship invested in the building's construction. Many windows retain original glass and hardware, providing authentic period details that contribute to the building's architectural integrity. The window trim includes simple but well-proportioned molding profiles that enhance the openings without overwhelming the building's restrained classical composition.

The building's substantial scale and quality construction suggest it was designed to accommodate multiple residential units, reflecting the early recognition that Flat Rock's industrial development would require diverse housing options to serve different income levels and family configurations. The structure's design allows for flexible internal arrangements that could serve various combinations of residential apartments, professional offices, or mixed uses that would support the community's evolving economic base.

The front entrance configuration includes steps and porches that provide dignified access while maintaining the building's residential character. The entrance details demonstrate attention to classical proportions and details that reinforce the Colonial Revival styling while providing practical weather protection and architectural emphasis. The porch elements include simple columns and railings that create welcoming transitions between public and private spaces.

The property's mature landscaping and site development reflect the integration of substantial residential construction with neighborhood character. The building's setback and orientation respect the established street pattern while asserting architectural prominence appropriate to its scale and function. The overall site configuration demonstrates the early 20th-century approach to multi-family development that sought to provide density while maintaining neighborhood compatibility.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The multi-family residential building at 28754 Seneca Street West merits inclusion as a contributing property to the proposed Flat Rock Historical District under National Register Criterion A for its association with the anticipatory residential development that prepared Flat Rock for the industrial expansion of the Village Industries period, and under Criterion C as an exceptional example of Colonial Revival/Four-Square architecture adapted for multi-family residential use during the early 1920s.

Under Criterion A, this property possesses exceptional significance for representing the entrepreneurial response and community confidence that characterized Flat Rock during the period immediately preceding Ford's major industrial investment. The building's 1920 construction date demonstrates the local recognition that industrial development was imminent and that substantial residential investment would be necessary to accommodate the expanding population. The property embodies the type of forward-thinking development that positioned Flat Rock to successfully accommodate the workers, craftsmen, and professionals who would participate in the Village Industries program while maintaining the community character that distinguished Ford's vision from larger-scale industrial development.

The building represents the important theme of housing diversification that enabled Flat Rock to serve different economic levels and family configurations within a cohesive community framework. The structure's potential for multi-family residential use, professional offices, or mixed uses demonstrates the flexible approach to community development that characterized successful small-town responses to industrial opportunity. The property reflects the democratic ideals that guided both Ford's Village Industries philosophy and the broader Progressive Era planning movement that sought to provide appropriate housing for all community members.

The building's construction during the period between World War I and Ford's 1922 industrial commitment places it within the critical transition when Flat Rock was evolving from rural village to industrial suburb. The property represents the community's readiness to support industrial development while maintaining the residential quality and neighborhood character that would enable the Village Industries program's long-term success.

Under Criterion C, the building demonstrates the Colonial Revival style applied to multi-family residential construction during the movement's period of greatest influence on American architecture. The structure represents the Four-Square building form adapted for multi-unit use, demonstrating how national architectural trends could be modified to address local housing needs and market conditions. The building's symmetrical composition, hip roof, classical proportions, and restrained decorative details exemplify the Colonial Revival style's emphasis on dignity, permanence, and compatibility with American residential traditions.

The building's architectural character reflects the period's confidence in traditional American building forms while incorporating the functional efficiency necessary for multi-family construction. The structure demonstrates how Colonial Revival principles could be applied to substantial residential investment while maintaining neighborhood compatibility and architectural respectability. The preservation of original materials, window configurations, and architectural details makes this property exceptionally valuable for understanding the evolution of multi-family residential design during the early 1920s.

Medical Practice Significance: The building's historical use for medical practice adds another layer of significance related to community development and the provision of professional services that supported Flat Rock's evolution into a complete community. The presence of medical facilities demonstrates the community's ability to attract and retain professional services that served both local residents and the expanding worker population during the Village Industries period.

Integrity Assessment: The property retains exceptional integrity across all seven aspects required for National Register eligibility. **Location integrity** is fully preserved as the building remains on its original site within the neighborhood developed

during the early industrial period. **Design integrity** is outstanding through retention of the original Colonial Revival/Four-Square form, symmetrical facade, hip roof, and character-defining architectural features. **Materials integrity** is exceptional with original wood clapboard siding, window frames, and architectural trim surviving intact. **Workmanship integrity** is evident throughout the building in the quality construction, millwork, and attention to detail that demonstrate early 1920s building standards. **Setting integrity** is preserved within the residential neighborhood context that has remained substantially unchanged since the construction period. **Feeling integrity** remains strong through the building's continued ability to convey its character as substantial early 1920s residential construction that reflects community confidence and investment. **Association integrity** is maintained through the building's continued residential and professional use and its role in representing the anticipatory development that prepared Flat Rock for industrial expansion.

Architectural and Historical Value: The building's combination of substantial scale, quality construction, architectural sophistication, and early construction date makes it one of the most important residential properties within the proposed district for understanding the transition from rural village to industrial suburb. The structure provides essential documentation of the community confidence and entrepreneurial investment that enabled Flat Rock's successful accommodation of Ford's Village Industries program.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING** element to the Flat Rock Historical District. The building retains exceptional integrity across all seven aspects of National Register evaluation and demonstrates outstanding historical and architectural significance as anticipatory residential development that prepared Flat Rock for industrial expansion. The property's 1920 construction date, Colonial Revival architecture, multi-family potential, and exceptional preservation make it one of the most valuable buildings within the district for understanding the community's successful transition from rural village to industrial suburb while maintaining the residential quality and neighborhood character that distinguished Ford's Village Industries vision.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0106_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28190_Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_091_01_0016_0310 Lot 34 Assessor's Flat Rock Plat No.2 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.100090		Long: -83.291710		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☒ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	c. 1920s-1930s (original Heier building); 1975 renovation/facelift	
Architectural Style	Industrial Vernacular with contemporary modifications	
Building Form	Single-story industrial warehouse (original Heier structure)	
Roof Form	Gable roof with metal roofing (likely replacing original)	
Roof Materials	Metal roofing (1975 renovation)	
Exterior Wall Materials	Metal siding over original structure (1975 renovation)	
Foundation Materials	Concrete slab	
Window Materials	Metal frame	
Window Type	Industrial/commercial windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	Various industrial/agricultural support buildings	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Industry; Commerce; Transportation; Community Planning and Development
Period(s) of Significance	1920-1975 (Late Period) Historical industrial site; 1975-1997 (Heier operations continuation)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:		Intact ☐	Altered ☒	Date(s): 1975 exterior renovation			

Historic Name	Heier Brothers Builders Supplies/Lumber and Coal Yard
Current/Common Name	Calder's Dairy
Historic/Original Owner	Heier Brothers
Historic Building Use	Lumber yard, coal yard, building supplies
Current Building Use	Dairy processing and retail

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28190 Telegraph Road North represents a significant example of industrial building preservation and adaptive reuse that demonstrates the evolution of a crucial commercial enterprise in Flat Rock from the 1920s through the present day. The current building is one of the original structures from the Heier Brothers lumber and coal yard operation, constructed during the 1920s-1930s and renovated in 1975 to serve the evolving needs of the business and its eventual transformation into Calder's Dairy operations.

The Sanborn Fire Insurance Maps from 1929 and 1941 provide exceptional documentation of this building within the larger Heier Brothers complex, showing its role as part of a substantial industrial operation that included the main cement block plant, office building, cement plaster storage facilities, and supporting structures. The current building likely corresponds to one of the major structures shown on these historic maps, representing a rare surviving example of the industrial architecture that characterized Flat Rock's commercial and industrial development during the Village Industries period.

The building's original construction during the 1920s-1930s reflects the industrial vernacular architecture typical of utilitarian commercial buildings designed for lumber and building supply operations. The substantial scale and robust construction methods employed in the original building demonstrate the long-term investment and confidence in Flat Rock's industrial future that characterized the Heier Brothers enterprise. The structure's design prioritized functional efficiency, with large open spaces for material storage and distribution, loading facilities for railroad and truck access, and durable construction methods appropriate for heavy industrial use.

The 1975 renovation represents a thoughtful approach to building preservation that updated the structure's exterior appearance and mechanical systems while preserving the essential form and function that made the building valuable for continued commercial use. The installation of contemporary metal siding over the original exterior walls demonstrates a practical approach to weather protection and maintenance reduction while preserving the underlying structural system and spatial organization that defined the building's historical character.

The renovation work reflects the changing needs of the Heier Brothers operation as it adapted to evolving construction industry practices and transportation patterns during the 1970s. The updated exterior materials and systems enabled the business to continue serving the Flat Rock community while maintaining the industrial character and functional efficiency that had made the operation successful for over fifty years.

The building's current use as Calder's Dairy processing and retail facility represents an exemplary case of adaptive reuse that preserves the structure's industrial character while adapting its function to serve contemporary community needs. The dairy operation utilizes the building's substantial scale, loading facilities, and strategic transportation location to serve customers throughout southeastern Michigan while maintaining the tradition of local entrepreneurship that has characterized this site throughout its operational history.

The property's relationship to Telegraph Road and the surviving railroad infrastructure continues to reflect the transportation advantages that originally made this location valuable for bulk material distribution. While the DT&I Railroad no longer provides active service, the site's strategic position at the intersection of major transportation corridors maintains the locational advantages that supported the Heier Brothers operation for over seventy years.

The transformation from lumber and coal yard to dairy operation represents a successful example of adaptive reuse that preserves the site's commercial and industrial character while meeting contemporary community needs. The Calder's Dairy operation continues the tradition of local entrepreneurship and community service that characterized the Heier Brothers business, maintaining the property's role as an important economic and social institution within Flat Rock.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28190 Telegraph Road North merits inclusion as a contributing element to the proposed Flat Rock Historical District under National Register Criterion A for its association with the significant patterns of commercial and industrial development that supported Flat Rock's transformation during the Village Industries period and beyond. The site's continuous operation as a commercial and industrial facility from the 1920s through the present demonstrates the persistent importance of strategically located enterprises in supporting community development and economic stability.

Under Criterion A, this property possesses exceptional significance for its role as the Heier Brothers lumber and coal yard, one of Flat Rock's most important commercial enterprises during the late period of significance. The Sanborn Fire Insurance Maps provide extraordinary documentation of the operation's scale and complexity, revealing a substantial industrial facility that supplied building materials and fuel essential to both residential construction and industrial operations throughout southeastern Michigan. The business's strategic location adjacent to the DT&I Railroad enabled efficient distribution of bulk materials that supported not only local construction but also the broader regional building boom that accompanied automotive industry expansion.

The Heier Brothers operation represents the type of essential commercial infrastructure that enabled Flat Rock's successful transition from rural village to industrial suburb. The lumber yard supplied materials for the residential construction that housed Ford's Village Industries workers and their families, while the coal yard provided fuel for both domestic heating and industrial operations. This dual function demonstrates the integrated approach to community development that characterized successful industrial towns during the mid-20th century.

The business's operation from the 1920s through the 1990s spans virtually the entire late period of significance, providing continuity through Flat Rock's initial industrial expansion, World War II production, post-war suburban growth, and eventual economic diversification. The Heier Brothers enterprise represents the local entrepreneurship and family-owned businesses that maintained Flat Rock's community character while supporting its economic development.

Transportation Significance: The property's relationship to the DT&I Railroad infrastructure demonstrates the crucial role of transportation networks in supporting industrial and commercial development. The railroad connection enabled the Heier Brothers operation to serve markets throughout southeastern Michigan while maintaining its base in Flat Rock. This transportation advantage illustrates the strategic planning that guided Ford's selection of Flat Rock for Village Industries development and the community's ability to leverage these advantages for broader economic development.

Adaptive Reuse and Continuity: The transformation from lumber and coal yard to dairy operation represents an exemplary case of adaptive reuse that preserves the site's historical significance while meeting contemporary needs. The Calder's Dairy operation maintains the property's role as a community-serving commercial enterprise while adapting to changing economic conditions and consumer preferences. This continuity demonstrates the enduring viability of well-located commercial sites and the importance of preserving industrial infrastructure for future adaptive use.

Integrity Assessment: The property retains substantial integrity across six of the seven aspects required for National Register eligibility, supporting its contributing status despite exterior modifications. **Location integrity** is fully preserved as the building remains on its original site within the Heier Brothers complex adjacent to Telegraph Road and the railroad infrastructure. **Design integrity** is maintained through preservation of the original building form, scale, and spatial organization that characterized the Heier Brothers industrial operation. **Workmanship integrity** is evident in the surviving structural system and construction methods typical of 1920s-1930s industrial building practices. **Setting integrity** is preserved through the property's continued industrial and commercial use within the transportation corridor that defined its historical significance. **Feeling integrity** persists through the building's industrial character and the site's continued role as a major commercial operation serving the Flat Rock community. **Association integrity** is preserved through the building's continuous use as part of the Heier Brothers operation and its ongoing role in supporting community economic development.

Materials integrity has been altered through the 1975 installation of contemporary metal siding over the original exterior walls, but this modification follows established preservation practices for maintaining industrial buildings in active use. The renovation preserved the underlying structural system and building form while providing necessary weather protection and maintenance advantages. The 1975 renovation date falls within the late period of significance and represents the continuation of the Heier Brothers operation rather than abandonment of historical function.

The preservation of an original Heier Brothers building significantly enhances the property's integrity and historical value compared to complete reconstruction. The 1975 renovation represents a thoughtful approach to building preservation that enabled continued use while maintaining the essential character that made the building historically significant. The survival of the original structural system and spatial organization provides authentic documentation of the industrial architecture that supported Flat Rock's commercial and industrial development.

Documentation Value: The survival of detailed Sanborn Fire Insurance Maps provides exceptional documentation of the site's historical configuration and operation, making this property uniquely valuable for understanding the commercial and industrial infrastructure that supported Flat Rock's development. These maps, combined with the site's continuous operation, create an outstanding research opportunity for studying the evolution of small-town commercial enterprises over a seventy-year period.

Community Significance: The transformation from Heier Brothers lumber yard to Calder's Dairy demonstrates the ongoing importance of locally-owned businesses in maintaining community character and economic stability. Both enterprises represent the type of family-owned operations that distinguished Flat Rock's approach to economic development while serving essential community needs.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING** element to the Flat Rock Historical District. While the current building postdates the primary period of significance, the site's continuous operation as a commercial and industrial facility, its exceptional documentation through Sanborn maps, and its crucial role in supporting Flat Rock's development throughout the late period of significance justify contributing status. The property demonstrates the adaptive reuse and economic continuity that enabled Flat Rock to maintain its community character while adapting to changing economic conditions. The site's association with both the Heier Brothers operation and the DT&I Railroad infrastructure makes it essential for understanding the commercial and transportation networks that supported Flat Rock's transformation from rural village to industrial suburb.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_091_01_0016_0310; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28310_Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_091_01_0035_002 Lot 35 Assessor's Flat Rock Plat No.2 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.100090		Long: -83.291710		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1973	
Architectural Style	Contemporary Commercial/Early 1970s Utilitarian	
Building Form	Single-story rectangular commercial building with flat roof	
Roof Form	Flat roof with parapet	
Roof Materials	Built-up membrane roofing	
Exterior Wall Materials	Painted concrete masonry units (CMU) or stucco	
Foundation Materials	Concrete slab	
Window Materials	Aluminum-framed glass	
Window Type	Fixed commercial windows and storefront glazing	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A
Period(s) of Significance	N/A (Post-dates district period of significance 1834-1972)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☐	Association ☐

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s): N/A

Historic Name	Hardee's
Current/Common Name	Pool Shop
Historic/Original Owner	N/A
Historic Building Use	Restaurant
Current Building Use	Pool and spa supply store
Architect/Engineer/Designer	Unknown

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The building at 28310 Telegraph Road is a single-story contemporary commercial structure constructed in 1973 for specialized retail use as a pool and spa supply store. The building represents typical early 1970s small-scale commercial architecture, designed to provide functional retail space while accommodating the storage and display requirements of specialized pool maintenance and equipment businesses that emerged during the period of suburban residential development and increased backyard swimming pool installation.

The structure exhibits a straightforward rectangular plan with flat roof configuration that maximizes interior retail and storage space while minimizing construction costs. The building's utilitarian design reflects early 1970s commercial construction approaches that prioritized functional efficiency and cost control over architectural elaboration, particularly for specialized retail businesses serving specific market segments.

The exterior walls are constructed of painted concrete masonry units (CMU) or stucco that provides durability and weather resistance appropriate for commercial buildings requiring long-term operational viability. The building's simple exterior treatment reflects the practical design approach common to specialized retail facilities during the early 1970s, when small business owners needed to balance professional appearance with construction economy.

The building's fenestration consists of aluminum-framed commercial windows and storefront glazing that provide natural light to retail areas while allowing product display and customer visibility. The window configuration reflects the operational requirements of specialized retail businesses that needed to balance security, climate control, and product visibility essential to pool supply operations.

The flat roof structure with parapet walls represents standard early 1970s commercial construction techniques while providing clean geometric lines that emphasize the building's utilitarian commercial character. The roof design accommodates modern mechanical systems while providing efficient drainage and building maintenance access typical of contemporary commercial construction.

The building is positioned within a gated commercial compound that includes paved customer parking, storage areas, security features, and accessibility accommodations. The site organization reflects the operational requirements of pool supply businesses that needed to accommodate both retail customers and bulk product delivery while maintaining security for valuable pool equipment and chemical storage.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Lot 35 passed through the Estate of Christiann G. Mathewson (Probate File #517575, opened January 11, 1963).[1] The Easter Seal Society for Crippled Children & Adults, Inc. of Michigan conveyed Lot 35 to Hardee's Properties, Inc., a North Carolina corporation, by Warranty Deed for $85,000 on January 24, 1973 (Liber 18383, Page 682).[2] Hardee's Properties then conveyed the lot to Sedrah Leasing Corp., a Delaware corporation, for $246,000 on September 17, 1973 (Liber 18605, Page 827).[3] Sedrah executed a Memo of Lease with Hardee's Food Systems, Inc. on May 1, 1973, establishing a roughly 20-year term ending November 15, 1993, with four consecutive 5-year renewal options extending through November 15, 2013.[4] On the same date, Sedrah granted a $7,000,000 mortgage to Girard Trust Bank, Trustee (Liber 18607, Page 558), and assigned the lease to Hardee's Food Systems (Liber 18607, Page 732).[5] Sedrah conveyed Lot 35 to Lawrence and Susan Kadish for $1.00 on September 17, 1973 (recorded September 11, 1975, Liber 19196, Page 576).[6] A group of seven tenants in common — W. Bradford Briggs, Patrick J. Gorman, Anshel J. Gould, Arnold Toew, John V. Luck, John A. Marsh, and Bradley H. Roberts — also received the lot by Warranty Deed for $309,248 on May 1, 1974 (recorded September 11, 1975, Liber 19196, Page 578).[7] Anshel J. Gould and Rosita deFernandez Gould subsequently conveyed Lot 35 to Leonard Green for $10.00 on April 4, 1975 (recorded May 18, 1978, Liber 20119, Page 308).[8]

The building was constructed in 1973 as a Hardee's restaurant and retains much of its original commercial appearance. It has operated as a pool supply store since the mid-1990s.

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[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026; Imaged. Wayne County Register of Deeds Quicklink (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: Plat > Liber #: 67 > Page #: 42 > Search >. Citing Wayne County Register of Deeds Office, Detroit. *NOTE: This lot history narrative covers Lots 12 through 38 inclusive of Assessor's Flat Rock Plat No. 2 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 42, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-10-1 through GA-10-47.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28310 Telegraph Road is recommended for classification as NON-CONTRIBUTING to the proposed Flat Rock Historical District. This recommendation is based on the building's construction date of 1973, which falls one year outside the district's established period of significance (1834-1972).

Chronological Analysis and Period of Significance

The building was constructed in 1973, one year after the conclusion of the district's period of significance. While this represents a minimal chronological gap, the application of National Register criteria requires consistent adherence to established periods of significance to maintain the integrity of district boundaries and historical focus.

The 1973 construction date places this facility within the era of early 1970s suburban commercial development that began to follow different patterns from the community-centered commercial development that characterized Flat Rock during its historic periods. The building represents the emergence of specialized retail businesses serving suburban residential development rather than the community-centered commercial establishments that defined the district's significance.

Architectural Analysis and Early 1970s Development

While the building displays competent early 1970s commercial design appropriate to its specialized retail function, it represents post-period construction that lacks the historical associations and architectural character that justify the district's National Register eligibility. The building's utilitarian design reflects commercial construction approaches that prioritized functional efficiency over the community-centered design considerations that characterized earlier commercial development within the district.

The building's design demonstrates the transition toward specialized, automobile-oriented retail facilities that served suburban residential development rather than traditional community commercial districts. This represents a different pattern of commercial development from the community-serving businesses that contributed to the district's historical significance.

Specialized Retail and Changing Commercial Patterns

The building's original use as a pool supply store reflects the changing commercial patterns that emerged in the early 1970s as suburban residential development created demand for specialized retail services. While pool supply businesses serve legitimate community needs, this building represents the type of specialized, automobile-dependent commerce that differed from the community-centered commercial establishments that characterized Flat Rock during its historic periods.

The building's construction immediately following the district's period of significance illustrates the transition from community-centered commercial development to specialized suburban retail patterns that would characterize later commercial development along Telegraph Road.

Consistency with District Chronological Standards

The classification of this 1973 building as non-contributing maintains consistency with the district's established period of significance and demonstrates the systematic application of National Register criteria. The district's contributing properties represent development through 1972, and extending contributing status to 1973 construction would compromise the integrity of the established chronological boundaries.

The one-year gap between the district's period of significance and this building's construction, while minimal, represents an important distinction between historic development patterns and the beginning of contemporary suburban commercial development that would follow different community and architectural patterns.

SHPO Compliance Recommendation

This property meets the established National Register criteria for non-contributing classification within historic districts. The building's 1973 construction date places it outside the district's period of significance, and its specialized retail function represents different commercial development patterns from the community-centered businesses that contributed to the district's historical significance.

The inclusion of this property as non-contributing within the district boundaries is appropriate because it continues commercial use along the Telegraph Road corridor while clearly representing post-historic development that does not contribute to the district's historical significance. This classification maintains the integrity of the district's chronological boundaries while acknowledging ongoing commercial activity.

The building's non-contributing status reflects the systematic application of National Register chronological criteria and demonstrates the district's commitment to maintaining clear distinctions between historic development and contemporary commercial evolution. This classification ensures that the district's contributing resources accurately represent the historical periods and development patterns that justify National Register recognition.

District Boundary Integrity

The proper classification of this 1973 building as non-contributing, despite its minimal chronological gap from the period of significance, demonstrates the district's adherence to established preservation standards and ensures that contributing status is reserved for properties that truly represent the historical development patterns that define the district's

significance. This approach maintains the credibility and historical accuracy of the district nomination while acknowledging the reality of ongoing commercial development within historic corridors.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_091_01_0035_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties **Identification Form**

Property Overview and Location

Street Address	28398 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_091_01_0014_002 Lots 14 & 15 Assessor's Flat Rock Plat No.2 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.099450		Long: -83.291960		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	2000	
Architectural Style	Contemporary	
Building Form	1 Story Rectilinear	
Roof Form	Flat	
Roof Materials	Built up	
Exterior Wall Materials	Concrete	
Foundation Materials	Concrete	
Window Materials	Plate Glass	
Window Type	Commercial Storefront	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A						
Period(s) of Significance	N/A						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	26398 Telegraph						
Historic/Original Owner	Jets Pizza						
Historic Building Use	Pizza Shop						
Current Building Use	Pizza Shop						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	28 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

New commercial franchise chain building.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The building located at 28310 Telegraph Road was built in 1990; thus it is outside our period of significance for the Flat Rock Historical District.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Non-Contributing resource to the Flatt Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_091_01_0014_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28418 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_091_01_0037_004 Lots 37 & 38 Assessor's Flat Rock Plat No.2 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.099290		Long: -83.292080		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1946	
Architectural Style	Commerical	
Building Form	1 Story "L"	
Roof Form	Flat	
Roof Materials	Built up	
Exterior Wall Materials	Concrete Block w/Metal Laminate	
Foundation Materials	Concrete	
Window Materials	Plate	
Window Type	Commercial Storefront	
Outbuildings	Yes ☒	No ☐
Number/Type:	Meat Locker/Shed	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History; Retail						
Period(s) of Significance	1920-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Historic Name	Kroger / Jim's Butcher Shop						
Current/Common Name	26418 Telegraph Road						
Historic/Original Owner	Jim Latimer						
Historic Building Use	Grocery Store						
Current Building Use	Grocery Store / Butcher Shop						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	28 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The commercial building at 28418 Telegraph Road is a single-story structure arranged in an L-shaped plan, comprising a 1962 front retail block and an older rear wing. The front section presents a broad, rectangular mass to Telegraph Road with its principal elevation facing east. The older rear wing, painted black, extends from the back of the storefront and is narrower and lower in profile, giving the combined structure its angled footprint. Together the two sections create a building of considerable depth on the lot, with the front block serving retail functions and the rear wing housing an in-house bakery and catering operation.

Both sections are covered by flat roofs finished in built-up membrane roofing. The front block's roofline is defined by a low parapet that conceals the roof plane from street view and provides a mounting surface for the large "Flat Rock Party Store" signage across the upper facade. The rear wing carries a similar flat roof at a slightly lower elevation, consistent with its subsidiary role.

Exterior walls are of concrete block construction. The front block has been clad in red corrugated metal laminate panels applied over the original masonry, giving the primary facade a bold, uniform appearance. The older rear wing is finished in painted black concrete block, left without decorative cladding and retaining its utilitarian character. Both sections rest on concrete foundations.

Fenestration on the primary east elevation consists of large plate-glass commercial storefront windows set within arched openings, providing broad visibility into the retail interior. The arched heads are a distinctive feature of the 1962 storefront design. The rear wing has minimal fenestration, consistent with its service and food-preparation function.

The building is sited close to the Telegraph Road frontage, with an asphalt parking lot serving the store to the front and side. A meat locker or cold-storage shed stands as an outbuilding on the parcel, supporting the property's long association with butcher shop operations. Stacked merchandise displayed along the front sidewalk reinforces the building's continued active retail use.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Lots 37 and 38 share an intertwined ownership history. In 1942, Mike Mazo conveyed Lot 38 to Vincent and Lydia Insenga.[1] Through the mid-1940s, a series of quit claim deeds among Mazo, the Insengas, George P. Diamond and his wife Evelyn, and Katherine Foshag consolidated and corrected title to both lots.[2] By late 1947, Vincent and Rose Insenga held part of Lot 37 and all of Lot 38 and secured mortgages through the State Savings Bank of Flat Rock and the National Bank of Detroit totaling tens of thousands of dollars to finance improvements.[3] After Vincent's death, Rose Insenga — by then Rose Insenga Trolio — continued to hold and manage the property, taking additional mortgages into the 1950s.[4] In 1962, Trolio sold Lot 38 and part of Lot 37 to Food Town Super Markets of Monroe, Inc. on a $70,000 land contract, and the present front storefront building was constructed that year.[5] Food Town transferred its interest to Mike Vuich, Sr. and his wife Millie in 1965, and Trolio delivered a warranty deed to the Vuiches for $70,000 in 1972, completing the sale.[6] Meanwhile, the Diamonds retained the remaining portion of Lot 37 and in 1969 entered into a land contract with Albert A. Reaume, Jr. and his wife Janet; a warranty deed followed in 1977 for $25,000.[7] After Mike Vuich's death, Millie Vuich sold the store parcel to Francis T. and Virginia Lancaster in 1974 on an $80,000 land contract. In 1977, the Lancasters assigned their purchaser's interest to KRW Development Co. [Kroger], a Michigan co-partnership composed of Kay F. Hoeft, Robert T. Lancaster, and Wayne D. Lancaster.[8] That same year, the Reaumes also contracted to sell their portion of Lot 37 to KRW Development for $42,000, consolidating both lots under a single owner.[9] A 1978 Certificate of Survey by Boyd W. Arthurs formally described the two parcels as they exist today.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28418 Telegraph Road is significant under Criterion A in the area of Commerce as a representative example of the small-scale, locally owned retail establishments that anchored Flat Rock's commercial corridor along Telegraph Road during the mid-twentieth century. The 1962 front section reflects the community's postwar commercial growth, when the village's expanding population — driven in part by decades of Ford Village Industries employment and the later arrival of the Ford Flat Rock Assembly Plant workforce — sustained neighborhood-serving businesses. The property's long tenure as Jim's Butcher Shop under Jim Latimer made it one of the district's most enduring and recognizable commercial operations, serving as both a provisioner and an informal community gathering point for generations of Flat Rock residents. The survival of the older rear structure alongside the 1962 storefront illustrates the incremental, adaptive pattern of commercial development typical of small Michigan downtowns, where proprietors expanded or modernized frontages while retaining earlier utilitarian service buildings behind them.

The property retains integrity sufficient to convey its historic commercial significance. Integrity of location and setting remain intact, as the building occupies its original position along the Telegraph Road commercial corridor amid the surrounding pattern of small-lot retail development. Integrity of design is evident in the preserved L-shaped plan, with the 1962 storefront and its arched plate-glass windows fronting Telegraph Road and the older rear wing continuing to serve ancillary food preparation functions much as it has for decades. The application of red corrugated metal laminate over the original concrete block represents a cosmetic alteration, somewhat diminishing integrity of materials and workmanship, though the underlying wall structure, flat roof form, storefront fenestration pattern, and overall commercial massing remain legible. The retention of the meat locker outbuilding further supports the property's association with its longstanding butcher shop use. Integrity of feeling and association are strong; the building continues to read as a neighborhood-serving retail establishment, and its enduring local identity as Jim's Butcher Shop reinforces the direct connection between the physical property and the commercial life of the Flat Rock community throughout the period of significance.

The property at 28418 Telegraph Road is recommended as contributing to the Flat Rock Historical District. Although the red metal laminate cladding represents a later cosmetic modification, the building retains its essential commercial form, massing, flat-roof profile, storefront fenestration, and L-shaped plan incorporating the older rear structure. Its continuous

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026; Imaged. Wayne County Register of Deeds Quicklink (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: Plat > Liber #: 67 > Page #: 42 > Search >. Citing Wayne County Register of Deeds Office, Detroit. *NOTE: This lot history narrative covers Lots 12 through 38 inclusive of Assessor's Flat Rock Plat No. 2 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 42, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-10-1 through GA-10-47.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

[8] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

use as a neighborhood retail establishment — most notably its four-decade association with Jim Latimer's butcher shop — directly supports the district's significance under Criterion A for Commerce. The property's physical and associative qualities remain sufficient to contribute to the district's overall sense of time and place within the 1920–1975 period of significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_091_01_0037_004; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28458_Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0141_000 Lots 141-143 Assessor's Flat Rock Plat No.4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098780		Long: -83.292520		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1994
Architectural Style	Contemporary Commercial/Late 20th Century Gas Station
Building Form	Single-story convenience store with large canopy structure
Roof Form	Flat roof building with extensive overhead canopy
Roof Materials	Built-up membrane on building, metal panels on canopy
Exterior Wall Materials	Brick veneer and metal panels
Foundation Materials	Concrete
Window Materials	Contemporary aluminum-framed glass
Window Type	Large fixed plate glass storefront windows
Outbuildings	Yes ☒ No ☐
Number/Type:	Fuel pump canopy structure (integral to operation)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A
Period(s) of Significance	N/A (Post-dates district period of significance 1834-1972)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☐	Moved ☐ Date(s): N/A
Current/Common Name	Shell Gas Station		
Historic/Original Owner	N/A		
Current Building Use	Gas station/convenience store		

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28458 Telegraph Road is a one-story commercial gasoline station with attached convenience store constructed in 1994, sited at a corner lot on the west side of Telegraph Road (US-24) within the Flat Rock Historical District. The facility consists of two primary elements: a small rectangular convenience store building and a freestanding canopy sheltering multiple fuel pump islands.

The convenience store building presents a low rectangular mass under a flat roof, with brick veneer and metal panel exterior walls and fixed commercial storefront glazing at the entrance. The pump canopy — a broad flat-roofed steel structure supported on columns — extends over the fueling area between the store and the Telegraph Road frontage, carrying Shell corporate branding and illuminated signage. A freestanding Shell identification sign with pricing display stands at the street edge. Decorative street lamps at the sidewalk corner reflect a municipal streetscape improvement program rather than the station's own design vocabulary. The paved lot accommodates vehicle circulation around the pump islands and parking adjacent to the store.

The facility employs the standardized corporate gasoline station design of the 1990s — canopy-over-islands with attached convenience retail — a building type replicated identically across thousands of locations nationwide with no site-specific architectural character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The gas station at 28458 Telegraph Rd was built in 1994, thus it is outside of our period of significance.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties. \

The property at 28458 Telegraph Road is recommended as Non-Contributing to the Flat Rock Historical District. The 1994 construction date falls nineteen years outside the district's 1920–1975 period of significance. Properties constructed after 1975 are classified as Non-Contributing regardless of architectural merit or functional relationship to surrounding historic resources. The building does not meet Criteria Consideration G for properties that have achieved significance within the past fifty years, as no exceptional significance has been identified.

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District. The 1994 construction date places the building outside the 1920–1975 period of significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_094_02_0141_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28628 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0140_000 Lots 140 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098200		Long: -83.292740		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1995	
Architectural Style	Contemporary Commercial/Late 20th Century Strip Commercial	
Building Form	Single-story rectangular commercial building	
Roof Form	Flat roof with parapet	
Roof Materials	Built-up membrane roofing	
Exterior Wall Materials	Tan brick veneer and stucco	
Foundation Materials	Concrete	
Window Materials	Contemporary aluminum-framed glass	
Window Type	Large fixed plate glass storefront windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐			
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District			
Not Eligible ☐							
Area(s) of Significance	N/A						
Period(s) of Significance	N/A (Post-dates district period of significance 1834-1972)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	RE/MAX Realty/Commercial Plaza						
Current Building Use	Real estate office/commercial services						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

Note: This property was previously listed as contributing, but proper application of National Register criteria requires reclassification as non-contributing due to its 1995 construction date falling 23 years outside the district's period of significance (1834-1972).

Narrative Architectural Description

The building at 28628 Telegraph Road is a single-story contemporary commercial structure constructed in 1995 for multi-tenant commercial use, primarily serving as a real estate office and commercial services facility. The building represents typical mid-1990s strip commercial architecture, designed to accommodate multiple small business tenants while providing efficient storefront visibility and customer access along the Telegraph Road corridor.

The structure exhibits a straightforward rectangular plan with a flat roof configuration that maximizes interior commercial space while minimizing construction costs. The building's design reflects 1990s commercial development principles that emphasized functional efficiency, tenant flexibility, and highway visibility over architectural distinction or historical reference.

The exterior walls combine tan brick veneer with stucco elements that provide durability and visual appeal within the economic constraints typical of speculative commercial development during the mid-1990s. The mixed-material approach reflects design strategies common during this period that sought to create professional appearance while controlling construction costs for multi-tenant commercial buildings.

The building's fenestration consists of large aluminum-framed plate glass storefront windows that maximize tenant visibility and create visual connection between interior commercial spaces and the Telegraph Road traffic. This extensive glazing strategy serves the marketing requirements of businesses like real estate offices that depend on highway visibility and professional appearance to attract customers.

The flat roof structure with parapet walls represents standard mid-1990s commercial construction techniques while providing clean geometric lines appropriate to contemporary commercial architecture. The roof design accommodates modern mechanical systems and provides efficient drainage while avoiding architectural elaboration that would increase construction costs.

The building is positioned within a contemporary commercial site that includes paved customer parking, professional landscaping, modern signage systems, and accessibility features that demonstrate compliance with Americans with Disabilities Act requirements and current commercial development standards.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The building at 28628 Telegraph was built in 1995 and thus is outside our period of significance.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28628 Telegraph Road is recommended as Non-Contributing to the Flat Rock Historical District. The 1995 construction date falls twenty years outside the district's 1920–1975 period of significance. The building is a mid-1990s multi-tenant strip commercial structure employing contemporary materials, standardized design, and speculative development economics that contrast with the district's historic commercial building traditions. The building does not meet Criteria Consideration G for exceptional significance within the past fifty years. Non-Contributing status reflects standard National Register chronological criteria rather than any assessment of design quality or community value.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0140_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28650 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0131_000 Lots 131& 132 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097730		Long: -83.293080		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1990	
Architectural Style	Contemporary Commercial/Late 20th Century Office	
Building Form	Single-story rectangular commercial building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer and vinyl or aluminum siding	
Foundation Materials	Concrete	
Window Materials	Contemporary aluminum-framed glass	
Window Type	Fixed and sliding windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A					
Period(s) of Significance	N/A (Post-dates district period of significance 1834-1972)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☐	Association ☐
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	Frost/Remer Office Building					
Historic Building Use	N/A					
Current Building Use	Professional offices					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28650 Telegraph Road is a one-story professional office building constructed in 1990, sited on the east side of Telegraph Road (US-24) within the Flat Rock Historical District. The building presents a low rectangular mass under a hipped roof clad in asphalt shingles, with exterior walls of brown or red brick veneer. The primary facade features a central entrance with fixed and operable commercial windows. A freestanding sign at the street frontage identifies what appears to be a credit union or financial services office. The building is set back from the road behind a landscaped lawn with foundation plantings, employing the suburban professional office site plan typical of late twentieth-century commercial development along arterial corridors.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The building at 28650 Telegraph was built in 1990, and is outside of our period of significance.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28650 Telegraph Road is recommended as Non-Contributing to the Flat Rock Historical District. The 1990 construction date falls fifteen years outside the district's 1920–1975 period of significance. Properties constructed after 1975 are classified as Non-Contributing regardless of architectural merit or functional relationship to surrounding historic resources. The building does not meet Criteria Consideration G for properties that have achieved significance within the past fifty years, as no exceptional significance has been identified.

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District. The 1990 construction date places the building outside the 1920–1975 period of significance,

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0131_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28744 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0125_000 Lots 125-130 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097150		Long: -83.293780		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1988
Architectural Style	Contemporary Institutional/Late 20th Century Residential
Building Form	Multi-story apartment/cooperative building
Roof Form	Flat roof with varied building heights
Roof Materials	Built-up membrane roofing
Exterior Wall Materials	Tan/brown brick veneer
Foundation Materials	Concrete
Window Materials	Contemporary aluminum-framed glass
Window Type	Fixed and sliding windows in regular patterns
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A						
Period(s) of Significance	N/A (Post-dates district period of significance 1834-1972)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	Senior Cooperative Housing/Flat Rock Senior Housing						
Historic/Original Owner	N/A						
Historic Building Use	N/A						
Current Building Use	Senior cooperative housing						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The building complex at 28744 Telegraph Road is a multi-story residential structure constructed in 1982 to provide cooperative housing for senior citizens. The building represents typical early 1980s institutional residential architecture, designed to accommodate the housing needs of an aging population while meeting contemporary accessibility, safety, and community living standards that emerged during this period of demographic change and social service expansion.

The structure exhibits a contemporary institutional design approach featuring multiple building masses of varying heights that create visual interest while maximizing residential units within the available site area. The building's massing strategy reflects 1980s residential design principles that sought to break down the apparent scale of large residential buildings through varied rooflines and building articulation, creating a more human-scaled appearance despite the substantial overall building size.

The exterior walls are constructed of tan or brown brick veneer that provides durability and low maintenance appropriate for institutional residential use while creating visual compatibility with other brick buildings along the Telegraph Road corridor. The monochromatic brick treatment reflects the cost-conscious construction approaches typical of subsidized or cooperative housing developments during the 1980s, when federal and state housing programs emphasized functional efficiency over architectural elaboration.

The building's fenestration consists of contemporary aluminum-framed windows arranged in regular patterns that provide natural light to residential units while maintaining the uniform appearance typical of institutional residential construction. The windows are sized and positioned to meet contemporary residential standards including energy efficiency, security, and accessibility requirements that were established through housing codes and federal housing program guidelines during the early 1980s.

The flat roof configuration with varied building heights accommodates different interior ceiling requirements while providing efficient drainage and access for building maintenance. The roof design avoids architectural elaboration in favor of functional efficiency and cost control typical of institutional residential construction during this period.

The building is positioned within a professionally landscaped site that includes parking areas, walkways, accessibility features, and community outdoor spaces appropriate to senior housing operations. Contemporary site improvements including lighting, signage, and accessibility accommodations demonstrate compliance with Americans with Disabilities Act requirements and current residential development standards.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The building located at 28744 Telegraph Road was built in 1988; thus it is outside our period of significance for the Flat Rock Historical District.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Non-Contributing Status Recommendation

The property at 28744 Telegraph Road is recommended for classification as NON-CONTRIBUTING to the proposed Flat Rock Historical District. This recommendation is based on the building's construction date of 1982, which falls ten years outside the district's established period of significance (1834-1972).

Age and Period of Significance Analysis

The building was constructed during the early 1980s, well after the conclusion of the district's period of significance and during an era characterized by different demographic patterns, housing policies, and architectural approaches that differ fundamentally from the historical development themes that define the district. The building represents contemporary senior housing development rather than the historical residential and commercial patterns that contributed to Flat Rock's significance during the nineteenth and early-to-mid twentieth centuries.

The 1982 construction date places this facility within the era of federal housing programs, accessibility legislation, and demographic changes related to an aging population that represent different social and economic patterns from those that characterized Flat Rock during its historic periods of development. While senior housing serves important community functions, this particular building represents contemporary housing policy rather than the historical development patterns that justify the district's significance.

Architectural Analysis

While the building displays competent contemporary institutional design appropriate to its senior housing function, it represents early 1980s residential institutional architecture rather than the historical building traditions that justify the district's National Register eligibility. The building's design reflects contemporary housing program requirements, accessibility standards, construction technologies, and demographic service patterns that differ substantially from the residential and commercial architecture of the district's historic periods.

The building's use of contemporary materials (aluminum windows, modern brick veneer, contemporary roofing systems), institutional design approaches, and federal housing program compliance features clearly identify it as a product of 1980s social service development. While these features represent appropriate design solutions for contemporary senior housing, they lack the historical significance, period craftsmanship, or architectural distinction that would merit inclusion in a historic district focused on nineteenth and early-to-mid twentieth-century development.

The building lacks meaningful historical associations with the events, development patterns, or community characteristics that contributed to Flat Rock's significance during the district's periods of significance. While housing for elderly residents has been a community concern throughout American history, this particular building represents contemporary senior housing policy and federal housing programs rather than the local residential development traditions and community-based housing patterns that characterized Flat Rock during its historic periods.

The building's construction as part of 1980s senior housing development reflects demographic and social service changes that occurred well after the district's periods of significance and represents federal housing policy implementation rather than the local community development patterns that characterized Flat Rock's historical significance.

The building's contemporary design, large scale, and institutional character create some contrast with the historic character of surrounding properties due to its 1980s architectural vocabulary and institutional residential appearance. However, its use of brick materials and professional landscaping help minimize potential negative visual impacts on the district's character. The building's setback from Telegraph Road and extensive site improvements reduce its visual prominence within the historic streetscape.

The building represents the type of contemporary institutional development that demonstrates ongoing community vitality and response to changing demographic needs while clearly representing a different era of development from the historical resources that justify district designation.

While the building serves important community social service functions by providing housing for senior citizens, its construction date and architectural character place it outside the historical periods and development patterns that define the district's significance. The building's community service role represents contemporary social service delivery rather than the historical community development patterns that contributed to Flat Rock's significance during the nineteenth and early-to-mid twentieth centuries.

This property meets the established National Register criteria for **non-contributing** classification within historic districts. Non-contributing properties are those that do not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because they were constructed outside the period of significance and lack historical significance independent of the district context.

The inclusion of this property as non-contributing within the district boundaries is appropriate because it occupies a site within the Telegraph Road corridor and continues residential use patterns that support community population diversity, even though the building itself does not contribute to the district's historical significance. This classification acknowledges contemporary community development while maintaining clear distinctions between historic resources that justify district designation and later buildings that represent ongoing community evolution.

The building's non-contributing status reflects the systematic application of National Register chronological criteria rather than any assessment of the building's social value or community importance. Historic districts necessarily include properties from multiple time periods, and the non-contributing classification provides an appropriate mechanism for acknowledging contemporary development within historic contexts while preserving focus on the historical resources that justify National Register recognition.

The building's classification demonstrates that historic district boundaries can encompass properties that serve important community functions while maintaining clear distinctions between historical resources and contemporary development that represents different periods of community growth and social service provision.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0125_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28801 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0109_000 Lots 109 & 110 in Flat Rock Assessors Plat No 4. (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095780		Long: -83.293730		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1946	
Architectural Style	Commercial Filling Station	
Building Form	1 Story Rectilinear	
Roof Form	Flat	
Roof Materials	Built Up	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Concrete	
Window Materials	Plate	
Window Type	Commercial/roller door	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History					
Period(s) of Significance	1920-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Historic Name	Texaco					
Current/Common Name	28801 Telegraph Road					
Historic/Original Owner	Texas Co.					
Historic Building Use	Gasoline Filling/Service Station					
Current Building Use	Restaurant					
Architect/Engineer/Designer	unknown					
Builder/Contractor	Restoration work by Bill Miller					

Survey Date	28 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The commercial building at 28801 Telegraph Road is a single-story service station of mid-century Streamline Commercial design, erected in 1946 on a concrete foundation. The structure is composed of two interlocking volumes: a compact office and sales block at the northeast corner, and a wider service bay wing extending to the south, together forming an L-shaped plan oriented to the Telegraph Road and East Huron River Drive intersection.

A broad, flat-roofed canopy projects from the front of the office block over the pump island, supported by slender metal or concrete columns. The canopy's leading edge is trimmed in red, creating a crisp horizontal line that defines the station's public face and shelters the fueling area. A circular "Station 24" sign is mounted on the canopy support, and vintage-style fuel pumps stand beneath the canopy on a raised concrete island. The flat roof over both the office and service bay sections is finished in built-up membrane roofing, with a low parapet edging the roofline. Red trim detailing along the parapet and canopy fascia provides a consistent color accent across the composition.

Exterior walls are clad in brick veneer, painted white or cream, presenting a clean, uniform surface. The office section features large plate-glass commercial windows that wrap the corner, providing visibility from both street frontages. The service bay wing is punctuated by roller doors on the front elevation, allowing vehicle access to the work bays. A secondary entrance with a standard commercial door serves the office.

The building occupies a prominent corner lot at the intersection of Telegraph Road and East Huron River Drive, sited close to both road frontages with paved aprons providing vehicle circulation on multiple sides. No outbuildings are present on the parcel. The overall composition — canopy, pump island, office glazing, and service bays — remains remarkably legible as a mid-century petroleum service station.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

James and Christiann Mathewson conveyed the northern portion of Lot 110 to Andrew and Ellen Bodary by Warranty Deed on June 1, 1944, with the Bodarys simultaneously taking a $5,000 mortgage from the Mathewsons.[1] The same day, the Mathewsons conveyed the remaining southwesterly 45 feet of Lot 110 to Michael Kossman. In 1945, Bodary and Kossman reached a mutual agreement regarding sewer easement rights across their adjoining parcels.[2] Beginning in 1946, the Bodarys leased the westerly portion of Lot 109 and parts of Lot 110 to **The Texas Company (Texaco)** on two successive ten-year leases, granting the oil company driveway access across the Huron River Drive frontage.[3] Texaco released its lease in August 1969, and that same month the Bodarys executed a new lease with Boron Oil Company, an Ohio corporation.[4] Meanwhile, Detroit Bank and Trust Co. conveyed the southwesterly 45 feet of Lot 110 to Boron Oil Co. for $1.00 in October 1970.[5] Andrew Bodary died on December 31, 1976, and Ellen Bodary, as survivor, quit-claimed Lot 109 and her portion of Lot 110 to Mary Ellen Bodary and Lawrence Alden Bodary as trustees of the Bodary Children Management Trust, established December 1, 1976, for the benefit of six Bodary siblings.[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28801 Telegraph Road is significant under Criterion A in the area of Commerce and under Criterion C for Architecture as an exceptionally well-preserved example of a mid-century automobile service station. Constructed in 1946, the building was erected during the immediate postwar period when automobile ownership surged and roadside commercial architecture proliferated along Flat Rock's primary transportation corridors. The property's documented association with The Texas Company (Texaco), which leased the site from Andrew and Ellen Bodary beginning in August 1946, connects it directly to the national petroleum companies that shaped the visual and commercial character of American

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 74 through 147 inclusive of* Assessor's Flat Rock Plat No. 4 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-12-1 through 6A-12-31.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

roadside landscapes in the mid-twentieth century. The station later operated under Boron Oil Company, an Ohio corporation, continuing its petroleum service function into the late twentieth century.

The property retains integrity to an exceptional degree. Location and setting are intact, with the building occupying its original prominent corner at Telegraph Road and East Huron River Drive amid the surrounding commercial corridor. Design integrity is outstanding — the L-shaped plan, projecting canopy with pump island, plate-glass office windows, service bay roller doors, and red-trimmed parapet and canopy fascia all survive as a cohesive ensemble that clearly communicates the building's original function and era. Materials and workmanship are well preserved in the painted brick veneer, canopy structure, glazing, and trim detailing. Feeling and association are exceptionally strong; the station reads immediately and unmistakably as a mid-century petroleum service facility, complete with vintage-style pumps that reinforce the historical character.

The property at 28801 Telegraph Road is recommended as contributing to the Flat Rock Historical District. Its 1946 construction date places it squarely within the district's 1920–1975 period of significance, and its outstanding retention of form, canopy, service bays, and commercial glazing makes it one of the most intact commercial properties in the district. The station's continuous roadside commercial function and its association with nationally significant petroleum companies reinforce its contribution to the district's narrative of mid-century automotive commerce along Telegraph Road.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0109_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28828 Telegraph				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0122_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096040		Long: -83.294140		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1876	
Architectural Style	19th Cent. Commerical	
Building Form	2 Story Rectilinear	
Roof Form	Flat w/parapet	
Roof Materials	Built Up	
Exterior Wall Materials	Brick	
Foundation Materials	Brick/Concrete	
Window Materials	Plate & Aluminum	
Window Type	Commercial Storefront & double hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History						
Period(s) of Significance	1876-1920 (early period) & 1920-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Front enclosed	Moved ☐	Date(s):			
Historic Name	Little Pal / Michaels on the River						
Current/Common Name	28828 Telegraph Rd.						
Historic/Original Owner	Charles Stoflet						
Historic Building Use	Restaurant						
Current Building Use	Restaurant						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	28 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The commercial building at 28859 Telegraph Road is a two-story masonry structure occupying a prominent corner lot, its massing presenting two public elevations to the intersection. The building rises from a rectangular plan with its principal facade facing Telegraph Road and a secondary elevation addressing the cross street. The overall form is a simple commercial block with a flat roof concealed behind a stepped parapet that follows the roofline on both street-facing elevations.

The flat roof is finished in built-up membrane roofing. The stepped parapet adds visual interest to the roofline and is characteristic of late nineteenth-century commercial architecture in small Michigan downtowns, where parapets provided both fire protection and a surface for signage.

Exterior walls are of load-bearing brick masonry, now painted a uniform terra cotta or salmon color across all elevations. A stone or rusticated ashlar wainscot is visible at the base of the corner storefront, providing a heavier visual foundation at the ground level. The side elevation reveals the full depth of the building in unadorned painted brick with minimal fenestration.

The second story features symmetrically spaced double-hung windows with dark louvered shutters and black fabric awnings. The window openings appear to retain their original proportions and spacing, consistent with c. 1895 commercial construction. The ground-floor corner entrance is defined by a projecting black awning and commercial storefront glazing with plate-glass windows, providing visibility into the restaurant interior. Signage for the current tenant, "Michael's," is mounted on the awning and facade, advertising Mexican food, pizza, roast beef, and seafood.

The building is sited hard to the corner at the intersection of Telegraph Road with no setback, in the manner typical of late nineteenth-century commercial buildings designed to maximize street frontage. Paved areas surround the building on the non-street sides. No outbuildings are present on the parcel.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Lot 244 originates in the federal patent to Solomon Sibley, issued May 20, 1823, covering the southeast quarter of Section 31. Sibley conveyed the entire tract — Lots 242 through 257 and others — to Michael Freeland (Vreelandt) and Jacob Freeland (Vreelandt) for $2,800 on June 11, 1824.[1] The Vreelandt brothers held this land as part of the founding settlement of what would become Flat Rock. In April 1835, Michael and Jacob Vreelandt sold Lots 242, 243, and 244 specifically to Adrean Van Riper for $200 — the first time Lot 244 appears as part of a discrete conveyance.[2] Just over a year later, in July 1836, the Vreelands sold a larger parcel including Lots 242–244 and 248–257 to Joshua Howard and Phineas Davies for $17,000 as part of the formation of the Gibraltar & Flat Rock Company, a land development venture.[3] The company's articles of association were filed the same day, and a trust deed placed the property with trustees Benjamin B. Kercheval, Peter Godfroy, and Joshua Howard. A correcting deed followed in January 1837.[4]

The lot's mid-nineteenth-century history is fragmented by the Gibraltar & Flat Rock Company's eventual dissolution and the subdivision of holdings among multiple parties. By 1876, Lot 244 had returned to the Van Riper family: Adrian A. Van Riper and his wife Eliza conveyed it to Charles **Stoflet** for $275 on June 3, 1876.[5] This is the first transaction in which Lot 244 stands alone as an individual parcel, and the modest price suggests it was unimproved land at this time.

Charles Stoflet and his wife Ellen M. sold Lot 244 to John Wahl for $700 on March 21, 1890.[6] The significant jump in value from $275 in 1876 to $700 in 1890 may indicate that improvements were made to the lot during the Stoflet ownership — potentially including construction of the present building or an earlier structure on the site. Wahl transferred the lot to his son Jacob J. Wahl for $1,000 on March 10, 1902, with Jacob simultaneously taking a $600 mortgage from William H. Beisel, later assigned to Jacob J. Lucke and eventually discharged.[7] Jacob Wahl, by then a widower, sold Lot 244 to Frank Marx for nominal consideration on April 30, 1913.[8] A mechanic's lien of $107.06 filed March 17, 1914, by William Bryant and Floyd Bryant against Frank Marx and Otto Neifert documents construction or renovation work on the property — this may represent the build-out or substantial modification of the commercial building that stands today.[9]

Marx, a single man, sold Lot 244 to Bernard G. and Mary **Diekman** on January 6, 1916, who financed through a $1,500 mortgage with the State Savings Bank of Flat Rock.[10] Diekman simultaneously acquired other nearby parcels and in 1919 bundled Lot 244 with Parcel A of adjacent Lot 242, selling both to Andrew H. Whipple and his son Lawrence E. Whipple.[11] The Whipples gave back a $4,500 purchase-money mortgage to Diekman, which was assigned to the State Savings Bank. The Whipples conveyed Lot 244 and Parcel A to Jesse and Carrie Van Riper on April 22, 1921 — though remarkably, the deed was not recorded until October 10, 1929, an eight-year delay suggesting an escrow arrangement or simple oversight.[12] The Van Ripers immediately mortgaged the combined property for $5,500 from the State Savings Bank upon recording.[13]

The Depression destroyed the Van Ripers' investment. The State Savings Bank foreclosed, and a sheriff's deed was issued on February 24, 1933, for $6,268.06.[14] The bank itself was reorganizing: in late 1937 it transferred an undivided half-interest in Lot 244 and Parcel A to itself as trustee, then mortgaged it to the Reconstruction Finance Corporation for $41,250 as part of a larger pool.[15] In March 1938, the bank as trustee quit-claimed to the Depositors Liquidation Corporation.[16] Through this sequence of institutional transfers, Lot 244 and Parcel A emerged on September 15–16, 1939, in the hands of John J. and Edna B. **Raths**, who financed their acquisition with a $7,875 mortgage from Down River Federal Savings & Loan Association of Wyandotte.[17]

The Rathses held the property for over three decades, taking successive mortgages from the State Savings Bank in 1952, 1955, and 1957 in amounts ranging from $12,500 to $12,950, likely funding renovations or business operations.[18] In August 1973, they

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[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[4] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[5] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[6] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[7] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[8] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[9] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[10] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[11] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[12] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[13] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[14] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[15] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[16] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[17] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[18] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 74 through 147 inclusive of* Assessor's Flat Rock Plat No. 4 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-12-1 through 6A-12-31.*

sold to Sam and John Saros as tenants in common for $37,000.[19] John Saros died in 1980, his estate naming heirs George Sarros, Angelo Saros, Goldie Hayes, and Sam Saros.[20] That same year, David P. Johnson quit-claimed Lots 122, 123, and 124 to John and Sam **Saros** for $7,755.[21] In 1984, Sam Saros entered a $150,000 land contract with George H. and Huquette P. Catellier covering Lots 122 and 124.[22]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28859 Telegraph Road is significant under Criterion A in the areas of Commerce and Community Planning and Development, and under Criterion C for Architecture, as one of the oldest surviving commercial buildings in the Flat Rock Historical District. Lot 244 traces directly to the 1823 federal land patent to Solomon Sibley and the 1824 conveyance to Michael and Jacob Vreelandt, the founding family of Flat Rock. The lot passed through the Gibraltar & Flat Rock Company — an ambitious 1836 land development venture capitalized at $17,000 — and multiple mid-nineteenth-century owners before Adrian A. Van Riper conveyed it individually to Charles Stofflet for $275 in 1876, a price consistent with unimproved land. By 1890, Stofflet sold to John Wahl for $700, a value increase that strongly suggests construction of the present building during the Stofflet ownership, placing initial construction c. 1880–1890. The Wahl family's father-to-son transfer at $1,000 in 1902, and a mechanic's lien of $107.06 filed against Frank Marx and Otto Neifert in 1914, document continued physical investment in the property into the early twentieth century. The building's subsequent chain of title encapsulates the arc of Flat Rock's commercial development through the district's period of significance: Bernard Diekman bundled it with adjacent Parcel A of Lot 242 in 1919, just as Ford's 1920 acquisition of the DT&I Railroad was about to transform the village; the Whipple father-and-son partnership held it through the early 1920s as Ford's Village Industries operations took root; and the Van Ripers' $5,500 mortgage from the State Savings Bank — the institution that financed much of downtown Flat Rock — collapsed in the Depression foreclosure of 1933 at a sheriff's sale for $6,268.06. The property then passed through the bank's trustee reconstitution, the Reconstruction Finance Corporation, and the Depositors Liquidation Corporation before emerging in September 1939 in the hands of John J. and Edna B. Raths, who financed through Down River Federal Savings & Loan Association of Wyandotte. The Rathses held the property for over three decades, taking successive mortgages from the State Savings Bank in 1952, 1955, and 1957 to sustain operations or fund improvements, before selling to Sam and John Saros for $37,000 in 1973. The building's continuous commercial occupancy from the Stofflet era through the present day makes it one of the longest-serving commercial properties on Telegraph Road.

The property retains integrity sufficient to convey its historic significance across all seven aspects. Location and setting are intact, the building occupying its original prominent corner lot at the heart of the Telegraph Road commercial corridor — a position it has held since at least the 1880s. Design integrity is strong in the preserved two-story commercial block form, stepped parapet on both street-facing elevations, symmetrical second-story fenestration with louvered shutters, and corner storefront configuration, all characteristic of late nineteenth-century small-town Michigan commercial architecture. The painting of the original brick masonry diminishes integrity of materials, though the underlying load-bearing structure, the stone or rusticated ashlar wainscot at the storefront base, original window openings, and parapet profile remain clearly legible. Workmanship is evident in the quality of the brick masonry and the proportioned spacing of the upper-story windows. Feeling and association are exceptionally strong — the building reads immediately as a late nineteenth-century commercial block, and its unbroken sequence of commercial tenancy across nearly a century and a half reinforces the direct connection between the physical property and the commercial life of Flat Rock from the pre-Ford era through the full span of the district's 1920–1975 period of significance.

The property at 28859 Telegraph Road is recommended as contributing to the Flat Rock Historical District. Despite the painted exterior, the building retains its essential two-story commercial form, stepped parapet, original window openings, stone wainscot, and corner storefront configuration. As one of the earliest commercial structures in the survey area — with a documented chain of title reaching to the village's 1824 founding — it anchors the district's pre-Ford commercial heritage and demonstrates the continuity of Telegraph Road's role as Flat Rock's primary commercial corridor from the late nineteenth century through the Village Industries era and beyond.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0122_000; citing records held by the City of Flat Rock.

[19] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.
[20] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.
[21] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.
[22] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28918 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0118_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09543		Long: -83.294040		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1965	
Architectural Style	Mid-Century Corporate Commercial/Fast Food Franchise Architecture	
Building Form	Single-story rectangular with distinctive mansard roof	
Roof Form	Red mansard roof with dormers	
Roof Materials	Red metal roofing panels	
Exterior Wall Materials	White stucco or painted masonry with red trim	
Foundation Materials	Concrete	
Window Materials	Aluminum-framed glass	
Window Type	Large fixed plate glass windows and service windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐			
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐						
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District			
Not Eligible ☐							
Area(s) of Significance	Commerce, Architecture, Social History						
Period(s) of Significance	1965-1972						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Minor updates for continued franchise operations			
Historic Name	Dairy Queen						
Current/Common Name	Dairy Queen						
Historic/Original Owner	Dairy Queen Corporation (franchisee unknown)						
Historic Building Use	Fast food restaurant						
Current Building Use	Fast food restaurant						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The Dairy Queen at 28918 Telegraph Road represents an exceptionally well-preserved example of mid-1960s corporate franchise architecture that has maintained continuous operation since 1965. This single-story building exemplifies the standardized architectural design programs that characterized the expansion of American fast food franchises during the post-World War II economic boom, when corporate restaurant chains began to transform American dining habits and roadside commercial landscapes.

The building exhibits the distinctive architectural features of Dairy Queen's mid-1960s corporate design program, most notably the characteristic red mansard roof with dormers that became synonymous with the brand during this period. This mansard roof design represents the adaptation of French Colonial Revival architectural elements to contemporary commercial use, creating a distinctive corporate identity that was both historically referential and thoroughly modern in its application to fast food service.

The structure presents a clean, geometric composition with white stucco or painted masonry walls that provide visual contrast with the prominent red roof treatment. This two-tone color scheme reflects Dairy Queen's corporate branding strategy while creating high visibility and brand recognition essential to successful highway-oriented commercial operations. The building's materials and color palette demonstrate the sophisticated approach to corporate identity that characterized successful franchise operations during the 1960s.

The building's fenestration consists of large aluminum-framed plate glass windows that maximize visual connection between interior and exterior spaces while providing the operational visibility essential to fast food service. The extensive glazing allows customers to observe food preparation while enabling staff to monitor parking areas and customer flow, reflecting the operational requirements that shaped fast food restaurant design during this period of industry standardization.

The building includes distinctive service windows that accommodate the drive-through and walk-up service models that distinguished fast food operations from traditional restaurants. These service features represent important innovations in American commercial food service that provided the convenience and efficiency that made fast food restaurants successful with automobile-dependent customers during the 1960s and beyond.

The building's relationship to its site demonstrates careful consideration of automobile circulation patterns, customer parking, and highway visibility that characterized successful roadside commercial development during the mid-1960s. The structure's positioning along Telegraph Road provides maximum exposure to passing traffic while accommodating the customer parking and vehicle circulation necessary for efficient fast food operations.

Current signage maintains the distinctive Dairy Queen corporate identity elements that have made this franchise location recognizable to multiple generations of Flat Rock residents and Telegraph Road travelers. The preservation of original design elements combined with appropriate maintenance and updates demonstrates the enduring appeal of well-designed corporate commercial architecture.

The building's continuous operation as a Dairy Queen for sixty years represents an exceptional example of franchise business continuity and demonstrates the important role that standardized fast food establishments have played in providing affordable dining options and community gathering places throughout American communities since the 1960s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Dairy Queen at 28918 Telegraph Road merits inclusion as a CONTRIBUTING property within the proposed Flat Rock Historical District under National Register Criteria A and C. This property represents significant associations with the transformation of American food service, corporate franchise development, and the standardization of commercial architecture that characterized the mid-1960s period of economic expansion.

Criterion A: Association with Historic Events and Patterns

This property possesses exceptional significance under Criterion A for its association with the revolutionary changes in American food service and commercial development that transformed eating habits, business practices, and community social patterns during the 1960s. Constructed in 1965 and operating continuously as a Dairy Queen for sixty years, this building represents the expansion of corporate franchise operations that fundamentally altered American commercial landscapes and dining culture.

The building represents important patterns in the standardization of American commercial architecture and the development of corporate identity programs that enabled franchise businesses to achieve national recognition while maintaining local operational flexibility. Dairy Queen's expansion during the 1960s represented broader trends in corporate retail development, including standardized operational procedures, architectural design programs, and marketing strategies that created national brand recognition.

The property's construction in 1965 coincides with the peak period of fast food industry expansion and the establishment of standardized franchise models that would influence American commercial development for subsequent decades. The building represents the type of corporate commercial investment that demonstrated business confidence in automobile-dependent development patterns and suburban commercial growth during the mid-1960s economic expansion.

The building's continuous operation since 1965 provides exceptional documentation of the persistence and community acceptance of franchise commercial operations, demonstrating how standardized corporate businesses became integrated into local community life while maintaining their national brand identity and operational standards.

Fast Food Industry and Social Change

The property represents significant themes in American social history including changing family dining patterns, the rise of convenience-oriented food service, and the development of informal dining establishments that served automobile-dependent customers. Fast food restaurants like Dairy Queen played important roles in changing American eating habits and providing affordable dining options for families during the post-war period of economic growth.

The building's design and operational model reflect important innovations in commercial food service including standardized menus, efficient food preparation systems, and customer service approaches that prioritized speed and convenience over traditional restaurant formality. These innovations represented fundamental changes in American hospitality and commercial service that influenced broader patterns of retail development.

The property's role as a community gathering place and family dining destination demonstrates the social functions that franchise restaurants served in American communities, particularly in suburban and small-town contexts where they often became important local institutions despite their corporate ownership and standardized operations.

Corporate Architecture and Franchise Development

The building represents important patterns in the development of corporate architectural standards and franchise business models that enabled rapid expansion of standardized commercial operations during the 1960s. Dairy Queen's architectural program demonstrates the sophisticated approach to brand identity and customer recognition that characterized successful franchise development during this period.

The property's construction reflects broader trends in American commercial architecture including the adaptation of historical architectural elements (mansard roofs) to contemporary commercial purposes, the development of automobile-oriented site planning, and the integration of corporate branding elements into architectural design.

Criterion C: Architectural Significance

Under Criterion C, the Dairy Queen represents an outstanding example of mid-1960s corporate franchise architecture that demonstrates the sophisticated design solutions developed to create distinctive brand identity while accommodating the operational requirements of fas- food service. The building exemplifies the integration of architectural design with corporate identity that characterized the most successful commercial architecture of this period.

The building's distinctive mansard roof design represents an important example of the adaptation of historical architectural elements to contemporary commercial use, creating a design vocabulary that was both historically referential and thoroughly modern in its application to franchise operations. This design approach influenced commercial architecture throughout the fast-food industry and represents an important phase in the development of American roadside commercial design.

The building's preservation of original design elements including its mansard roof, corporate color scheme, fenestration patterns, and site relationships provides exceptional documentation of mid-1960s franchise architecture and demonstrates the enduring appeal of well-designed corporate commercial buildings.

Integrity Assessment - Seven Aspects Analysis

Location: RETAINS INTEGRITY. The building remains in its original location along Telegraph Road, maintaining its essential relationship to the highway corridor that has supported franchise operations for sixty years.

Design: RETAINS INTEGRITY. The building's essential design characteristics remain intact, including its distinctive mansard roof, corporate color scheme, fenestration patterns, and automobile-oriented site organization. Updates represent expected franchise maintenance rather than fundamental design alteration.

Materials: SUBSTANTIALLY RETAINS INTEGRITY. The original mansard roofing, stucco or masonry walls, and aluminum window framing survive in excellent condition. The building continues to display the materials and construction techniques that characterized mid-1960s franchise architecture.

Workmanship: RETAINS INTEGRITY. The building continues to exhibit the standardized construction techniques and corporate design standards that characterized Dairy Queen's mid-1960s architectural program.

Setting: RETAINS INTEGRITY. The property continues to function as a roadside fast food restaurant along the Telegraph Road commercial corridor, maintaining the automobile-oriented context and highway visibility that have supported operations since 1965.

Feeling: RETAINS INTEGRITY. The building continues to convey the sense of mid-century franchise restaurant that has characterized the property for sixty years. The ongoing Dairy Queen operations maintain the corporate identity and community associations that define the property's significance.

Association: RETAINS INTEGRITY. The continuous operation as a Dairy Queen maintains the property's association with franchise commercial development, fast food industry expansion, and standardized corporate architecture that have characterized this section of Telegraph Road since the mid-1960s.

The building's continuous operation as a Dairy Queen since 1965 has established it as a recognized community institution that extends beyond its commercial function to encompass its role as a local landmark and symbol of franchise business continuity. This type of community recognition represents an important aspect of social significance that adds to the property's historical value within the district context.

The business's sixty-year presence along Telegraph Road demonstrates the persistence of successful franchise operations and the important role that standardized corporate businesses have played in providing community services and employment opportunities while maintaining recognizable commercial landmarks that contribute to local identity.

Based on this comprehensive analysis, I strongly recommend that 28918 Telegraph Road be classified as a CONTRIBUTING property to the Flat Rock Historical District. This recommendation is supported by:

The building's construction in 1965, placing it within the district's period of significance and representing important patterns of mid-1960s corporate franchise development that contributed to Flat Rock's commercial growth during this period.

The property's exceptional associations with the transformation of American food service, franchise business development, and the standardization of commercial architecture that represent significant themes in American commercial and social history during the 1960s.

The building's outstanding preservation of architectural integrity across all seven aspects, demonstrating that it continues to convey its historical significance and corporate identity despite sixty years of continuous operation and normal franchise maintenance.

The property's representation of important themes in American commercial development, including corporate franchise expansion, standardized architecture, and the development of automobile-oriented food service that directly support the district's significance and provide essential documentation of mid-1960s economic development patterns.

This property represents one of the most architecturally distinctive and historically significant examples of franchise commercial architecture within the proposed district, documenting the corporate franchise industry that became an important component of Telegraph Road's commercial development during the later period of significance. The building's contributing status acknowledges both its historical significance within American commercial development and its ongoing role as a community institution that maintains the franchise commercial traditions established during the district's period of significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0118_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	27541_Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_091_01_0021_315 Lot 21 Assessor's Flat Rock Plat No.2 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.103620		Long: -83.288430		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1939-1956 (in sections)	
Architectural Style	Mid-Century Modern Commercial/Roadside Motel	
Building Form	1-story linear motel building	
Roof Form	Flat roof w. parapet	
Roof Materials	Built up	
Exterior Wall Materials	Painted concrete masonry units	
Foundation Materials	Concrete slab	
Window Materials	Aluminum-framed glass	
Window Type	Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Commerce, Transportation, Architecture
Period(s) of Significance	1939-1972

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Altered ☒Windows	Date(s): Various updates for continued motel operations over decades

Historic Name	Hillcrest Motel
Current/Common Name	Hillcrest Motel
Historic/Original Owner	Nellie Spoehr / Christ & Helen Vlachos & Tom & Chressa Charkas
Historic Building Use	Tourist accommodation/motel
Current Building Use	Motel

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The Hillcrest Motel at 27541 Telegraph Road represents an exceptional example of mid-century roadside accommodation architecture constructed in section from 1939-1956 during the height of America's automobile tourism boom. This single-story linear motel building exemplifies the specialized commercial architecture that evolved to serve the growing number of automobile travelers along major highway corridors during the post-World War II period of economic expansion and increased leisure travel.

The building exhibits the characteristic features of 1950s motel design, featuring a straightforward linear configuration that maximizes the number of individual guest units while providing convenient automobile access and parking for each accommodation. The building's low-profile design and horizontal emphasis reflect the automobile-oriented planning principles that characterized successful roadside lodging during the mid-century period, when motels represented a modern alternative to traditional downtown hotels.

The structure is constructed of painted concrete masonry units (CMU) or stucco that provides durability, weather resistance, and low maintenance requirements essential to successful roadside commercial operations. The monochromatic exterior treatment creates a clean, modern appearance that was highly valued in mid-century commercial design and projects the image of cleanliness and efficiency that automobile travelers expected from quality roadside accommodations.

The building's fenestration consists of aluminum-framed windows arranged to provide natural light and views for individual guest units while maintaining the privacy and security considerations essential to successful motel operations. Each unit features individual exterior access, reflecting the automobile-oriented service model that distinguished motels from traditional hotels and provided the convenience that made roadside accommodations popular with American travelers during the 1950s and beyond.

The low-pitched gable roof configuration provides weather protection while maintaining the horizontal lines and modest scale that characterized successful mid-century motel design. The roof form avoids the elaborate details or historical references that characterized earlier commercial architecture, instead embracing the modern, functional aesthetic that appealed to contemporary travelers seeking efficient, comfortable accommodations.

The building's siting along Telegraph Road demonstrates careful consideration of automobile circulation patterns, visibility requirements, and customer convenience that characterized successful roadside commercial development during the 1950s. The motel's position provides easy access from the highway while maintaining appropriate setbacks and site organization for guest privacy and operational efficiency.

The property's continuous operation as the Hillcrest Motel for nearly seventy years demonstrates the enduring appeal of well-designed roadside accommodations and the ability of mid-century commercial buildings to adapt to changing travel patterns and customer expectations while maintaining their essential function and architectural character.

Current signage and site improvements reflect the ongoing investment in facility maintenance and customer service that has allowed the Hillcrest Motel to remain competitive in the lodging market while preserving its mid-century character and roadside commercial identity.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Lot 3 of Section 12 in the Plan of the City of Flat Rock fronts Telegraph Road (formerly Detroit Street) as a narrow, irregularly shaped wedge. The parcel was carved from a larger holding through a partial release from a blanket mortgage, its legal description tracing a series of angular metes and bounds running southwest along Detroit Street, then northwest and northeast before returning along the northerly line of Lot 3 — a configuration clearly shaped by the oblique angle at which Telegraph Road cuts through the original plat grid.[1] The release was designed to free this commercially valuable frontage parcel for separate conveyance or development along the village's main thoroughfare.

In September 1935, Nellie D. Spoehr conveyed part of adjacent Lots 237 and 235 to Christ J. and Helen Vlachos and Tom and Chreesa Charkas by Warranty Deed (Liber 4512, Page 536).[2] The sale to two Greek-American couples for a Telegraph Road frontage property reflects the growing ethnic diversity of Flat Rock's commercial community during the 1930s, as immigrant families increasingly entered the village's business life alongside the longer-established Anglo and German-descent families who had dominated local commerce since the nineteenth century.

[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; pg. 6-1-1973.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Hillcrest Motel at 27541 Telegraph Road merits inclusion as a CONTRIBUTING property within the proposed Flat Rock Historical District under National Register Criteria A and C. This property represents significant associations with the automobile tourism industry, mid-century commercial development, and roadside architecture that contributed to Flat Rock's economic development during the later period of significance.

Criterion A: Association with Historic Events and Patterns

This property possesses exceptional significance under Criterion A for its association with the dramatic expansion of automobile tourism and the development of roadside commercial architecture that transformed American travel and hospitality industries during the post-World War II period. Constructed in sections from 1939 - 1956 during the peak of America's automobile culture expansion, the Hillcrest Motel represents the emergence of roadside accommodations as essential infrastructure supporting increased leisure travel and regional economic development.

The building's construction during the mid-1950s coincides with the period of sustained economic growth, increased automobile ownership, and expanded leisure travel that characterized American society during the post-war boom. The motel industry represented a significant innovation in American hospitality, providing automobile travelers with convenient, affordable accommodations that were specifically designed to serve the needs of highway travelers rather than traditional downtown business travelers.

The property's location along Telegraph Road (US Route 24) connects it to the broader development of the federal and state highway system that fundamentally altered American travel patterns and regional economic development during the mid-twentieth century. Motels along major routes served both leisure travelers and business travelers, creating economic connections between local communities and national tourism and commerce networks.

The Hillcrest Motel's continuous operation for nearly seventy years demonstrates the fundamental importance of roadside accommodations to highway corridor economic development and the ability of well-positioned commercial enterprises to serve changing travel patterns while maintaining their essential community economic function.

Transportation and Tourism Infrastructure

The property represents important patterns in the development of automobile-oriented commercial infrastructure that became essential to American economic development during the mid-twentieth century. The motel industry's emergence reflected the increasing mobility of American society and the corresponding need for specialized commercial services designed to serve automobile travelers rather than railroad passengers or local residents.

The building's design and operational model illustrate the adaptation of commercial hospitality to automobile requirements including convenient parking, easy highway access, informal registration procedures, and the privacy and independence that automobile travelers preferred over traditional hotel services. This service model represented a significant innovation in American commercial hospitality that influenced travel patterns and regional development throughout the country.

The property's association with Telegraph Road's function as a major regional transportation route demonstrates the integration of local commercial development with national transportation networks that characterized successful highway corridor development during this period. The motel's position along this route provided service to both regional travelers and long-distance tourists, contributing to Flat Rock's participation in broader economic networks.

Mid-Century Commercial Development

The Hillcrest Motel represents the type of modern, automobile-oriented commercial development that characterized successful business investment during the 1950s economic expansion. The motel's construction reflects the business confidence and economic optimism that led entrepreneurs to invest in new commercial facilities designed to serve growing markets and changing consumer preferences.

The property's design and construction illustrate important patterns in mid-century commercial architecture including the adoption of modern materials, functional design principles, and automobile-oriented site planning that distinguished contemporary commercial development from earlier building traditions. The motel's architecture reflects the influence of modernist design principles adapted to commercial requirements and customer expectations.

Criterion C: Architectural Significance

Under Criterion C, the Hillcrest Motel represents a well-preserved example of mid-century roadside motel architecture that demonstrates the specialized design solutions developed to serve automobile tourism during the post-war period. The building exemplifies the functional, efficiency-focused design principles that characterized successful commercial hospitality architecture during the 1950s.

The building's linear configuration, individual unit access, automobile-oriented site planning, and modern materials usage represent the architectural innovation that distinguished motels from traditional hotels and created new building types specifically adapted to automobile travel requirements. The motel's design reflects the integration of architectural modernism with commercial hospitality functions that characterized the best roadside commercial architecture of this period.

The building's preservation of original design elements including its linear massing, fenestration patterns, and relationship to automobile circulation demonstrates exceptional integrity for a mid-century commercial building that has remained in continuous operation for nearly seventy years.

Integrity Assessment - Seven Aspects Analysis

Location: RETAINS INTEGRITY. The building remains in its original location along Telegraph Road, maintaining its essential relationship to the highway corridor that has supported motel operations for nearly seventy years.

Design: RETAINS INTEGRITY. The building's essential design characteristics remain intact, including its linear motel configuration, individual unit access, and automobile-oriented site organization. Updates represent expected maintenance and modernization rather than fundamental design alteration.

Materials: SUBSTANTIALLY RETAINS INTEGRITY. The original CMU or stucco construction, aluminum window framing, and roof structure survive in good condition. Paint and surface treatments represent normal maintenance rather than material alteration.

Workmanship: RETAINS INTEGRITY. The building continues to display the straightforward construction techniques and functional design approach that characterized mid-century motel architecture.

Setting: RETAINS INTEGRITY. The property continues to function as a roadside motel along the Telegraph Road highway corridor, maintaining the transportation relationship and commercial context that have supported operations since 1956.

Feeling: RETAINS INTEGRITY. The building continues to convey the sense of mid-century roadside accommodation that has characterized the property for nearly seventy years. The ongoing motel operations maintain the commercial hospitality character and automobile-oriented associations that define the property's significance.

Association: RETAINS INTEGRITY. The continuous operation as the Hillcrest Motel maintains the property's association with automobile tourism, roadside commercial development, and highway corridor economic activity that have characterized Telegraph Road since the 1940s.

The Hillcrest Motel's continuous operation since 1939 has established it as a recognized landmark within Flat Rock's roadside commercial landscape and an important representative of the automobile tourism infrastructure that contributed to the community's economic development during the later period of significance. This type of commercial continuity represents an essential component of highway corridor heritage that adds to the district's significance.

The motel's survival and continued operation demonstrate the enduring viability of well-designed roadside commercial architecture and the important role that automobile-oriented businesses have played in maintaining economic activity along historic highway corridors even as travel patterns and lodging preferences have evolved over multiple decades.

Based on this comprehensive analysis, I strongly recommend that 27541 Telegraph Road be classified as a CONTRIBUTING property to the Flat Rock Historical District. This recommendation is supported by:

The building's construction in 1956, placing it within the district's period of significance and representing important patterns of mid-century commercial development and automobile tourism infrastructure that contributed to Flat Rock's economic development during this period.

The property's exceptional associations with automobile tourism, roadside commercial architecture, and highway corridor development that demonstrate the community's participation in broader patterns of American transportation and hospitality industry development during the post-war period.

The building's substantial retention of architectural integrity across all seven aspects, demonstrating that it continues to convey its historical significance and commercial associations despite nearly seventy years of continuous operation and normal commercial maintenance.

The property's representation of important themes in American commercial development, transportation history, and tourism infrastructure that directly support the district's significance and provide essential documentation of mid-century economic development patterns.

This property represents one of the most significant examples of roadside commercial architecture within the proposed district, documenting the automobile tourism industry that became an important component of Telegraph Road's economic development during the later period of significance. The building's contributing status acknowledges both its historical significance within American hospitality and transportation development and its ongoing role as a working commercial facility that maintains the roadside commercial traditions established during the district's period of significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_091_01_0021_315; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27917 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_091_01_0027_001 Lot 27 Assessor's Flat Rock Plat No.2 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.101590		Long: -83.289720		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☒ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1957
Architectural Style	Mid-Century Industrial Vernacular
Building Form	Single-story industrial building complex
Roof Form	Multiple gable and shed roof configurations
Roof Materials	Metal roofing
Exterior Wall Materials	Metal siding and concrete masonry units
Foundation Materials	Concrete
Window Materials	Steel-framed industrial windows
Window Type	Fixed industrial sash windows
Outbuildings	Yes ☒ No ☐
Number/Type:	Multiple industrial storage and processing structures

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Industry, Transportation, Commerce					
Period(s) of Significance	1957-1972					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Various industrial modifications and expansions over decades		
Historic Name	Flat Rock Bagging Company (Subsidiary Facility)					
Current/Common Name	Flat Rock Bagging Company					
Historic/Original Owner	Flat Rock Bagging Company					
Historic Building Use	Industrial manufacturing and storage					
Current Building Use	Industrial operations					

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The industrial complex at 27917 Telegraph Road represents a significant component of the expanded Flat Rock Bagging Company operations, constructed in 1957 to support the growing industrial demands of the post-World War II economic expansion. While not readily visible from Telegraph Road due to its position within the larger industrial complex, this facility exemplifies the mid-century industrial architecture that characterized American manufacturing expansion during the 1950s.

The building complex exhibits the characteristic features of 1950s industrial construction, featuring multiple interconnected structures with varying roof configurations including gable and shed roof forms that accommodate different manufacturing and storage functions. The modular approach to industrial design reflects the flexibility requirements of modern manufacturing operations that needed to adapt to changing production demands, equipment installations, and workflow optimization.

The structures are constructed using mid-century industrial materials including metal siding and concrete masonry units that provide durability, weather resistance, and cost efficiency appropriate to industrial operations. The metal siding construction reflects the widespread adoption of prefabricated building systems during the 1950s that allowed for rapid construction and easy expansion of industrial facilities. The combination of materials demonstrates the practical design approach that characterized successful industrial enterprises during this period of economic growth.

The building complex's fenestration consists of steel-framed industrial windows that provide natural light for manufacturing operations while maintaining the durability and security required for industrial environments. The window configuration reflects the operational requirements of mid-century manufacturing that balanced natural lighting needs with climate control, security, and structural integrity considerations.

The facility's strategic position within the railroad-adjacent industrial complex demonstrates its essential role in the integrated manufacturing and logistics operations that characterized the expanded Flat Rock Bagging Company during the 1950s. This location provides direct access to rail transportation while maintaining operational connections to the original 1918 facilities, creating an efficient industrial campus that could handle increased production volumes and more complex manufacturing processes.

The building complex includes various specialized structures designed to accommodate different aspects of the bagging and packaging operations, including raw material storage, manufacturing areas, finished product warehousing, and equipment maintenance facilities. This functional specialization reflects the increasing sophistication of American manufacturing operations during the post-war period and the need for purpose-built facilities to support efficient production workflows.

The property's position adjacent to railroad infrastructure, while not visible from the main road, provides exceptional documentation of the transportation relationships that continued to be essential for industrial success during the mid-twentieth century. The facility's design and location demonstrate the ongoing importance of rail access for industrial operations even as truck transportation began to supplement railroad freight services during this period.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1939, Henry & Mae Diekman and family were living at 27917 Detroit.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. <u>This is required for all properties</u>.

[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The property at 27917 Telegraph Road merits inclusion as a CONTRIBUTING property within the proposed Flat Rock Historical District under National Register Criterion A. This property represents significant associations with the continued industrial development and expansion that characterized Flat Rock's economic growth during the later period of significance, particularly the post-World War II industrial expansion that preceded the conclusion of the district's period of significance in 1972.

Criterion A: Association with Historic Events and Patterns

This property possesses significance under Criterion A for its association with the post-World War II industrial expansion that represented the final major phase of industrial development within the district's period of significance. Constructed in 1957 as part of the expanded Flat Rock Bagging Company operations, the building represents important patterns in American industrial development including facility modernization, production capacity expansion, and the adaptation of manufacturing operations to serve growing post-war markets.

The building's construction during 1957 coincides with the period of sustained economic growth that characterized the American economy during the 1950s, when established industrial enterprises expanded their operations to serve increased consumer demand and new market opportunities. The Flat Rock Bagging Company's investment in additional facilities demonstrates the business confidence and economic expansion that characterized successful manufacturing enterprises during this period of national prosperity.

The property represents the evolution of the Flat Rock Bagging Company from its origins as an early twentieth-century specialized manufacturer to a mid-century industrial enterprise capable of serving expanded regional and national markets. This growth pattern reflects broader themes in American industrial development including business expansion, technological modernization, and the integration of older industrial enterprises into the growing post-war economy.

The building's association with the continued operation of railroad-dependent manufacturing demonstrates the persistence of transportation-oriented industrial development even as the American economy began to transition toward different transportation and distribution patterns during the later twentieth century. This continuity provides important documentation of the lasting importance of railroad infrastructure to established industrial enterprises.

Industrial Expansion and Economic Development

The property represents important patterns in American industrial expansion during the 1950s, when established manufacturing enterprises invested in facility improvements and capacity increases to serve growing markets and take advantage of favorable economic conditions. The Flat Rock Bagging Company's expansion reflects the type of business investment that characterized successful industrial communities during the post-war economic boom.

The building's construction as part of an integrated industrial complex demonstrates the increasing sophistication of American manufacturing operations during the mid-twentieth century, when successful enterprises developed specialized facilities for different aspects of production, storage, and distribution. This functional specialization represents important developments in industrial organization and workflow efficiency that characterized modern manufacturing practices.

The property's continued association with the railroad infrastructure that served multiple industrial enterprises illustrates the ongoing importance of transportation access to industrial success, even as American commerce began to shift toward highway-based distribution systems during the later twentieth century. This transportation relationship provides valuable documentation of the transition period in American logistics and distribution.

Community Economic Continuity

The building represents the type of industrial expansion and business investment that provided economic stability and employment opportunities for the Flat Rock community during the 1950s. The Flat Rock Bagging Company's growth contributed to local economic development while maintaining the industrial employment base that had characterized the community since the early twentieth century.

The property's construction during 1957 demonstrates the continued vitality of Flat Rock's industrial sector during the period when Henry Ford's Village Industries program was concluding and the community was transitioning toward the next phase of its economic development. This industrial continuity provided important economic stability during a period of significant change in the community's development patterns.

Architectural and Industrial Heritage

While the building complex does not possess exceptional architectural distinction, it represents the functional, efficiency-focused industrial architecture that characterized successful manufacturing operations during the 1950s. The building's design reflects the practical requirements of mid-century industrial operations including flexible manufacturing spaces, efficient material handling, and integration with transportation infrastructure.

The building's use of contemporary industrial materials including metal siding and concrete masonry units demonstrates the adoption of modern construction technologies that provided durability, cost efficiency, and construction speed appropriate to industrial expansion projects during the post-war period. These material choices reflect the availability of new building products and construction techniques that supported rapid industrial growth during the 1950s.

Integrity Assessment - Seven Aspects Analysis

Location: RETAINS INTEGRITY. The building complex remains in its original location within the railroad-adjacent industrial complex, maintaining the essential transportation relationships and industrial context that defined its historical significance and operational function.

Design: RETAINS INTEGRITY. The building's essential design characteristics remain intact, including its modular industrial configuration, multiple roof forms, and functional organization that supported specialized manufacturing operations. Modifications represent expected industrial adaptation rather than fundamental design alteration.

Materials: SUBSTANTIALLY RETAINS INTEGRITY. The original metal siding and concrete masonry construction survive, representing the mid-century industrial materials and construction techniques that characterized the building's original design and function.

Workmanship: RETAINS INTEGRITY. The building continues to exhibit the straightforward construction techniques and practical design approach that characterized 1950s industrial construction.

Setting: RETAINS INTEGRITY. The property continues to function within its historic industrial context as part of the railroad-adjacent manufacturing complex, maintaining the transportation relationships and industrial landscape that have supported operations for over sixty years.

Feeling: RETAINS INTEGRITY. The building complex continues to convey the sense of working industrial establishment that has characterized the property since 1957. The ongoing industrial operations maintain the utilitarian character and operational associations that define the property's significance.

Association: RETAINS INTEGRITY. The continuous operation as part of the Flat Rock Bagging Company complex maintains the property's association with industrial expansion, manufacturing operations, and railroad transportation that have characterized this section of Flat Rock since the mid-twentieth century.

Industrial Complex and Transportation Infrastructure

The building's position within the larger Flat Rock Bagging Company complex provides exceptional documentation of how successful industrial enterprises expanded their operations during the post-war period while maintaining integration with existing facilities and transportation infrastructure. This industrial campus development represents important patterns in American manufacturing organization during the 1950s.

The property's continued association with railroad transportation, while not immediately visible from public roads, provides valuable documentation of the ongoing importance of rail access to industrial operations during the transition period when American commerce began to adopt highway-based distribution systems. This transportation relationship represents an essential component of the district's industrial heritage.

SHPO Compliance Recommendation

Based on this comprehensive analysis, I recommend that 27917 Telegraph Road be classified as a CONTRIBUTING property to the Flat Rock Historical District. This recommendation is supported by:

The building's construction in 1957, placing it within the district's period of significance and representing important patterns of post-war industrial expansion that characterized the final phase of the district's industrial development.

The property's significant associations with the continued operation and expansion of the Flat Rock Bagging Company, one of the community's most important industrial enterprises, and its representation of business investment and economic confidence during the 1950s economic expansion.

The building's substantial retention of architectural integrity across all seven aspects, demonstrating that it continues to convey its historical significance and industrial associations despite more than sixty years of continuous operation and normal industrial adaptations.

The property's representation of important themes in American industrial development, including facility modernization, capacity expansion, and the continued importance of railroad transportation to manufacturing operations during the mid-twentieth century.

This property, while not highly visible from public roads, represents an essential component of the district's industrial heritage and provides important documentation of the industrial expansion that characterized Flat Rock's economic development during the later period of significance. The building's contributing status acknowledges both its historical significance within the community's industrial development and its ongoing role as part of the working industrial landscape that maintains the manufacturing traditions established during the district's period of significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_091_01_0027_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	27949 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_091_01_0027_001 Lot 27 Assessor's Flat Rock Plat No.2 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.101590		Long: -83.289720		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☒ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1918	
Architectural Style	Early 20th Century Industrial Vernacular	
Building Form	Single-story frame industrial building	
Roof Form	Gable roof	
Roof Materials	Metal roofing (likely replacement)	
Exterior Wall Materials	Wood frame with board and batten or clapboard siding	
Foundation Materials	Concrete or stone	
Window Materials	Wood-framed industrial windows	
Window Type	Multi-pane industrial sash windows	
Outbuildings	Yes ☒	No ☐
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Industry, Transportation, Commerce						
Period(s) of Significance	1918-1972						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Date(s): Various modifications for industrial operations over decades				
Historic Name	Flat Rock Bagging Company						
Current/Common Name	Flat Rock Bagging Company						
Historic/Original Owner	Flat Rock Bagging Company						
Historic Building Use	Industrial manufacturing and freight storage						
Current Building Use	Industrial operations						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The building at 27949 Telegraph Road represents a significant example of early twentieth-century industrial architecture constructed in 1918 as part of the Flat Rock Bagging Company complex. This single-story frame building exemplifies the functional industrial construction that characterized manufacturing and freight handling operations during the period when railroad transportation dominated American commerce and industry.

The structure exhibits the characteristic features of World War I-era industrial construction, featuring a straightforward gable roof configuration that maximizes interior volume for manufacturing and storage operations while providing the clear spans necessary for industrial machinery and freight handling equipment. The building's design reflects the practical, efficiency-focused approach that characterized successful industrial operations during the early twentieth century expansion of American manufacturing.

The building is constructed using wood frame techniques with board and batten or clapboard siding that represents the cost-effective construction methods available to industrial enterprises during the 1910s. This wood frame construction provided the flexibility and economy essential to industrial buildings that needed to accommodate changing machinery, production processes, and storage requirements over extended operational periods. The building's construction materials reflect the abundant timber resources available in Michigan during this period and the construction expertise developed through the state's lumber industry.

The building's fenestration consists of multi-pane wood-framed industrial windows that provide natural light for manufacturing operations while maintaining the durability required for industrial environments. The window configuration reflects the operational requirements of early twentieth-century manufacturing that depended on natural lighting for detailed work while providing ventilation for industrial processes and worker comfort.

The building's strategic location adjacent to railroad infrastructure demonstrates its essential role in the freight storage and movement operations that connected Flat Rock's industrial enterprises to regional and national transportation networks. This proximity to rail transportation reflects the fundamental importance of railroad access to successful industrial operations during the early twentieth century, when rail transport provided the most efficient method for moving raw materials and finished products across long distances.

The property includes various accessory structures and industrial improvements that document the evolution of the Flat Rock Bagging Company's operations over more than a century of continuous industrial use. These additions and modifications demonstrate the adaptive capacity of well-designed industrial buildings and the continuous investment in facility improvements that has characterized successful manufacturing enterprises throughout the district's period of significance.

The site retains important elements of its historic industrial landscape, including the relationship to railroad infrastructure, industrial circulation patterns, and the utilitarian site improvements necessary for freight handling and industrial operations. This preservation of working industrial context provides valuable documentation of the types of railroad-dependent manufacturing operations that formed the backbone of Flat Rock's industrial development during the early twentieth century.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1939, Merivn & Eunice Barnes and family were living at 27949 Detroit (Telegraph).[1]

[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 27949 Telegraph Road merits inclusion as a CONTRIBUTING property within the proposed Flat Rock Historical District under National Register Criterion A. This property represents significant associations with industrial development, transportation infrastructure, and manufacturing operations that contributed fundamentally to Flat Rock's economic development during the early period of significance.

Criterion A: Association with Historic Events and Patterns

This property possesses exceptional significance under Criterion A for its association with the industrial development patterns that transformed Flat Rock from agricultural settlement to diversified manufacturing center during the early twentieth century. Constructed in 1918, the building represents the expansion of industrial operations that preceded and paralleled Henry Ford's Village Industries program, demonstrating that Flat Rock's industrial development encompassed both large-scale corporate enterprises and smaller-scale specialized manufacturing operations.

The building's construction as part of the Flat Rock Bagging Company operations represents important patterns in American industrial development, including the specialization of manufacturing processes, the development of transportation-dependent industries, and the integration of local enterprises into regional and national economic networks through railroad connections. The bagging industry served essential functions in agricultural and industrial commerce by providing packaging solutions for bulk commodities including grain, feed, fertilizers, and manufactured products.

The property's direct association with railroad freight operations connects it to the transportation revolution that fundamentally altered American economic development during the late nineteenth and early twentieth centuries. The Detroit, Toledo and Ironton Railroad's extension to Flat Rock, which Henry Ford brought to support his Village Industries program, also served existing industrial enterprises like the Flat Rock Bagging Company, creating synergistic industrial development that strengthened the community's economic base.

The building's continuous industrial use for over a century demonstrates the long-term economic importance of railroad-dependent manufacturing operations and the ability of well-located industrial enterprises to adapt to changing market conditions while maintaining their essential community economic functions.

Industrial and Transportation Significance

The property represents the crucial intersection of manufacturing and transportation infrastructure that characterized successful industrial development during the early twentieth century. The Flat Rock Bagging Company's operations required both manufacturing capabilities for producing packaging materials and freight handling facilities for receiving raw materials and shipping finished products, making railroad access essential to business success.

The building's role in freight storage and movement operations illustrates the complex logistics networks that supported American industrial expansion during this period. Bagging operations required coordination between raw material suppliers, manufacturing processes, inventory management, and distribution to customers across regional markets, all of which depended on efficient railroad transportation.

The property's association with the broader industrial complex that developed around railroad infrastructure demonstrates the multiplier effects of transportation investments on local economic development. The railroad's presence attracted multiple industrial enterprises that benefited from shared transportation access while creating employment opportunities and supporting community economic diversification.

Local Economic Development and Community Building

The Flat Rock Bagging Company's operations provided essential employment opportunities and contributed to the economic stability that allowed Flat Rock to develop from agricultural settlement into an industrial community. The company's specialized manufacturing operations required skilled workers and supported local business development through purchases of materials, services, and supplies from local providers.

The building's construction in 1918 coincides with the period of economic expansion that preceded the establishment of Ford's Village Industries, demonstrating that Flat Rock possessed the industrial infrastructure and workforce capabilities that made it attractive to major corporate investment. This existing industrial base provided important support for the community's transition to automobile-related manufacturing while maintaining economic diversification.

The property's continuous operation for over a century represents the type of business stability and community commitment that has characterized successful industrial enterprises throughout Flat Rock's development. This longevity demonstrates both the fundamental importance of packaging industries to regional commerce and the advantages of railroad-accessible locations for industrial operations.

Architectural and Industrial Heritage

While the building does not possess exceptional architectural distinction, it represents the honest, functional industrial architecture that characterized successful manufacturing operations during the early twentieth century. The building's wood

frame construction, industrial fenestration, and gable roof configuration reflect the practical construction approaches that balanced economy, functionality, and durability within the operational requirements of specialized manufacturing.

The building's design demonstrates the adaptation of traditional construction techniques to industrial requirements, reflecting the building expertise available in communities like Flat Rock during the early twentieth century. The use of local materials and construction methods illustrates the integration of industrial development with existing community resources and capabilities.

Integrity Assessment - Seven Aspects Analysis

Location: RETAINS INTEGRITY. The building remains in its original location adjacent to railroad infrastructure, maintaining the essential relationship to transportation facilities that defined its historical significance and operational function.

Design: RETAINS INTEGRITY. The building's essential design characteristics remain intact, including its industrial massing, gable roof configuration, and fenestration patterns that supported manufacturing and freight operations. Modifications represent expected industrial adaptation rather than fundamental design alteration.

Materials: SUBSTANTIALLY RETAINS INTEGRITY. The original wood frame construction and siding materials survive, though roofing may have been replaced with compatible materials. The building continues to display the construction techniques and materials characteristic of early twentieth-century industrial architecture.

Workmanship: RETAINS INTEGRITY. The building continues to exhibit the straightforward construction techniques and practical design approach that characterized early twentieth-century industrial construction.

Setting: RETAINS INTEGRITY. The property continues to function within its historic industrial context adjacent to railroad infrastructure, maintaining the transportation relationships and industrial landscape that have supported operations for over a century.

Feeling: RETAINS INTEGRITY. The building and site continue to convey the sense of working industrial establishment that has characterized the property since 1918. The ongoing industrial operations maintain the utilitarian character and operational associations that define the property's significance.

Association: RETAINS INTEGRITY. The continuous operation as part of the Flat Rock Bagging Company complex maintains the property's association with industrial development, railroad transportation, and manufacturing operations that have characterized this section of Flat Rock since the early twentieth century.

Railroad Infrastructure and Transportation Heritage

The building's location adjacent to railroad infrastructure provides exceptional documentation of the transportation networks that supported Flat Rock's industrial development. This relationship to rail transportation represents one of the most important factors in the community's economic development and illustrates the fundamental importance of transportation access to successful industrial operations during the early twentieth century.

The property's association with freight storage and movement operations provides valuable documentation of the logistics systems that connected local manufacturing enterprises to regional and national markets. This freight handling capacity represents an essential component of industrial infrastructure that supported economic development throughout southeastern Michigan.

SHPO Compliance Recommendation

Based on this comprehensive analysis, I strongly recommend that 27949 Telegraph Road be classified as a CONTRIBUTING property to the Flat Rock Historical District. This recommendation is supported by:

The building's construction in 1918, placing it within the district's period of significance and representing important patterns of early twentieth-century industrial development that preceded and supported later corporate investment in the community.

The property's exceptional associations with railroad transportation, freight operations, and specialized manufacturing that demonstrate the economic infrastructure necessary for Flat Rock's transformation from agricultural settlement to industrial community.

The building's substantial retention of architectural integrity across all seven aspects, demonstrating that it continues to convey its historical significance and industrial associations despite more than a century of continuous operation and normal industrial adaptations.

The property's representation of important themes in American industrial development, transportation history, and local economic development that directly support the district's significance and provide essential context for understanding the community's industrial heritage.

This property represents one of the most important industrial buildings within the proposed district, documenting the railroad-dependent manufacturing operations that provided the economic foundation for Flat Rock's subsequent development. The building's contributing status acknowledges both its historical significance within American industrial development and its ongoing role as a working industrial facility that maintains the manufacturing traditions established during the district's period of significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_091_01_0027_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28121 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_091_01_0028_002 Lot 28-30 Assessor's Flat Rock Plat No.2 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.101950		Long: -83.289963		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1970
Architectural Style	Late Modern Commercial, Automotive Sales Vernacular
Building Form	Single-story rectangular office building
Roof Form	Front-facing gable with side extensions
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer and wood or metal siding
Foundation Materials	Concrete
Window Materials	Aluminum-framed glass
Window Type	Fixed and sliding windows
Outbuildings	Yes ☒ / No ☐
Number/Type:	Various automotive display and storage structures

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Commerce, Transportation
Period(s) of Significance	1970-1972 (under 50-year rule consideration)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Various additions and modifications for automotive sales operations over decades

Historic Name	Unknown (original dealer name)
Current/Common Name	Murrays Used Car
Historic/Original Owner	Unknown
Historic Building Use	Automotive sales
Current Building Use	Used car sales

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The building complex at 28121 Telegraph Road represents a well-preserved example of early 1970s automotive sales architecture that has served the Flat Rock community as a used car dealership for more than five decades. Constructed in 1970 during the final years of the district's period of significance, this single-story commercial building exemplifies the specialized commercial architecture that evolved to serve the automotive retail industry during the mature phase of America's automobile-dependent economy.

The primary building exhibits the characteristic features of early 1970s automotive sales construction, featuring a rectangular office building with front-facing gable roof configuration that creates visual prominence along the Telegraph Road corridor while housing the customer service, financing, and administrative functions essential to automotive retail operations. The building's design reflects the business model of used car dealerships that combined modest office facilities with extensive outdoor display areas for vehicle inventory.

The structure combines brick veneer construction with wood or metal siding accents that provide both durability and visual appeal appropriate for a business requiring long-term customer relationships and community credibility. The mixed-material approach reflects the cost-conscious construction methods available to small business owners during the early 1970s while creating architectural interest and professional appearance essential to successful automotive retail operations.

The building's fenestration includes aluminum-framed windows in various configurations that provide natural light to office spaces while allowing visual supervision of the outdoor vehicle display areas. The window arrangement reflects the operational requirements of automotive sales that depend on customer observation of inventory and the security considerations essential to businesses dealing with high-value merchandise.

The property includes various accessory structures and site improvements that have been added over decades of continuous operation to accommodate the evolving needs of the automotive sales business. These additions demonstrate the adaptive capacity of well-designed commercial properties and the continuous investment in facility improvements that has characterized successful local businesses throughout the community's development.

The site retains the commercial character appropriate to automotive sales operations, including extensive paved areas for vehicle display and customer parking, outdoor lighting systems for security and visibility, and the signage and site improvements necessary for highway-oriented retail operations. The retention of this working commercial landscape provides important documentation of the types of automobile-related businesses that have served Telegraph Road's transportation corridor for over fifty years.

The property's continuous operation as a used car dealership represents an important example of the automotive retail businesses that became essential components of American commercial districts during the mature automobile era. The business model of used car sales, combining affordability with transportation access, served particularly important community functions during periods of economic constraint and provided automobile ownership opportunities for residents across various economic levels.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28121 Telegraph Road merits inclusion as a CONTRIBUTING property within the proposed Flat Rock Historical District under the National Register's 50-year rule provision. Constructed in 1970, this building has achieved the fifty-year age threshold (as of 2020) that allows for National Register consideration, and it demonstrates sufficient historical significance and integrity to warrant contributing status within the district context.

Criterion A: Historical Significance Under 50-Year Rule

This property possesses significance under Criterion A for its association with the mature phase of America's automobile-dependent economy and its representation of the specialized retail businesses that supported automobile ownership and transportation accessibility during the early 1970s. The building's construction in 1970 and continuous operation as a used car dealership represents important patterns in automotive retail development and community transportation infrastructure.

The property represents the evolution of automotive retail from the early automobile era, when car dealerships primarily sold new vehicles to affluent customers, to the mature automobile period when used car sales became essential to making automobile ownership accessible across broader economic demographics. This democratization of automobile ownership represented a significant social and economic development that shaped American community life during the mid-twentieth century.

The building's construction during 1970 coincides with the final phase of the district's period of significance, representing the culmination of automobile-oriented commercial development that began with Henry Ford's Village Industries program and evolved through multiple generations of automotive retail and service businesses. The property thus provides important documentation of the complete evolution of Flat Rock's automobile-related commercial development.

The continuous operation as a used car dealership for over fifty years demonstrates the fundamental importance of automotive retail businesses to community economic development and transportation accessibility. This business continuity represents the type of commercial stability that has characterized successful enterprises along Telegraph Road throughout the district's period of significance.

Transportation and Economic Accessibility Significance

The property's function as a used car dealership represents important themes in American transportation history and economic accessibility that extend beyond simple commercial development. Used car sales became particularly significant during the post-World War II period as automobile ownership expanded beyond affluent demographics to include working-class families and individuals seeking economic mobility through improved transportation access.

The business model of used car sales, providing affordable automobile ownership opportunities, served essential community functions by enabling broader participation in automobile-dependent economic and social activities. This accessibility function became particularly important in communities like Flat Rock, where employment at Ford's Village Industries and other manufacturing facilities required reliable transportation that was often unavailable through public transit systems.

The property's location along Telegraph Road positioned it to serve both local residents seeking affordable transportation and regional customers attracted by highway accessibility and competitive pricing. This dual market approach reflects the business strategies that allowed locally-owned automotive retailers to achieve economic sustainability while serving essential community transportation needs.

Commercial Development and Business Continuity

The building's continuous operation as an automotive sales facility for over fifty years demonstrates important patterns of commercial persistence and business adaptation that have characterized successful Telegraph Road enterprises throughout multiple economic cycles and changing market conditions. This longevity represents the type of business stability that contributes to community economic resilience and commercial district continuity.

The property's evolution and adaptation over five decades provides documentation of changing automotive retail practices, financing methods, inventory management strategies, and customer service approaches that reflect broader transformations in American automotive commerce during the late twentieth and early twenty-first centuries.

Architectural Significance and Period Representation

While the building does not possess exceptional architectural distinction, it represents the honest, functional commercial architecture that characterized automotive retail establishments during the early 1970s. The building's design reflects the practical requirements of automotive sales operations including customer service areas, financing offices, parts storage, and the relationship between indoor office functions and outdoor vehicle display areas.

The building's mixed-material construction, combining brick veneer with siding accents, represents the design approach that balanced durability, cost efficiency, and visual appeal within the economic constraints typical of small automotive retail businesses during this period. This construction approach demonstrates the adaptation of contemporary building technologies to local business requirements and market conditions.

Integrity Assessment - Seven Aspects Analysis

Location: RETAINS INTEGRITY. The building remains in its original location along Telegraph Road, maintaining its important relationship to the transportation corridor that has supported automotive sales operations for over fifty years.

Design: RETAINS INTEGRITY. The building's essential design characteristics remain intact, including its office building configuration, relationship to vehicle display areas, and integration with site improvements that support automotive retail operations. Various additions represent expected business adaptation rather than fundamental design alteration.

Materials: SUBSTANTIALLY RETAINS INTEGRITY. The original brick and siding construction, aluminum window framing, and roofing materials survive in good condition. Updates and modifications represent normal commercial maintenance and business improvement rather than material alteration.

Workmanship: RETAINS INTEGRITY. The building continues to display the straightforward commercial construction techniques that characterized early 1970s automotive retail architecture.

Setting: RETAINS INTEGRITY. The property continues to function as an automotive sales facility within the Telegraph Road commercial corridor, maintaining the commercial landscape and operational character that has supported the business since 1970.

Feeling: RETAINS INTEGRITY. The building and site continue to convey the sense of automotive retail establishment that has characterized the property for over fifty years. The ongoing used car sales operations maintain the commercial character and community associations that define the property's significance.

Association: RETAINS INTEGRITY. The continuous operation as a used car dealership maintains the property's association with automotive retail traditions, transportation accessibility, and Telegraph Road's commercial development that have characterized this section of the corridor since 1970.

Community Service and Local Business Significance

The business's continuous operation as a used car dealership since 1970 has established it as a recognized component of Flat Rock's automotive retail infrastructure that extends beyond simple commercial function to encompass its role in providing transportation accessibility and supporting community economic mobility. This type of community service represents an important aspect of local significance that adds to the property's historical value.

The business's long-term presence along Telegraph Road demonstrates the persistence of locally-owned automotive retail establishments that have maintained personal customer relationships and community connections while adapting to changing market conditions and automotive technologies over multiple decades.

SHPO Compliance Recommendation

Based on this comprehensive analysis, I recommend that 28121 Telegraph Road be classified as a CONTRIBUTING property to the Flat Rock Historical District under the National Register's 50-year rule provision. This recommendation is supported by:

The building's achievement of fifty-year age threshold as of 2020, making it eligible for National Register consideration under standard chronological criteria. The building's historical significance as a representative example of early 1970s automotive retail development and its role in documenting the complete evolution of automobile-related commercial businesses within the district.

The building's substantial retention of architectural integrity across all seven aspects, demonstrating that it continues to convey its historical significance and community associations despite normal business adaptations and improvements over fifty years of operation.

The property's representation of important themes in American automotive retail history, transportation accessibility, and the democratization of automobile ownership that characterized the mature automobile era during the early 1970s.

The building's demonstration of commercial continuity and community service that has maintained essential automotive retail functions while preserving the locally-owned business traditions that contribute to Telegraph Road's commercial character and community significance.

This property demonstrates how the 50-year rule can be appropriately applied to recognize buildings that represent significant patterns in American automotive commerce while serving continuing community transportation and economic functions. The building's contributing status acknowledges both its historical significance within automotive retail development and its ongoing role in maintaining the commercial and transportation accessibility functions that characterize the district's significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_091_01_0028_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28299 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_091_01_0032_301 Lot 32 Assessor's Flat Rock Plat No.2 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.100400		Long: -83.29040		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☒ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1957
Architectural Style	Mid-Century Industrial/Automotive Service Vernacular
Building Form	Single-story rectangular industrial building
Roof Form	Front-facing gable with side extensions
Roof Materials	Metal roofing
Exterior Wall Materials	Concrete masonry units (CMU) painted
Foundation Materials	Concrete
Window Materials	Steel-framed industrial windows
Window Type	Fixed industrial sash and overhead doors
Outbuildings	Yes ☒ No ☐
Number/Type:	Various automotive service structures and storage buildings

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Commerce, Industry, Transportation					
Period(s) of Significance	1957-1972					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Various additions and modifications for automotive service operations over decades		
Historic Name	Adolphs Towing					
Current/Common Name	Adolphs Towing					
Historic/Original Owner	Adolph Family					
Historic Building Use	Automotive towing and repair service					
Current Building Use	Automotive towing and repair service					

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The building complex at 28299 Telegraph Road represents a well-preserved example of mid-century automotive service architecture that has served the Flat Rock community as Adolphs Towing since the 1950s. Constructed in 1957 during the height of America's automobile-dependent development, this single-story industrial building exemplifies the specialized commercial architecture that evolved to serve the automotive repair, towing, and service industries that became essential components of twentieth-century community infrastructure.

The primary building exhibits the characteristic features of 1950s automotive service construction, featuring a rectangular plan with front-facing gable roof configuration that maximizes interior ceiling height for vehicle service operations while providing the clear spans necessary for automotive work. The building's straightforward industrial design reflects the practical, function-driven approach that characterized successful automotive service establishments during the post-World War II economic expansion.

The structure is constructed of concrete masonry units (CMU) that provide the durability and fire resistance essential to automotive service operations involving potentially hazardous materials and equipment. The CMU construction, now painted for weather protection and visual appeal, represents the cost-effective building techniques available to small business owners during the 1950s while providing the structural strength necessary for heavy automotive equipment and vehicle storage. This material choice demonstrates the adaptation of industrial construction methods to the scale and requirements of locally-owned service businesses.

The building's fenestration includes steel-framed industrial windows that provide natural light to work areas while maintaining the security and durability required for automotive service operations. Large overhead doors accommodate the movement of vehicles and towing equipment, reflecting the operational requirements that shaped the building's design and continue to influence its function nearly seventy years after construction.

The roof structure employs a front-facing gable configuration with metal roofing that provides weather protection while creating the interior volume necessary for automotive service operations. The gable design allows for natural lighting and ventilation while presenting a substantial industrial profile appropriate to the building's Telegraph Road location and automotive service function.

The property includes various accessory structures and site improvements that have been added over decades of continuous operation to accommodate the evolving needs of the towing and automotive repair business. These additions demonstrate the adaptive capacity of well-designed industrial buildings and the continuous investment in facility improvements that has characterized successful local businesses throughout the district's period of significance.

The site retains the industrial character appropriate to automotive service operations, including paved areas for vehicle storage and maneuvering, equipment storage facilities, and the utilitarian site improvements necessary for towing and repair services. The retention of this working industrial landscape provides important documentation of the types of specialized commercial operations that have served Flat Rock's transportation needs for nearly seven decades.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28299 Telegraph Road merits inclusion as a CONTRIBUTING property within the proposed Flat Rock Historical District under National Register Criterion A. This property represents significant associations with the automotive

service industry, local business development, and transportation infrastructure that contributed to Flat Rock's evolution during the later period of significance (1922-1972).

Criterion A: Association with Historic Events and Patterns

This property possesses exceptional significance under Criterion A for its association with the dramatic expansion of automobile-dependent development and the specialized service industries that supported America's transition to automobile-based transportation and commerce during the mid-twentieth century. Constructed in 1957 and operating as Adolphs Towing since the 1950s, this facility represents the emergence of specialized automotive service businesses that became essential community infrastructure during the post-World War II period.

The building's construction during the late 1950s coincides with the peak period of American automobile ownership expansion and the corresponding development of supporting service industries including towing, repair, and emergency roadside assistance. Adolphs Towing represents the type of locally-owned, family-operated business that provided essential services to automobile-dependent communities while maintaining the personal relationships and community connections that characterized small-town commerce during this period.

The business's continuous operation for nearly seventy years demonstrates the fundamental importance of automotive service industries to community economic development and the ability of well-established local businesses to adapt to changing automotive technologies and service requirements while maintaining their essential community function. This longevity represents the type of business continuity that has characterized successful commercial enterprises throughout Flat Rock's development.

The property's association with the towing and automotive repair industry connects it to broader patterns of transportation infrastructure development that were essential to Flat Rock's growth during the Henry Ford era and the subsequent expansion of automobile-dependent suburban development. Towing services became particularly important along major transportation routes like Telegraph Road, where they provided essential support for both local residents and long-distance travelers.

Local Business and Community Significance

The continuous operation of Adolphs Towing since the 1950s demonstrates the important role that locally-owned service businesses have played in maintaining community economic stability and providing essential services that support daily life in automobile-dependent communities. The business represents the type of family-owned enterprise that formed the backbone of local commerce during Flat Rock's historic development periods.

The business's specialization in towing and automotive repair reflects the increasing complexity of automobile technology and the corresponding need for specialized service providers who could maintain and repair the vehicles that became essential to community life during the mid-twentieth century. This specialization represents important patterns in the evolution of American business and the development of service industries that supported the automobile-dependent lifestyle.

The property's location along Telegraph Road positioned it to serve both the local Flat Rock community and the broader regional transportation network, reflecting the business model that allowed locally-owned service providers to achieve economic sustainability while maintaining community connections. This dual service role demonstrates the integration of local businesses into regional economic networks during the district's period of significance.

Architectural and Industrial Significance

While the building does not possess exceptional architectural distinction, it represents the honest, functional industrial architecture that characterized successful automotive service establishments during the 1950s. The building's design reflects the practical requirements of automotive service operations including vehicle access, equipment storage, work space organization, and material handling that shaped specialized commercial architecture during this period.

The building's CMU construction, industrial fenestration, and gable roof configuration represent the adaptation of industrial building technologies to the scale and requirements of locally-owned service businesses. This design approach demonstrates

how national construction techniques and materials were implemented to serve local business needs and community requirements during the mid-twentieth century.

Integrity Assessment - Seven Aspects Analysis

Location: RETAINS INTEGRITY. The building remains in its original location along Telegraph Road, maintaining its important relationship to the transportation corridor that has supported its towing and automotive service operations for nearly seventy years.

Design: RETAINS INTEGRITY. The building's essential design characteristics remain intact, including its rectangular industrial massing, gable roof configuration, and arrangement of doors and windows that support automotive service operations. Various additions and modifications represent expected business adaptation rather than fundamental design alteration.

Materials: SUBSTANTIALLY RETAINS INTEGRITY. The original CMU construction, steel window framing, and metal roofing survive in good condition. Paint and other surface treatments represent normal maintenance rather than material alteration.

Workmanship: RETAINS INTEGRITY. The building continues to display the straightforward industrial construction techniques that characterized mid-century automotive service architecture.

Setting: RETAINS INTEGRITY. The property continues to function as an automotive service facility within the Telegraph Road transportation corridor, maintaining the industrial landscape and operational character that has supported the business since the 1950s.

Feeling: RETAINS INTEGRITY. The building and site continue to convey the sense of working automotive service establishment that has characterized the property for nearly seventy years. The ongoing towing and repair operations maintain the industrial character and community associations that define the property's significance.

Association: RETAINS INTEGRITY. The continuous operation as Adolphs Towing maintains the property's association with local business traditions, automotive service industries, and community transportation infrastructure that have characterized Telegraph Road's commercial development since the 1950s.

Community Institution and Local Landmark Status

The business's operation as Adolphs Towing since the 1950s has established it as a recognized community institution that extends beyond its economic function to encompass its role as a local landmark and symbol of business continuity. This type of community recognition represents an important aspect of local significance that adds to the property's historical value within the district context.

The business's long-term service to the community demonstrates the stability and community support that has allowed locally-owned businesses to persist through multiple generations and changing economic conditions. This persistence represents the maintenance of local business traditions that contribute to community identity and economic resilience.

SHPO Compliance Recommendation

Based on this comprehensive analysis, I strongly recommend that 28299 Telegraph Road be classified as a CONTRIBUTING property to the Flat Rock Historical District. This recommendation is supported by:

The building's construction in 1957, placing it well within the district's period of significance and representing important patterns of mid-century commercial and industrial development. The property's continuous operation as Adolphs Towing since the 1950s, demonstrating nearly seventy years of community service and business continuity that establishes it as a local institution.

The building's substantial retention of architectural integrity across all seven aspects, demonstrating that it continues to convey its historical significance and community associations despite normal business adaptations and improvements over nearly seven decades.

The property's representation of important themes in American automotive history, local business development, and transportation infrastructure that directly support the district's significance and periods of development.

This property demonstrates how locally-owned service businesses have contributed to community economic stability and transportation infrastructure while maintaining the personal relationships and community connections that characterize successful small-town commerce. The building's contributing status acknowledges both its historical significance within automotive industry development and its ongoing role as a community institution that maintains local business traditions established during the district's period of significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_091_01_0032_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28325 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_05_0007_002 Lot 28 Moses Sub (Sept. 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.099560		Long: -83.291010		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1970	
Architectural Style	Late Modern Commercial/Strip Commercial	
Building Form	Single-story rectangular with flat roof	
Roof Form	Flat roof with parapet	
Roof Materials	Built-up membrane roofing	
Exterior Wall Materials	Tan/brown brick veneer	
Foundation Materials	Concrete	
Window Materials	Aluminum-framed glass	
Window Type	Large fixed plate glass storefront windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Commerce, Social History
Period(s) of Significance	1970-1972 (under 50-year rule consideration)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:		Intact ☐	Altered ☒		Date(s):	

Historic Name	Kinney Shoe Store
Current/Common Name	Pet Needs/Kinney (retains historical name reference)
Historic/Original Owner	Kinney Shoe Corporation (franchisee unknown)
Historic Building Use	Retail shoe store
Current Building Use	Pet supply store

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The building at 28325 Telegraph Road represents a well-preserved example of early 1970s strip commercial architecture that demonstrates both the standardization of retail design during this period and the adaptive capacity of locally-serving commercial buildings. Constructed in 1970 as a Kinney Shoe Store and subsequently adapted for pet supply retail while retaining reference to its original identity, this single-story structure exemplifies the neighborhood-serving commercial establishments that formed an essential component of Flat Rock's commercial infrastructure during the final years of the district's period of significance.

The building exhibits the characteristic features of early 1970s small-scale retail construction, featuring a straightforward rectangular plan with flat roof configuration that optimized interior retail space while minimizing construction costs. The structure's clean geometric form reflects the standardized design approach that characterized both corporate retail chains and local commercial development during this period, where functional efficiency and economic viability guided architectural decisions within the established commercial corridor.

The exterior walls are constructed of tan or brown brick veneer that provides durability and visual permanence appropriate for commercial buildings requiring long-term economic viability along major transportation routes. The brick construction demonstrates the continued preference for masonry materials in Flat Rock's commercial architecture, maintaining visual continuity with earlier commercial buildings while employing contemporary construction techniques. The monochromatic brick treatment creates a unified architectural appearance that has proven adaptable to changing signage and business identity requirements over more than five decades.

The building's fenestration consists of large aluminum-framed plate glass windows that maximize product visibility and create visual transparency between interior retail spaces and the Telegraph Road streetscape. This extensive glazing strategy reflects the operational requirements of retail establishments that depend on visual merchandising and customer accessibility. The storefront configuration follows established patterns of successful roadside commercial design while maintaining the intimate scale appropriate to neighborhood-serving businesses rather than large-format retail operations.

The flat roof structure with parapet walls represents standard early 1970s commercial construction techniques while providing clean horizontal lines that emphasize the building's integration with contemporary commercial development patterns. The parapet design conceals rooftop mechanical equipment while creating finished building edges that maintain the professional appearance essential to successful retail operations along the Telegraph Road corridor.

Current signage identifying the business as "Pet Needs" while retaining "Kinney" demonstrates both the building's adaptive reuse capacity and the recognition of its historical commercial identity within the community. This dual identification reflects the building's role in maintaining commercial continuity along Telegraph Road while adapting to changing market conditions and community needs over multiple decades.

The building's successful transition from shoe retail to pet supply demonstrates the flexibility inherent in well-designed small-scale commercial architecture and the ability of neighborhood-serving businesses to evolve with changing demographics and consumer preferences while maintaining their essential community function.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

50-Year Rule Analysis and Contributing Status Recommendation

The property at 28325 Telegraph Road merits inclusion as a CONTRIBUTING property within the proposed Flat Rock Historical District under the National Register's 50-year rule provision. Constructed in 1970, this building has achieved the fifty-year age threshold (as of 2020) that allows for National Register consideration, and it demonstrates sufficient historical significance and integrity to warrant contributing status within the district context.

Criterion A: Historical Significance Under 50-Year Rule

This property possesses significance under Criterion A for its association with the standardization of American retail architecture during the early 1970s and its representation of the corporate chain store expansion that characterized commercial development during the final phase of the district's period of significance. The building's original construction as a Kinney Shoe Store connects it to important patterns of corporate retail expansion and the transformation of American commercial landscapes during this period.

The Kinney Shoe Corporation represented one of the major retail chains that brought standardized store design and national merchandising strategies to communities like Flat Rock during the 1960s and early 1970s. The company's expansion into smaller communities reflected broader economic patterns including suburban growth, automobile-dependent shopping patterns, and the integration of local commercial districts into national retail networks. This building represents Flat Rock's participation in these significant national commercial trends.

The building's subsequent adaptive reuse for pet supply retail while maintaining reference to its original Kinney identity demonstrates important patterns of commercial adaptation and community business continuity that have characterized Telegraph Road's commercial district. This evolution reflects the ability of well-designed commercial buildings to serve changing community needs while maintaining their essential function as neighborhood-serving retail establishments.

The property's construction in 1970 also represents the penultimate phase of commercial development within the district's period of significance, providing important documentation of the commercial building types and design standards that characterized Flat Rock's development immediately prior to the transition to contemporary suburban commercial patterns.

Commercial and Social History Significance

The building's history encompasses significant themes in American retail and social history, including the expansion of corporate chain stores, the standardization of commercial architecture, and the evolution of neighborhood shopping patterns. Kinney Shoes represented one of the major retail chains that transformed American shoe retailing from local, family-owned businesses to corporate-owned, standardized operations during the mid-twentieth century.

The building's role in providing essential retail services to the Flat Rock community over more than five decades demonstrates the important function of neighborhood-serving commercial establishments in maintaining community cohesion and local economic activity. The successful transition from shoe store to pet supply reflects changing demographics and lifestyle patterns while maintaining the building's community-serving function.

The retention of the "Kinney" name in current business identification demonstrates community recognition of the building's historical commercial identity and the lasting impact of significant local businesses on community memory and identity.

Architectural Significance and Period Representation

While the building does not possess exceptional architectural distinction, it represents the honest, functional commercial architecture that characterized corporate retail development during the early 1970s. The building's design reflects the standardized approach to retail construction that balanced corporate identity requirements with local construction capabilities and economic constraints.

The building's brick construction, aluminum storefront systems, and flat roof design represent the adaptation of contemporary commercial building technologies to the scale and requirements of neighborhood retail operations. This

design approach demonstrates how national architectural trends and corporate design standards were implemented at the community level during this period.

Integrity Assessment - Seven Aspects Analysis

Location: RETAINS INTEGRITY. The building remains in its original location along Telegraph Road, maintaining its important relationship to the historic commercial corridor and community context.

Design: RETAINS INTEGRITY. The building's essential design characteristics remain intact, including its rectangular massing, flat roof configuration, storefront fenestration pattern, and relationship to the street. Interior modifications for different retail uses represent expected adaptation rather than fundamental design alteration.

Materials: SUBSTANTIALLY RETAINS INTEGRITY. The original brick veneer construction, aluminum window framing, and structural elements survive in good condition. Signage updates represent normal commercial maintenance and adaptation rather than material alteration.

Workmanship: RETAINS INTEGRITY. The building continues to display the straightforward construction techniques and standardized design approach that characterized early 1970s small-scale commercial construction.

Setting: RETAINS INTEGRITY. The building continues to occupy its position within the Telegraph Road commercial corridor and maintains its relationship to the community commercial context that has supported retail operations for over fifty years.

Feeling: RETAINS INTEGRITY. The building continues to convey the sense of neighborhood-serving retail establishment that has characterized its function since 1970. Its ongoing commercial operation maintains the community associations that have made it locally significant.

Association: RETAINS INTEGRITY. The building's continuous operation as a retail establishment maintains its association with community commercial traditions and neighborhood-serving business patterns. The retention of historical name references preserves associations with its original corporate retail identity.

Adaptive Reuse and Commercial Continuity

The building's successful transition from shoe store to pet supply demonstrates important principles of commercial building adaptability and community business evolution. This adaptive reuse represents the type of commercial continuity that has allowed Telegraph Road to maintain its function as a community commercial district while adapting to changing market conditions and consumer preferences.

The retention of the "Kinney" name in current business identification represents an unusual example of historical commercial identity preservation that demonstrates community appreciation for local business history and the lasting impact of significant retail establishments on community memory.

SHPO Compliance Recommendation

Based on this comprehensive analysis, I recommend that 28325 Telegraph Road be classified as a CONTRIBUTING property to the Flat Rock Historical District under the National Register's 50-year rule provision. This recommendation is supported by:

The building's achievement of fifty-year age threshold as of 2020, making it eligible for National Register consideration under standard chronological criteria. The building's historical significance as a representative example of early 1970s corporate retail expansion and its role in documenting the transformation of American commercial landscapes during this period.

The building's substantial retention of architectural integrity across all seven aspects, demonstrating that it continues to convey its historical significance and community associations despite adaptive reuse for different retail purposes.

The building's representation of important patterns in American retail history, including corporate chain store expansion, standardized commercial architecture, and the integration of local communities into national retail networks during the early 1970s.

The building's demonstration of successful commercial adaptation and community continuity that has maintained neighborhood-serving retail functions while preserving recognition of historical commercial identity.

This property demonstrates how the 50-year rule can be appropriately applied to recognize buildings that represent significant patterns in American commercial development while serving as continuing community institutions. The building's contributing status acknowledges both its historical significance within national retail development patterns and its ongoing role in maintaining the commercial and community functions that characterize the district's significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_05_0007_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28345 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_05_0007_001 Lot 34 Moses Sub (Sept. 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.099470		Long: -83.291360		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1972
Architectural Style	Late Modern Commercial/Roadside Architecture
Building Form	Single-story rectangular with flat roof
Roof Form	Flat roof with parapet
Roof Materials	Built-up membrane roofing
Exterior Wall Materials	Painted concrete masonry units (CMU) and aluminum panels
Foundation Materials	Concrete slab
Window Materials	Aluminum-framed glass
Window Type	Large fixed plate glass storefront windows
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Commerce, Social History
Period(s) of Significance	1972 (under 50-year rule consideration)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:		Intact ☐	Altered ☒	Date(s): Various updates to signage and interior, but exterior largely intact			

Historic Name	Tasty Boy
Current/Common Name	Tasty Donut
Historic/Original Owner	Unknown
Historic Building Use	Restaurant/donut shop
Current Building Use	Donut shop

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The building at 28345 Telegraph Road represents a well-preserved example of early 1970s roadside commercial architecture constructed during the final year of the proposed district's period of significance. Built in 1972 as "Tasty Boy" and continuing operation as "Tasty Donut," this single-story structure exemplifies the locally-owned small business establishments that formed the backbone of Flat Rock's commercial community during the transition from Henry Ford's Village Industries era to contemporary suburban development.

The building exhibits the characteristic features of early 1970s small-scale commercial construction, featuring a straightforward rectangular plan with a flat roof configuration that maximizes interior space while minimizing construction costs. The structure's simple geometric form reflects the practical design approach typical of locally-owned businesses during this period, where functional efficiency and economic viability took precedence over architectural elaboration.

The exterior walls are constructed of painted concrete masonry units (CMU) with aluminum panel accents that create visual interest while representing cost-effective construction methods available to small business owners in the early 1970s. The CMU construction provides the durability and low maintenance essential to successful roadside commercial operations, while the aluminum panels allowed for color variation and contemporary visual appeal. The current paint scheme maintains the building's clean, inviting appearance that has made it a community landmark for over five decades.

The building's fenestration consists of large aluminum-framed plate glass windows that maximize visual connection between the interior bakery operations and passing customers. This extensive glazing strategy serves both marketing and community functions, allowing customers to observe food preparation while creating the visual transparency that has made local bakeries important social gathering places. The storefront configuration follows the established patterns of successful roadside commercial design while maintaining the intimate scale appropriate to neighborhood-serving businesses.

The flat roof structure with parapet walls represents standard early 1970s commercial construction techniques while providing clean geometric lines that emphasize the building's modern commercial character. The parapet design conceals rooftop mechanical equipment while creating finished building edges that enhance the structure's professional appearance along the Telegraph Road corridor.

Current signage identifying the business as "Tasty Donut" maintains the highway-oriented marketing approach essential to roadside commercial success while preserving the community recognition built up over decades of continuous operation. The prominent pole sign and building-mounted signage reflect the automotive-oriented commercial strategies that characterized Telegraph Road development throughout the district's period of significance.

The building's continuous operation as a donut shop and local gathering place for over fifty years demonstrates the important role that locally-owned food service establishments have played in maintaining community identity and social connections even as Flat Rock has experienced significant demographic and economic changes since the 1970s.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

50-Year Rule Analysis and Contributing Status Recommendation

The property at 28345 Telegraph Road merits inclusion as a CONTRIBUTING property within the proposed Flat Rock Historical District under the National Register's 50-year rule provision. Constructed in 1972, this building has now achieved the fifty-year age threshold (as of 2022) that allows for National Register consideration, and it demonstrates sufficient historical significance and integrity to warrant contributing status within the district context.

Criterion A: Historical Significance Under 50-Year Rule

This property possesses significance under Criterion A for its association with the final phase of Flat Rock's historic commercial development and its role as a community institution that has maintained continuity of local business ownership and social function for over five decades. The building's construction in 1972 coincides with the conclusion of the district's primary period of significance, representing the transition from Henry Ford's Village Industries era to the contemporary suburban development patterns that would follow.

The building represents the persistence of locally-owned small businesses along the Telegraph Road corridor even as national chain stores and corporate development began to transform American commercial landscapes during the 1970s. As "Tasty Boy" and later "Tasty Donut," this establishment has served as a community gathering place and local institution, maintaining the tradition of neighborhood-serving businesses that characterized Flat Rock's commercial development throughout the historic period.

The property's continuous operation as a donut shop demonstrates the important role that local food service establishments have played in maintaining community identity and social connections across multiple generations of Flat Rock residents. This type of neighborhood-serving business represents the community-based commercial traditions that distinguish locally-significant commercial districts from generic highway commercial development.

The building's construction in 1972 also represents the final expression of small-scale, locally-financed commercial development before the shift to corporate chain stores and standardized commercial architecture that would characterize later periods. This timing makes the building significant as a representative example of the last generation of locally-developed commercial buildings within the district.

Architectural Significance and Period Representation

While the building does not possess exceptional architectural distinction, it represents the honest, functional commercial architecture that characterized locally-owned businesses during the early 1970s. The building's straightforward design, practical materials, and efficient layout reflect the design priorities of small business owners who needed to balance architectural presentation with economic constraints.

The building's design represents the adaptation of modern commercial construction techniques to the scale and needs of local businesses, demonstrating how national architectural trends were interpreted at the community level. The use of CMU construction, aluminum framing, and flat roof design reflects the building technologies available to small commercial developers in the early 1970s.

Integrity Assessment - Seven Aspects Analysis

Location: RETAINS INTEGRITY. The building remains in its original location along Telegraph Road, maintaining its important relationship to the historic commercial corridor and community context.

Design: RETAINS INTEGRITY. The building's essential design characteristics remain intact, including its rectangular massing, flat roof configuration, storefront fenestration pattern, and relationship to the street. While signage has been updated, the fundamental architectural composition remains unchanged.

Materials: SUBSTANTIALLY RETAINS INTEGRITY. The original CMU construction, aluminum window framing, and structural elements survive in good condition. Paint updates and signage changes represent expected maintenance rather than fundamental material alterations.

Workmanship: RETAINS INTEGRITY. The building continues to display the straightforward construction techniques and practical design approach that characterized early 1970s small-scale commercial construction.

Setting: RETAINS INTEGRITY. While the surrounding area has experienced some change, the building continues to occupy its position within the Telegraph Road commercial corridor and maintains its relationship to the community context that has supported its operation for over fifty years.

Feeling: RETAINS INTEGRITY. The building continues to convey the sense of local commercial establishment and community gathering place that has characterized its role since 1972. Its ongoing operation as a donut shop maintains the associations and community functions that have made it locally significant.

Association: RETAINS INTEGRITY. The building's continuous operation as a local food service establishment maintains its association with community commercial traditions and neighborhood-serving business patterns that have characterized this section of Telegraph Road for over fifty years.

Community Significance and Local Institution Status

The building's role as a "staple for decades" demonstrates its achievement of local landmark status that extends beyond its architectural or historical associations to encompass its function as a community institution. This type of social and cultural significance represents an important aspect of National Register evaluation that recognizes the role of everyday places in maintaining community identity and continuity.

The continuous operation of the business under related names (Tasty Boy/Tasty Donut) demonstrates the stability and community support that has allowed locally-owned businesses to persist even as many similar establishments have been displaced by chain stores and corporate development. This persistence represents the maintenance of community commercial traditions that add to the district's significance.

SHPO Compliance Recommendation

Based on this comprehensive analysis, I recommend that 28345 Telegraph Road be classified as a CONTRIBUTING property to the Flat Rock Historical District under the National Register's 50-year rule provision. This recommendation is supported by:

The building's achievement of fifty-year age threshold as of 2022, making it eligible for National Register consideration under standard chronological criteria. The building's historical significance within the context of Flat Rock's commercial development and its role as a community institution that has maintained local commercial traditions for over five decades.

The building's substantial retention of architectural integrity across all seven aspects, demonstrating that it continues to convey its historical significance and community associations. The building's representation of the final phase of locally-developed commercial architecture within the district's period of significance, providing important documentation of the transition from historic to contemporary development patterns.

This property demonstrates how the 50-year rule can be appropriately applied to recognize locally-significant resources that have achieved historical importance through community association and continuity of function, even when they may not possess exceptional architectural distinction. The building's contributing status acknowledges both its historical significance within the district context and its ongoing role as a community institution that maintains the commercial and social traditions that characterize the district's significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_05_0007_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28365 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_05_0035_000 Lot 35 Moses Sub (Sept. 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.099470		Long: -83.291360		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	2022	
Architectural Style	Contemporary Commercial/21st Century Utilitarian	
Building Form	Single-story rectangular strip commercial	
Roof Form	Flat roof with parapet	
Roof Materials	Modern membrane roofing	
Exterior Wall Materials	Brown brick veneer and metal panels	
Foundation Materials	Concrete	
Window Materials	Contemporary aluminum-framed glass	
Window Type	Large fixed plate glass storefront systems	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A
Period(s) of Significance	N/A

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☐	Association ☐

General Integrity:	Intact ☒	Altered ☐	Moved ☐ Date(s):
Historic Name	N/A		
Current/Common Name	McLean Laundromat		
Historic/Original Owner	N/A		
Historic Building Use	N/A		
Current Building Use	Laundromat/Commercial services		

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The building at 28365 Telegraph Road is a single-story contemporary commercial structure constructed in 2022, representing the most recent addition to the Telegraph Road commercial corridor within the proposed historic district boundaries. The building exemplifies twenty-first century strip commercial architecture, designed for maximum efficiency and cost-effectiveness while accommodating modern commercial laundry operations and related services.

The structure exhibits a straightforward rectangular plan with a flat roof configuration that maximizes interior volume while minimizing construction costs. The building's design reflects contemporary commercial construction practices that prioritize functional efficiency over architectural elaboration, representing the utilitarian approach characteristic of modern small-scale commercial development. The single-story height and linear configuration optimize the building's relationship to automobile-oriented commercial sites while providing flexible interior space for various commercial uses.

The exterior walls combine brown brick veneer with metal panel accents that create visual interest while maintaining cost efficiency typical of contemporary commercial construction. The brick elements provide durability and visual weight appropriate for a permanent commercial building, while metal panel sections allow for color variation and contemporary aesthetic expression. This mixed-material approach reflects current commercial design strategies that balance durability, cost control, and visual appeal within standardized construction budgets.

The building's fenestration consists of extensive aluminum-framed storefront glazing that maximizes product and service visibility while creating visual transparency between interior and exterior spaces. The large fixed plate glass windows reflect the operational requirements of contemporary commercial laundry services, where customer visibility of equipment and facility cleanliness is essential to business success. The storefront configuration follows current commercial design standards that emphasize accessibility, security, and marketing visibility.

The flat roof structure with parapet walls represents standard contemporary commercial construction that accommodates rooftop mechanical equipment while providing clean geometric lines appropriate to modern commercial architecture. Modern membrane roofing systems provide efficient weather protection while maintaining low maintenance requirements essential to small commercial operations. The parapet design conceals rooftop equipment and creates finished building edges that enhance the structure's architectural appearance.

The building sits within a contemporary commercial site that includes paved customer parking, modern accessibility features, contemporary site lighting, and professional signage systems. The site design reflects current commercial development standards including Americans with Disabilities Act compliance, stormwater management requirements, and automobile circulation patterns optimized for contemporary commercial operations.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The building located at 28365 Telegraph Road was built in 2022; thus it is outside our period of significance for the Flat Rock Historical District.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28365 Telegraph Road is recommended for classification as NON-CONTRIBUTING to the proposed Flat Rock Historical District. This recommendation is based on the building's construction date of 2022, which falls fifty years outside the district's established period of significance (1834-1972).

Age and Period of Significance Analysis

The building was constructed in the twenty-first century, representing the most recent phase of commercial development along the Telegraph Road corridor and falling well outside any reasonable consideration for historical significance related to the district's defined periods. The building represents contemporary small-scale commercial development rather than the historical development patterns, architectural traditions, or community characteristics that contribute to Flat Rock's historical significance.

The 2022 construction date places this facility within the era of modern building codes, contemporary accessibility requirements, current environmental regulations, and twenty-first century commercial design practices that represent fundamental departures from the building traditions and development patterns that characterized Flat Rock during its historic periods of significance.

The building's use of contemporary materials (modern metal panels, aluminum storefront systems, membrane roofing), standardized construction methods, and current commercial design vocabulary clearly identifies it as a product of twenty-

first century development. While these features represent appropriate design solutions for contemporary commercial operations, they completely lack the historical significance, period craftsmanship, or architectural distinction that could merit consideration for contributing status within a historic district.

The building possesses no meaningful historical associations with the events, development patterns, or community characteristics that contributed to Flat Rock's significance during the district's periods of significance. While commercial laundry services have served community needs throughout American history, this particular building represents contemporary small business development rather than the historical commercial establishments, community institutions, and locally-significant development patterns that characterized Flat Rock during its historic periods.

The building's recent construction as part of twenty-first century commercial infill development reflects current small business development patterns rather than the historical commercial traditions and community-based development that defined Flat Rock's significance during the nineteenth and early-to-mid twentieth centuries.

The building's contemporary design, modern materials, and twenty-first century architectural vocabulary create obvious contrast with the historic character of surrounding properties. However, its single-story scale, straightforward commercial configuration, and use of brick materials help minimize potential negative impacts on the district's visual character. The building's position within the established commercial corridor maintains functional consistency with the Telegraph Road area's historical role as a commercial street.

The building represents the type of contemporary small-scale commercial development that demonstrates ongoing economic vitality within historic commercial areas while clearly representing a different era of development from the historical resources that justify district designation.

This property meets the established National Register criteria for non-contributing classification within historic districts. As the most recent construction within the proposed district boundaries, it clearly demonstrates the application of chronological criteria that distinguish between historical resources and contemporary development.

Non-contributing properties are those that do not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because they were constructed outside the period of significance and lack independent historical significance. This building's 2022 construction date makes it the clearest possible example of non-contributing status based on chronological criteria.

The inclusion of this property as non-contributing within the district boundaries is appropriate because it occupies a site within the historic Telegraph Road commercial corridor and maintains commercial use patterns, even though the building itself represents contemporary development that post-dates the district's historical significance by five decades. This classification acknowledges current commercial activity while maintaining absolute clarity about the distinction between historic resources and contemporary infill development.

The building's non-contributing status demonstrates that historic districts can accommodate contemporary development while preserving focus on the historical resources that justify National Register recognition. This classification provides the clearest possible documentation that the proposed district's contributing/non-contributing determinations are based on objective historical criteria rather than subjective architectural preferences.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_05_0035_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28417 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0074_300 Lot 74 Assessor's Flat Rock Plat No. 1 (June 1932)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09861		Long: -83.290108		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1999	
Architectural Style	Contemporary Commercial/Late 20th Century Bank Architecture	
Building Form	Single-story L-shaped or rectangular plan	
Roof Form	Hip roof with multiple gables	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Tan/beige brick masonry	
Foundation Materials	Concrete	
Window Materials	Contemporary bronze or dark-tinted glass	
Window Type	Fixed and ribbon window configurations	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	N/A						
Period(s) of Significance	N/A (Post-dates district period of significance 1834-1972)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☐	Association ☐	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	First Merchants Bank (formerly Monroe Bank)						
Historic/Original Owner	N/A						
Historic Building Use	N/A						
Current Building Use	Bank/Financial services						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The building at 28417 Telegraph Road is a single-story contemporary commercial structure constructed in 1999 for banking and financial services operations. The building represents typical late twentieth-century bank architecture, designed to project institutional stability and community accessibility while accommodating modern banking operations, security requirements, and drive-through service capabilities.

The structure exhibits an L-shaped or modified rectangular plan that creates opportunities for varied facade treatments and efficient interior space organization. The building's massing reflects contemporary commercial design principles that emphasize human scale, residential compatibility, and integration with suburban commercial contexts. Multiple roof planes and varied building heights help break down the apparent scale of the banking facility while providing architectural interest appropriate to a prominent corner location.

The exterior walls are constructed entirely of tan or beige brick masonry that provides durability, low maintenance, and visual compatibility with other brick buildings along the Telegraph Road corridor. The monochromatic brick treatment creates a unified architectural appearance while the subtle variations in texture and color provide visual interest without relying on contrasting materials or elaborate detailing. This material choice reflects late twentieth-century commercial design trends that emphasized quality natural materials and understated elegance appropriate to financial institutions.

The building's fenestration consists of contemporary bronze or dark-tinted glass windows arranged in both individual and ribbon configurations. The windows are sized and positioned to provide natural light to interior banking spaces while maintaining the security and privacy considerations essential to financial operations. The darker glass treatment reduces solar heat gain and glare while creating a sophisticated institutional appearance that was popular in late twentieth-century commercial design.

The roof structure employs a combination of hip and gable configurations that create visual variety while accommodating different interior ceiling heights for various functional areas including banking halls, office spaces, and mechanical systems. Asphalt shingle roofing provides weather protection while maintaining an appearance compatible with surrounding commercial and residential development. The roof design avoids the flat configurations common in earlier commercial architecture, instead adopting residential-scaled roof forms that enhance community compatibility.

The building is positioned within a carefully designed commercial site that includes professional landscaping, paved customer parking areas, drive-through banking facilities, and contemporary site lighting. The landscape design emphasizes mature trees and decorative plantings that create an attractive streetscape presence while providing environmental benefits. Accessibility features and contemporary site improvements demonstrate compliance with Americans with Disabilities Act requirements and current commercial development standards.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The building located at 28417 Telegraph Road was built in 1999; thus, it is outside our period of significance for the Flat Rock Historical District.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28417 Telegraph Road is recommended for classification as NON-CONTRIBUTING to the proposed Flat Rock Historical District. This recommendation is based on the building's construction date of 1999, which falls twenty-seven years outside the district's established period of significance (1834-1975).

Age and Period of Significance Analysis

The building was constructed during the late twentieth century, well after the conclusion of the district's period of significance and during an era characterized by suburban commercial development patterns that differed fundamentally from the historical development themes that define the district. The building represents contemporary corporate banking architecture rather than the local financial institutions and community-based commercial traditions that contributed to Flat Rock's historical significance during the nineteenth and early-to-mid twentieth centuries.

The 1999 construction date places this facility within the era of modern banking technology, automated teller systems, drive-through services, and corporate financial institution design that represents a fundamental departure from the

community banking traditions and locally-owned financial institutions that characterized Flat Rock during its historic periods of development.

While the building displays competent contemporary commercial design and employs quality materials including brick masonry that creates some visual compatibility with district buildings, it represents late twentieth-century corporate banking architecture rather than the historical building traditions that justify the district's National Register eligibility. The building's design reflects contemporary banking operational requirements, security considerations, technology integration, and corporate design standards that differ substantially from the commercial architecture of the district's historic periods.

The building's contemporary fenestration systems, roofing materials, site design approach, and architectural vocabulary clearly identify it as a product of late twentieth-century construction. While these features represent appropriate design solutions for contemporary banking operations, they lack the historical significance, period craftsmanship, or architectural distinction that would merit inclusion in a historic district focused on nineteenth and early-to-mid twentieth-century development.

The building lacks meaningful historical associations with the events, development patterns, or community characteristics that contributed to Flat Rock's significance during the district's periods of significance. While banking services have been essential to community economic development throughout Flat Rock's history, this particular building represents contemporary corporate banking consolidation rather than the local financial institutions, community banks, and locally-owned commercial establishments that characterized the community's historic commercial development.

The building's construction as part of late twentieth-century suburban commercial development reflects banking industry consolidation and standardization patterns that actually represent a departure from the community-based financial institutions and locally-responsive commercial architecture that characterized Flat Rock during its historic periods of significance.

The building's contemporary design, while professionally executed, creates some stylistic contrast with the historic character of surrounding properties due to its late twentieth-century architectural vocabulary and suburban commercial site design. However, its use of brick materials, appropriate scale, and professional landscaping help minimize potential negative visual impacts on the district's character. The building's setback from Telegraph Road and extensive landscape buffering reduce its visual prominence within the historic streetscape.

The building represents the type of carefully designed contemporary commercial development that demonstrates ongoing economic vitality within historic commercial corridors while maintaining respectful relationships with surrounding historic resources.

This property meets the established National Register criteria for **non-contributing** classification within historic districts. Non-contributing properties are those that do not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because they were constructed outside the period of significance and lack historical significance independent of the district context.

The inclusion of this property as non-contributing within the district boundaries is appropriate because it occupies a site within the historic Telegraph Road commercial corridor and continues commercial use patterns that support the area's economic viability, even though the building itself does not contribute to the district's historical significance. This classification acknowledges contemporary development while maintaining clear distinctions between historic resources that justify district designation and later buildings that represent ongoing commercial evolution.

The building's non-contributing status reflects the systematic application of National Register chronological and significance criteria rather than any assessment of the building's design quality or community value. Historic districts necessarily encompass properties from multiple time periods, and the non-contributing classification provides an appropriate mechanism for acknowledging contemporary development within historic contexts while preserving focus on the historical resources that justify National Register recognition.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0074_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28453 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0075_000 Lot 75 Assessor's Flat Rock Plat No.4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098640		Long: -83.291880		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1985
Architectural Style	Contemporary Commercial, Late 20th Century Gas Station
Building Form	Single-story rectangular convenience store with canopy structure
Roof Form	Flat roof with large overhanging canopy
Roof Materials	Built-up membrane on building, metal panels on canopy
Exterior Wall Materials	Brick veneer and metal panels
Foundation Materials	Concrete
Window Materials	Contemporary aluminum-framed glass
Window Type	Fixed plate glass storefront systems
Outbuildings	Yes ☒ No ☐
Number/Type:	Fuel pump canopy structure

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A						
Period(s) of Significance	N/A (Post-dates district period of significance 1834-1972						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Historic Name	Marathon Gas Station						
Current/Common Name	Citgo Gas Station						
Historic/Original Owner	Marathon Oil Company (franchisee unknown						
Historic Building Use	Gas station/convenience store						
Current Building Use	Gas station/convenience store						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28453 Telegraph Road consists of a contemporary gas station and convenience store complex constructed in 1985, representing the standardized corporate design approach that characterized late twentieth-century petroleum retail development. The facility includes both a single-story convenience store building and an associated fuel pump canopy structure that together create a unified commercial operation typical of 1980s gas station design.

The convenience store building exhibits a rectangular plan with a flat roof configuration that maximizes interior retail space while accommodating the mechanical systems required for contemporary convenience store operations. The structure employs a combination of brick veneer and metal panel cladding that reflects the cost-efficient construction methods and corporate design standards prevalent during the 1980s. The brick elements provide durability and visual permanence appropriate for a roadside commercial building, while metal panels allow for corporate color schemes and branding flexibility.

The building's fenestration consists of large expanses of contemporary aluminum-framed storefront glazing that maximizes product visibility and creates visual connection between interior retail spaces and the fuel pump area. This glazing strategy serves both security and marketing functions, allowing customers to observe store operations while enabling staff to monitor fuel pump activities. The storefront configuration follows standardized corporate design templates that ensure consistent brand presentation and operational efficiency.

The fuel pump canopy represents a significant component of the overall facility design, featuring a large overhanging structure that provides weather protection for customers during fuel purchases. The canopy employs contemporary steel frame construction with metal panel cladding that coordinates with the convenience store building's materials and color scheme. Integrated lighting systems provide illumination for nighttime operations while supporting the facility's highway visibility requirements.

Corporate signage elements, currently displaying Citgo branding but originally constructed for Marathon operations, demonstrate the adaptability of contemporary gas station design to accommodate changing corporate ownership and branding requirements. The prominent pole sign and building-mounted signage reflect the highway-oriented marketing strategies essential to petroleum retail operations along major transportation corridors.

The site design includes extensive paved areas for fuel pump access, customer parking, and delivery truck circulation. Contemporary site improvements include modern fuel dispensers, underground storage tank systems, environmental protection features, and accessibility accommodations that reflect both regulatory requirements and corporate operational standards of the 1980s and subsequent updates.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The building located at 28453 Telegraph Road was built in 1985; thus it is outside our period of significance for the Flat Rock Historical District.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28453 Telegraph Road is recommended for classification as **NON-CONTRIBUTING** to the proposed Flat Rock Historical District. This recommendation is based on the building's construction date of 1985, which falls thirteen years outside the district's established period of significance (1834-1975).

The building was constructed during the mid-1980s, well after the conclusion of the district's period of significance and during an era characterized by corporate standardization of gas station design and the consolidation of petroleum retail operations. The facility represents late twentieth-century corporate petroleum retail rather than the local business patterns and community-based commercial development that characterized Flat Rock during its historic periods.

The 1985 construction date places this facility within the era of environmental regulations, underground storage tank requirements, and standardized corporate design that fundamentally altered gas station architecture from the earlier periods represented within the historic district. While gas stations continued to serve important transportation functions, the corporate standardization and regulatory requirements of the 1980s created building types that differed substantially from the locally-adapted commercial architecture of earlier periods.

While the facility displays competent contemporary commercial design appropriate to its corporate retail function, it represents late twentieth-century standardized petroleum retail architecture rather than the locally-developed commercial building traditions that justify the district's National Register eligibility. The building's design reflects corporate requirements including brand standardization, operational efficiency, regulatory compliance, and cost-controlled construction methods that contrast with the earlier commercial architecture found elsewhere in the district.

The facility's use of contemporary materials (metal panels, aluminum storefront systems, contemporary canopy construction), standardized design elements, and corporate architectural vocabulary clearly identifies it as a product of 1980s retail development. These features represent appropriate design solutions for contemporary petroleum retail operations but lack the historical significance, local craftsmanship, or architectural distinction associated with the district's historic periods.

The building lacks meaningful historical associations with the events, development patterns, or community characteristics that contributed to Flat Rock's significance during the district's periods of significance. While automotive fuel services have been important to community transportation needs since the early twentieth century, this particular facility represents corporate petroleum retail standardization rather than the locally-owned businesses and community-based commercial establishments that characterized Flat Rock's historic commercial development.

The facility's original construction as a Marathon station and subsequent rebranding as a Citgo operation reflects late twentieth-century petroleum industry consolidation patterns rather than the local business traditions and community-based commercial development that defined Flat Rock during its historic periods of significance.

When compared to the sensitively restored mid-century Texaco station at 28801 Telegraph Road (Station 24), this 1985 facility demonstrates the difference between historically significant gas station architecture from within the period of significance and later corporate standardized facilities that lack historical significance.

The facility's contemporary design, standardized corporate appearance, and large-scale canopy structure create some contrast with the historic character of surrounding properties. However, its continuation of transportation-related commercial use maintains functional consistency with the Telegraph Road corridor's historical role as a transportation route. The facility represents the type of contemporary commercial development that commonly occurs along major highways, even within areas containing historic resources.

This property meets the established National Register criteria for non-contributing classification within historic districts. Non-contributing properties are those that do not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because they were constructed outside the period of significance and lack historical significance in their own right.

The inclusion of this property as non-contributing within the district boundaries is appropriate because it occupies a site along the historic Telegraph Road transportation corridor and continues automotive-related commercial use patterns, even though the building itself does not contribute to the district's historical significance. This classification acknowledges ongoing commercial vitality while maintaining clear distinctions between historic resources that justify district designation and contemporary buildings that represent later development phases.

The facility's non-contributing status reflects the application of standard National Register chronological criteria and demonstrates that the district's contributing/non-contributing determinations are based on historically defensible standards rather than subjective architectural preferences.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0075_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28659 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0086_304 Lots 87-93 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097520		Long: -83.292420		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1999	
Architectural Style	Contemporary Commercial/Corporate Chain Store	
Building Form	Single-story rectangular with varied massing	
Roof Form	Combination flat and low-pitched gable	
Roof Materials	Built-up membrane and standing seam metal	
Exterior Wall Materials	Tan/beige brick and EIFS (synthetic stucco)	
Foundation Materials	Concrete	
Window Materials	Contemporary aluminum-framed glass	
Window Type	Fixed plate glass storefront systems	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A
Period(s) of Significance	N/A (Post-dates district period of significance 1834-1972)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):

Current/Common Name	Rite Aid Pharmacy/Medical Complex
Historic/Original Owner	N/A
Historic Building Use	N/A
Current Building Use	Pharmacy/Medical services

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The building at 28659 Telegraph Road is a single-story contemporary commercial structure constructed in 1999 as part of a national chain pharmacy development. The building represents typical late twentieth-century retail pharmacy architecture, designed according to corporate standards that emphasize functionality, brand recognition, and efficient customer circulation patterns.

The structure exhibits a rectangular plan with varied massing that creates visual interest through the combination of different roof heights and wall planes. The building's design reflects contemporary commercial architecture principles that break up large retail volumes through articulated facades and varied geometric elements. This approach helps reduce the apparent scale of large retail buildings while providing opportunities for corporate signage and architectural branding.

The exterior walls combine tan or beige brick masonry with EIFS (Exterior Insulation and Finish System) panels that provide design flexibility and cost efficiency typical of late twentieth-century commercial construction. The brick elements provide durability and visual weight appropriate for a permanent commercial building, while the EIFS sections allow for varied colors and textures that support corporate design standards. This mixed-material approach reflects the design strategies commonly employed by national retail chains during this period.

The building's fenestration consists of large expanses of contemporary aluminum-framed storefront glazing that maximizes product visibility and creates visual connection between interior retail spaces and the parking area. These glazing systems reflect the operational requirements of modern pharmacy retail, where customer visibility of products and services is essential to marketing success. The storefront configuration follows standardized corporate design templates that ensure consistent brand presentation across multiple locations.

The roof structure employs a combination of flat and low-pitched gable configurations that accommodate different functional requirements including retail space, pharmacy operations, office areas, and mechanical systems. Contemporary roofing materials including built-up membrane and standing seam metal provide efficient weather protection while maintaining the clean lines expected in corporate commercial design.

The building sits within a designed commercial site that includes extensive paved parking, contemporary landscaping, accessibility features, and modern site lighting. Large identification signs mounted on the building and freestanding pole signs provide the visibility essential to highway-oriented retail operations. The site design reflects late twentieth-century commercial development patterns that prioritize automobile access and parking convenience.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The building located at 28659 Telegraph Road was built in 1999; thus it is outside our period of significance for the Flat Rock Historical District.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28659 Telegraph Road is recommended for classification as **NON-CONTRIBUTING** to the proposed Flat Rock Historical District. This recommendation is based on the building's construction date of 1999, which falls twenty-seven years outside the district's established period of significance (1834-1975).

The building was constructed during the late twentieth century, well after the conclusion of the district's period of significance and during an era characterized by suburban commercial development patterns that differed fundamentally from the historical development themes that define the district. The building represents contemporary chain store retail architecture rather than the local commercial traditions and community-based business patterns that contributed to Flat Rock's historical significance.

While the building displays competent contemporary commercial design appropriate to its corporate retail function, it represents late twentieth-century national chain store architecture rather than the historical building traditions that justify the district's National Register eligibility. The building's design reflects standardized corporate requirements including brand presentation, operational efficiency, automobile-oriented site planning, and contemporary construction technologies that contrast with the historical commercial architecture found elsewhere in the district.

The building's use of contemporary materials (EIFS, aluminum storefront systems, modern roofing materials), standardized design elements, and corporate architectural vocabulary clearly identifies it as a product of late twentieth-century retail development. While these features represent appropriate design solutions for contemporary pharmacy operations, they lack the historical significance, local craftsmanship, or architectural distinction associated with the district's historic periods.

The building lacks meaningful historical associations with the events, development patterns, or community characteristics that contributed to Flat Rock's significance during the district's periods of significance. While pharmaceutical services have been important to community health throughout American history, this particular building represents contemporary corporate retail rather than the local businesses, community institutions, and locally-owned commercial establishments that characterized Flat Rock's historic commercial development.

The building's construction as part of a national chain expansion reflects late twentieth-century retail consolidation patterns that actually represent a departure from the locally-owned, community-based commercial traditions that characterized Flat Rock during its historic periods of significance.

The building's contemporary design, large scale, and corporate branding create some contrast with the historic character of surrounding properties. However, its setback from Telegraph Road, professional landscaping, and use of brick materials help minimize potential negative impacts on the district's visual character. The building represents the type of contemporary commercial development that commonly occurs along major transportation corridors, even within areas containing historic resources.

This property meets the established National Register criteria for non-contributing classification within historic districts. Non-contributing properties are those that do not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because they were constructed outside the period of significance and lack historical significance in their own right.

The inclusion of this property as non-contributing within the district boundaries is appropriate because it occupies a site along the historic Telegraph Road commercial corridor and maintains commercial use patterns, even though the building itself does not contribute to the district's historical significance. This classification acknowledges the reality of ongoing commercial development while maintaining clear distinctions between historic resources and contemporary buildings.

The building's non-contributing status reflects the application of standard National Register criteria rather than any judgment about the building's design quality or community value. Historic districts necessarily include properties from multiple time periods, and the non-contributing classification provides a mechanism for acknowledging contemporary development while preserving focus on the historical resources that justify district designation.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0086_304; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28725 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0098_303 Lots 98-102 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09620	Long: -83.293300			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	2002	
Architectural Style	Contemporary Commercial/Corporate Modern	
Building Form	Single-story rectangular with projecting entrance bay	
Roof Form	Hip roof with multiple gable elements	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick masonry with limestone or concrete trim	
Foundation Materials	Concrete	
Window Materials	Contemporary aluminum-framed glass	
Window Type	Fixed and casement windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	N/A						
Period(s) of Significance	N/A (Post-dates district period of significance 1834-1972)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Historic Name	N/A						
Current/Common Name	Fifth Third Bank						
Historic/Original Owner	N/A						
Historic Building Use	N/A						
Current Building Use	Bank/Financial services						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The building at 28725 Telegraph Road is a single-story contemporary commercial structure constructed in 2002 for banking and financial services. The building represents typical early twenty-first century corporate commercial architecture, designed to project institutional stability and accessibility while accommodating modern banking operations and security requirements.

The structure exhibits a rectangular plan with a prominent projecting entrance bay that creates visual emphasis and customer orientation. The building's massing reflects contemporary commercial design principles that emphasize horizontal lines, varied rooflines, and the integration of multiple architectural elements to create visual interest and break up potentially monotonous building forms.

The exterior walls are constructed of red brick masonry that provides durability and creates visual connection to the broader Telegraph Road commercial corridor where brick construction is common among both historic and contemporary buildings. Light-colored stone or precast concrete trim elements provide contrast and accent key architectural features including window surrounds, entrance elements, and building corners. This material palette reflects contemporary commercial design trends that emphasize quality materials and sophisticated color relationships.

The building's fenestration consists of contemporary aluminum-framed windows in various configurations including fixed picture windows and smaller casement units. The windows are arranged in regular patterns that provide natural light to interior spaces while maintaining the security considerations essential to banking operations. The entrance features contemporary glazed doors set within a projecting vestibule that creates weather protection and architectural emphasis.

The roof structure employs a hip configuration with multiple gable elements that create visual variety and accommodate different interior ceiling heights for various functional areas. Asphalt shingle roofing provides weather protection while maintaining an appearance appropriate to the commercial context. Contemporary gutters and downspouts manage drainage efficiently while maintaining clean architectural lines.

The building sits within a carefully landscaped site that includes mature trees, decorative planters, and professional landscape design. Paved parking areas, modern site lighting, and accessibility features demonstrate compliance with contemporary commercial development standards and Americans with Disabilities Act requirements.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The building located at 28725 Telegraph Road was built in 2002; thus it is outside our period of significance for the Flat Rock Historical District.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28725 Telegraph Road is recommended for classification as **NON-CONTRIBUTING** to the proposed Flat Rock Historical District. This recommendation is based on the building's construction date of 2002, which falls thirty years outside the district's established period of significance (1834-1972).

The building was constructed three decades after the conclusion of the district's period of significance, during an era when Flat Rock's historic development patterns had been fundamentally transformed by late twentieth and early twenty-first century suburban and commercial development. The building represents contemporary banking architecture rather than the historical themes and development patterns that define the district's significance.

While the building displays competent contemporary commercial design and uses quality materials including brick masonry that creates some visual compatibility with historic district buildings, it represents twenty-first century corporate architectural trends rather than the historical building traditions that justify the district's National Register eligibility. The building's design reflects modern banking operational requirements, security considerations, and accessibility standards that differ fundamentally from the commercial architecture of the district's historic periods.

The building's contemporary fenestration systems, roofing materials, site design, and architectural detailing clearly identify it as a product of early twenty-first century construction. While these features represent appropriate design for contemporary commercial use, they lack the historical significance, craftsmanship, or architectural distinction that would merit inclusion in a historic district.

The building lacks historical associations with the events, activities, or development patterns that contributed to Flat Rock's significance during the district's periods of significance. While banking services have been important to community development throughout Flat Rock's history, this particular building represents contemporary corporate banking rather than the local financial institutions and commercial patterns that characterized the community's historic development.

The building's brick construction, professional landscaping, and quality design minimize its visual impact on the surrounding historic district. Its setback from Telegraph Road and integration of landscape features help reduce any potential contrast with nearby historic buildings. The building represents the type of carefully designed contemporary infill development that can coexist with historic districts without detracting from their historical character.

This property meets the established criteria for non-contributing classification within historic districts. Non-contributing properties are those constructed outside the period of significance that do not add to the historic architectural qualities, historic associations, or archaeological values for which a district is significant.

The inclusion of this property as non-contributing within the district boundaries is appropriate because it occupies a site within the historic commercial corridor and continues the area's commercial function, even though the building itself does not contribute to the district's historical significance. This classification properly acknowledges the building's presence while maintaining clear distinctions between historic resources that justify the district's significance and contemporary buildings that represent ongoing development within the area.

The building's non-contributing status does not reflect any deficiency in its design or construction quality, but rather acknowledges that historic districts are specifically intended to recognize and preserve resources from defined historical periods that possess particular significance to community development and architectural heritage.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0098_303; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28810 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0123_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096250		Long: -83.294140		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1933	
Architectural Style	Art Moderne/Streamline Moderne Commercial	
Building Form	Single-story automotive dealership with service bays	
Roof Form	Flat roof with distinctive tower/chimney element	
Roof Materials	Built-up membrane roofing	
Exterior Wall Materials	Painted concrete masonry units (CMU) or stucco	
Foundation Materials	Concrete	
Window Materials	Steel and aluminum-framed glass	
Window Type	Large fixed windows and overhead service doors	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Commerce, Transportation, Architecture
Period(s) of Significance	1940-1972
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Altered ☒	Date(s): Painted exterior, interior modifications for automotive service use					

Historic Name	Van Riper Chevrolet Dealer
Current/Common Name	Auto repair garage (formerly Fred Hall dealership)
Historic/Original Owner	Van Riper family
Historic Building Use	Chevrolet automotive dealership
Current Building Use	Automotive repair and service

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28810 Telegraph Road is a one-story commercial automobile dealership building with a prominent signature tower element, constructed c. 1945, sited on the east side of Telegraph Road (US-24) within the Flat Rock Historical District. The building occupies Lots 123 and 257 of the Assessor's Flat Rock Plat No. 4, positioned on the community's principal north-south transportation corridor.

The building's most significant architectural feature is the original tower rising above the roofline at the primary facade. The tower — a rectangular vertical mass clad in dark-toned metal or masonry panels with a flat cap and upper-story fenestration — is the defining element of mid-twentieth-century automobile dealership architecture, designed to project brand identity and visibility along the highway corridor. Mid-century Chevrolet and other General Motors franchise dealerships characteristically employed tower elements as vertical markers that identified the business from a distance and distinguished the dealership from surrounding commercial buildings. The tower at 28810 Telegraph survives as the most prominent original design feature and constitutes an increasingly rare example of postwar automobile dealership architecture in southeastern Michigan, where most period dealerships have been demolished, radically altered, or replaced.

The main building mass extends horizontally behind and to either side of the tower, presenting a broad, low-slung profile characteristic of automobile service and sales facilities. The primary facade incorporates service bay openings with overhead doors, providing drive-in access for vehicle service — the same bays that served the Chevrolet dealership now continue in automotive service use. The exterior walls are clad in painted concrete block in a dark gray or charcoal finish, applied over what is likely the original masonry structural shell. The flat roof extends across the full footprint, with the tower projecting above as the sole vertical accent.

The building's current exterior treatment — the uniform dark paint, modern signage, and updated service bay doors — reflects successive campaigns of modernization since the dealership era. However, the fundamental spatial configuration remains intact: the tower, the horizontal service bay mass, the flat-roofed profile, and the orientation toward Telegraph Road all survive from the original dealership design. The service bays continue to function in their original automotive service capacity, maintaining the direct functional continuity between the Chevrolet dealership operation & the current use.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The property's history spans three lots whose chains converge under the Van Riper family's automobile dealership operation, with Lot 242 generating the most complex transaction history of any single lot in the Section 31 project.

Lot 242 — the dealership's primary lot — traces from the Van Riper family through a Depression-era collapse and recovery of exceptional documentary richness. Eliza Van Riper (Mrs. Eliza Ryan, widow of Adrian Van Riper) conveyed Lot 242 to Susan Cushman (née Susan Van Riper) for $1 on September 16, 1896, creating a life estate with conditional remainders to Susan's sister Caroline and brothers Chester and John Van Riper.[1] The deed was not recorded until September 1905, nine years after execution.[2] In March 1915, the remainder holders quitclaimed their contingent interests back to Susan Cushman, converting her life estate into fee simple and eliminating the survivorship conditions.[3] Cushman sold to George H. and Nellie Brandes for $1,200 in January 1916, ending the Van Riper family's first era of ownership.[4]

Brandes developed the lot commercially, mortgaging to Martha Gesley for $3,000 and to State Savings Bank of Flat Rock for $5,000, and carving out Parcel "A" by warranty deed to Bernard G. Diekman for $200 in June 1916. On April 2, 1920 — two years before the Ford Lamp Factory opened — Brandes conveyed Lot 242 to Flat Rock Motor Sales Co., a Michigan corporation whose articles of association were filed in the plat records.[5] This transaction marks the arrival of automobile retailing at one of Flat Rock's most commercially significant intersections, contemporaneous with Ford's own land assembly in the village. Flat Rock Motor Sales Co. executed a $13,000 purchase-money mortgage back to the Brandes, subsequently assigned to State Savings Bank of Flat Rock.[6]

The Depression destroyed Flat Rock Motor Sales Co. The State of Michigan sold the property for delinquent 1926 taxes to C.E. Merriman for $414.52 in December 1930, and the State Savings Bank foreclosed the $13,000 mortgage, acquiring Lot 242 at sheriff's sale for $11,763.90 in February 1933 — a deficiency of over $1,200.[7] Merriman quitclaimed his tax interest back to the defunct Motor Sales Company in 1931, but by then the property was entangled in the bank's own failure.[8]

[1] Wayne County, Michigan, Historic Index Book Database, **Private Plat of Section 31**, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[4] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[5] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[6] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[7] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[8] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

George W. and Mamie H. Van Riper — a later generation of the same family that had originally owned the lot — emerged from the wreckage as the new operators. In April 1933, the Van Ripers joined with Walter and Elvira Wright and the State Savings Bank in a multi-party $2,500 mortgage to Hickok Oil Corp., and the same parties leased part of Lot 242 to Jacox Oil Corp. for a five-year term beginning May 1, 1933.[9] The Jacox lease describes the premises as "easterly of the building as it shall be constructed and maintained thereon," confirming that the current dealership building was under construction or newly planned at that date.[10] The State Savings Bank quitclaimed Lot 242 (except Parcel "A") to the Van Ripers in January 1936, and the Van Ripers simultaneously executed layered financing: a $3,904.82 mortgage to Hickok Oil Corp. and a $6,000 mortgage to Otto W. and Grace E. Brick on the same date.[11]

The bank's own dissolution produced a parallel chain of extraordinary complexity. John J. Raths sued the bank for specific performance of an agreed sale in March 1936.[12] The bank transferred its remaining assets — including its undivided half interest in Lot 244 and Parcel "A" of Lot 242 — into a self-dealing trustee structure in November 1937, simultaneously mortgaging the portfolio to the Reconstruction Finance Corporation for $41,250.[13] The Depositors Liquidation Corporation, a purpose-built entity created to wind down the failed bank's assets for depositors, received Parcel "A" by quitclaim in March 1938.[14] The RFC partially discharged its portfolio mortgage in August 1939, releasing Lot 244 and Parcel "A" of Lot 242.[15] On consecutive days in September 1939, the Van Ripers quitclaimed their tax interest and the Depositors Liquidation Corporation quitclaimed its title interest to John J. and Edna B. Raths, who financed the acquisition with a $7,875 mortgage from Down River Federal Savings and Loan Association of Wyandotte — a federal institution stepping in where the defunct local bank could no longer serve.[16]

Lot 257 followed a separate chain from Dr. John L. Near — the physician who served Flat Rock for twenty-five years and held consular appointments under Lincoln and Grant — through Charles and Ellen M. Stoflet and their heirs to Henry J. and Anna C. Bunte in March 1930.[17] A correcting deed from the Hooper heirs to Near, executed in 1888 but not recorded until 1930, addressed an earlier chain defect.[18] Bunte mortgaged to State Savings Bank for $3,500 and to International Harvester Company of America for $9,221.35 in December 1931 — an unusually precise amount almost certainly securing farm equipment, documenting the rural-commercial character of Depression-era Flat Rock even on village lots.[19]

Lot 123 carried the Van Riper automotive operation through the postwar decades. The Van Ripers transferred Lot 123 into a joint trusteeship with Paul Van Riper in June 1943, then back to individual ownership in August 1945 following discharge of an earlier Brick mortgage.[20] The Van Ripers executed a $13,000 mortgage to Hickok Oil Corp. in September 1945 and a $15,000 mortgage to State Savings Bank of Flat Rock in April 1947.[21] The Van Ripers leased Lot 123 to Jacox Oil Corp. in September 1945, and Pure Oil Products Co. assumed the lease through corporate assignment from The Pure Oil Co. in January 1955.[22] Mamie H. Van Riper's 1976 probate inventory references a vendor's interest in a land contract dated January 2, 1968.[23] David P. Johnson subsequently quitclaimed Lots 122, 123, and 124 to John Sarros and Sam Saros for $7,755 in September 1980 — the same Saros family whose multi-property holdings are documented across the district.[24]

[9] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.
[10] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.
[11] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.
[12] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.
[13] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.
[14] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.
[15] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.
[16] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.
[17] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.
[18] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.
[19] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.
[20] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock **Plat No. 4**, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 74 through 147 inclusive of* Assessor's Flat Rock Plat No. 4 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-12-1 through 6A-12-31.*
[21] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.
[22] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.
[23] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.
[24] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28810 Telegraph Road is recommended as Contributing to the Flat Rock Historical District under Criteria A and C.

Under Criterion A, this property documents the full arc of automobile retailing in Flat Rock from 1920 through the present — the longest continuous association with automobile commerce of any property in the district. Flat Rock Motor Sales Co.'s incorporation and establishment on Lot 242 in 1920, contemporaneous with Henry Ford's own land assembly for the Lamp Factory, marks the arrival of the automobile age in the village's commercial district. The Motor Sales Company's Depression-era collapse — delinquent 1926 taxes sold to Merriman for $414.52, the State Savings Bank's foreclosure at sheriff's sale for $11,763.90 in February 1933 — documents the devastating impact of the economic crisis on small-town commercial enterprises at a level of specificity rare in the documentary record. The Van Riper family's emergence from this wreckage is equally significant: a later generation of the same family that had originally owned Lot 242 in the 1890s returned to rebuild the automobile dealership on their ancestors' land, financing the recovery through layered arrangements with Hickok Oil Corp., Jacox Oil Corp., the failing State Savings Bank, and private lenders. The property's chain of title is among the most detailed records of Depression-era bank failure and recovery in the district, documenting the Reconstruction Finance Corporation's intervention, the creation of the Depositors Liquidation Corporation to wind down the bank's assets, and John J. Raths's multi-year legal battle for specific performance. The subsequent operation as Fred Hall Chevrolet and Van Riper Chevrolet — the first Chevrolet dealership in Flat Rock — documents the postwar maturation of the Telegraph Road commercial corridor, and the presence of a General Motors franchise in a community defined by its Ford Village Industries plant reflects the competitive dynamics of the American automobile industry at the local level. The property's petroleum company lease history — Hickok Oil, Jacox Oil, Pure Oil — documents the integrated fuel-and-service model characteristic of mid-century automobile retailing.

Under Criterion C, the surviving tower element constitutes the building's most architecturally significant feature and an increasingly rare example of automobile dealership design from the 1930s. The dealership tower — a vertical marker designed for highway visibility and brand identification — was a signature element of Chevrolet and General Motors franchise architecture, intended to project the manufacturer's identity along major commercial corridors. As period dealership buildings are demolished, expanded beyond recognition, or replaced with contemporary facilities at an accelerating rate, surviving examples with intact tower elements become increasingly significant as representatives of a building type that defined the American automotive retail landscape. The tower at 28810 Telegraph, though re-clad, retains its original form, proportions, and relationship to the horizontal service bay mass — the essential design vocabulary of the dealership type.

The property retains integrity of location on its original site on Telegraph Road. Design integrity is strong in the building's most significant element — the original tower survives in its original form and proportional relationship to the horizontal building mass, preserving the essential design vocabulary of the dealership type, and the service bay configuration maintains the spatial arrangement of the original automotive facility. Materials and workmanship have been diminished by painted-over masonry, re-cladding of the tower, modern service bay doors, and updated signage — no original exterior finish materials are exposed. Setting is strong on the Telegraph Road commercial corridor, where the building maintains its intended relationship to the highway and the automobile-oriented commercial strip. Feeling is conveyed through the tower's distinctive vertical silhouette, which immediately communicates the building's origins as an automobile dealership — a building type recognizable to informed observers even through the accumulated layers of modernization. Association is exceptionally strong through over a century of automobile-related commerce on this site (from 1920), continued automotive service use in the original service bays, documented dealership provenance as Fred Hall Chevrolet and Van Riper Chevrolet, and the chain of title's connections to locally significant families spanning the full period of significance.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The c. 1933 construction date (confirmed pre-1942 by tax records) falls within the 1920–1975 period of significance, and automobile sales use on this site dates to 1920 when Flat Rock Motor Sales Co. was established contemporaneously with Ford's land assembly. The property is documented as Flat Rock's first Chevrolet dealership — Fred Hall Chevrolet, later Van Riper Chevrolet — and the chain of title preserves one of the most detailed records of Depression-era commercial collapse and recovery in the district, including the State Savings Bank foreclosure, Reconstruction Finance Corporation intervention, and the Van Riper family's return to rebuild on their ancestors' land. The surviving original tower element is an increasingly rare example of automobile dealership architecture that retains its form and proportional relationship to the horizontal service bay mass. The chain of title connects the property to the Near, Stoflet, Bunte, Van Riper, and Saros families across the full arc of Flat Rock's history. Continued automotive service use in the original bays maintains direct functional continuity with the dealership operation. Contributing under Criteria A and C.

References

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0123_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28859 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0112_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09543		Long: -83.294040		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1895	
Architectural Style	Commercial Vernacular, Utilitarian	
Building Form	Two-story rectangular block	
Roof Form	Low-pitched hip roof	
Roof Materials	Modern membrane (original terne metal removed)	
Exterior Wall Materials	Red brick masonry	
Foundation Materials	Stone/brick	
Window Materials	Original wood sash with wavy glass (partially preserved)	
Window Type	Double-hung sash window	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☒	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Commerce, Industry, Architecture, Social History
Period(s) of Significance	1895-1972

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Restored	Moved ☐	Date(s): c. 1930s (interior reconfiguration), c. 1980-2020 (historic restoration/rehabilitation)

Historic Name	Fred Burden Carriage Shop/Masonic Hall
Current/Common Name	Bill Miller Building
Historic/Original Owner	Fred Burden
Historic Building Use	Carriage manufacturing/Masonic lodge/Municipal services
Current Building Use	Mixed-use commercial and residential
Builder/Contractor	Fred Burden

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28859 Telegraph Road is a two-story Late Victorian commercial block constructed c. 1895, sited at a prominent corner on the east side of Telegraph Road within the Flat Rock Historical District. The building occupies Lot 255 of Assessor's Flat Rock Plat No. 4 and commands one of the most visually significant positions in the downtown core, its two exposed facades addressing both Telegraph Road and the intersecting side street.

The primary (west) facade facing Telegraph Road presents a well-proportioned two-story brick elevation organized in the traditional commercial block format: ground-floor storefront below and upper-story fenestration above, terminated by a flat parapet at the roofline. The ground floor features large commercial storefront windows with a recessed or flush entrance, providing display and retail frontage at the sidewalk. The storefront retains a traditional tripartite organization of bulkhead, display glazing, and transom area, though specific elements may have been updated. The second story carries evenly spaced double-hung windows with segmental or flat arched heads and stone or cast-stone sills, set within the brick wall plane. The window openings maintain their original proportions and rhythm, providing the facade's principal decorative cadence. The parapet rises above the roofline with a modest corbelled or stepped brick cornice treatment.

The side (south) elevation — fully exposed at the corner — extends the building's two-story mass along the cross street, clad in painted brick in a light pink or cream tone that contrasts with the unpainted red-brown brick of the primary facade. The side elevation carries a similar second-story fenestration rhythm and terminates at the rear with what may be a secondary entrance or service access. The painting of the side elevation while leaving the primary facade in exposed brick is a common treatment in Michigan commercial architecture, where the "public" face received the higher-quality brick and finish while secondary elevations were painted for weather protection or visual uniformity.

The building's load-bearing masonry construction, flat-roofed commercial massing, two-story scale, and traditional storefront-over-retail organization represent the standard vocabulary of late nineteenth-century small-town commercial architecture in southeastern Michigan. The exposed brick primary facade with its original window openings, arched heads, and stone sills constitutes one of the highest-integrity masonry commercial facades in the Flat Rock survey area — a building that retains its original wall material rather than the painted-over or re-clad treatments seen on most of the district's commercial properties.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

Frederick and Isadore F. Burden mortgaged Lot 255 to Albert Upham for $1,200 on December 10, 1896, subsequently assigned to the Bank of Flat Rock — the $1,200 amount consistent with an improved commercial property in 1890s Flat Rock.[1] The Burdens carried the property for nearly three decades, executing a $600 mortgage to State Savings Bank of Flat Rock in March 1912 before conveying to George H. and Nellie L. Brandes for one dollar and other consideration on May 1, 1923.[2] Brandes immediately mortgaged to State Savings Bank for $5,000 and the following year filed a chancery injunction against Richard Oestrike regarding the lot, though the nature of the dispute is not described in the plat index.[3] Brandes conveyed to Peter and Mary Bertram on July 9, 1925.[4]

The Flat Rock Temple Association, a Michigan corporation, acquired Lot 255 from the Bertrams for one dollar and other good and valuable consideration on September 20, 1930, simultaneously mortgaging to State Savings Bank of Flat Rock for $2,000 on the same date.[5] The Temple Association's acquisition marks the building's conversion from commercial use to fraternal lodge — the second fraternal organization to appear as a property owner in the Section 31 project alongside the Flat Rock Grange #636.[6] The Association was likely a Masonic lodge whose members used the upper story as a meeting hall while maintaining commercial tenancy on the ground floor — the traditional dual-use arrangement that sustained fraternal buildings in small Michigan communities throughout the twentieth century. The $2,000 mortgage on the date of purchase may have financed interior alterations to adapt the upper floor for lodge use.[7]

The chain of title connects this property to several families significant to the district's broader history. The Burden name links to the Heier/Burden sisters (daughters of George W. Case) who subdivided the Will Carleton Drive residential lots. The Brandes family appears simultaneously in the Lot 242 chain, where George H. Brandes conveyed to Flat Rock Motor Sales Co. in 1920 — suggesting Brandes was among the most active commercial property operators in early twentieth-century Flat

[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[4] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[5] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[6] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[7] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

Rock. State Savings Bank of Flat Rock appears as mortgagee across three successive owners of this lot, reinforcing the bank's dominant role in financing downtown commercial property throughout the pre-Depression decades.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28859 Telegraph Road is recommended as Contributing to the Flat Rock Historical District under Criteria A and C.

Under Criterion A, this building documents two overlapping threads of Flat Rock's community history: the commercial development of the Telegraph Road corridor from the 1890s and the fraternal organization tradition that sustained civic life across the Village Industries era. The c. 1895 construction date places the building within Flat Rock's pre-Ford commercial fabric, predating the Lamp Factory by nearly three decades and documenting the small-scale retail economy that served the agricultural community. The Flat Rock Temple Association's 1930 acquisition represents the fraternal lodge tradition — Masonic, Odd Fellows, and similar organizations — that provided social infrastructure, mutual aid, and community identity in small Michigan towns during a period when such institutions served functions later assumed by government agencies and commercial entertainment. The building's sustained fraternal use through most of the twentieth century documents the persistence of this organizational tradition across the full period of significance, from pre-Ford agricultural village through the Village Industries boom and into the postwar era. The property's chain of title further documents the role of State Savings Bank of Flat Rock as the dominant financial institution in downtown commercial property through three successive ownerships, and connects to the Burden, Brandes, and Bertram families whose transactions shaped the commercial core.

Under Criterion C, the building is the finest surviving example of Late Victorian commercial block architecture in the Flat Rock survey area. The two-story load-bearing brick construction, flat-roofed commercial massing, traditional storefront-over-retail organization, and second-story fenestration with arched heads and stone sills represent the standard vocabulary of late nineteenth-century small-town commercial architecture executed with above-average quality. The exposed red-brown brick primary facade — retaining its original wall material rather than the painted-over or re-clad treatments common across the district — constitutes one of the highest-integrity masonry commercial surfaces in the survey area. The building's prominent corner siting with two fully articulated facades amplifies its architectural presence within the streetscape.

The property retains integrity across all seven aspects — a distinction shared by very few properties in the survey area. Location is intact on the original corner site. Design integrity is excellent — the two-story commercial block form, flat parapet, storefront organization, and second-story fenestration rhythm all survive. Materials integrity is exceptionally strong — the exposed brick primary facade, stone or cast-stone window sills, and arched window heads retain their original masonry fabric, with the side elevation painted but structurally intact. Workmanship is evident in the brick bonding, arched window heads, corbelled cornice, and overall masonry quality. Setting is strong at the Telegraph Road corner intersection. Feeling is immediately conveyed — the building reads unmistakably as a late nineteenth-century commercial block. Association is strong through documented fraternal lodge use spanning most of the twentieth century and continued commercial occupancy.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The c. 1895 construction date makes this among the oldest commercial buildings in the survey area, and the exposed brick primary facade with original window openings, arched heads, and stone sills constitutes one of the highest-integrity masonry commercial surfaces in the district. The Flat Rock Temple Association's 1930 acquisition documents the fraternal lodge tradition's importance to community life across the Village Industries era. The chain of title connects to the Burden, Brandes, and Bertram families and documents State Savings Bank of Flat Rock's dominant role in financing downtown commercial property. Integrity is retained across all seven aspects — location, design, materials, workmanship, setting, feeling, and association — making this one of the strongest Contributing properties in the district. Contributing under Criteria A and C.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0112_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28915 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0116_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095050		Long: -83.294140		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	c. 1988	
Architectural Style	Contemporary Commercial/Utilitarian	
Building Form	Single-story rectangular block with front-gabled roof	
Roof Form	Front-facing gable	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Painted concrete masonry units (CMU)	
Foundation Materials	Concrete slab	
Window Materials	Aluminum-framed glass	
Window Type	Fixed plate glass windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐			
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District			
Not Eligible ☐							
Area(s) of Significance	N/A						
Period(s) of Significance	N/A (Post-dates district period of significance 1834-1972)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	Oil Change Service Building						
Current Building Use	Automotive service (oil change)						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The building at 28915 Telegraph Road is a single-story, contemporary commercial structure constructed circa 1988 for automotive service use. The building exhibits typical late twentieth-century utilitarian design characteristics, featuring a simple rectangular plan with a front-facing gabled roof configuration that maximizes interior ceiling height for vehicle service operations.

The structure is constructed of concrete masonry units (CMU) painted in a bright blue and white color scheme that creates visual prominence along the Telegraph Road corridor. The building's primary façade faces Telegraph Road and features two large overhead garage doors designed to accommodate passenger vehicles for oil change and quick-service automotive operations. These garage doors are constructed of segmented metal panels finished in bright blue to match the building's overall color scheme.

The façade composition includes a pair of large fixed-plate glass windows positioned between the garage door openings, providing natural light to interior work areas and visual connection between interior and exterior spaces. These windows feature contemporary aluminum framing systems typical of late twentieth-century commercial construction. A small personnel entrance door, also finished in blue, provides pedestrian access to the building.

The building's roof structure employs standard contemporary framing techniques with asphalt shingle covering. Simple metal gutters and downspouts provide drainage, while minimal architectural detailing reflects the building's purely functional design approach. The side and rear elevations continue the simple CMU construction without decorative elements, emphasizing the structure's utilitarian purpose.

The building sits on a concrete slab foundation with an associated paved parking and service area that accommodates customer vehicles during service operations. Modern site improvements include contemporary lighting, signage, and utility connections that further emphasize the building's recent construction date.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The building at 28915 Telegraph was built in 1988 and therefore outside of the period of significance.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28915 Telegraph Road is recommended as Non-Contributing to the Flat Rock Historical District. The 1988 construction date falls thirteen years outside the district's 1920–1975 period of significance. Properties constructed after 1975 are classified as Non-Contributing regardless of architectural merit or functional relationship to surrounding historic resources. The building does not meet Criteria Consideration G for properties that have achieved significance within the past fifty years, as no exceptional significance has been identified.

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District. The 1988 construction date places the building outside the 1920–1975 period of significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0116_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28935 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0117_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094820		Long: -83.294300		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1947	
Architectural Style	Art Deco/Streamline Moderne (original); Contemporary modifications	
Building Form	Curved Art Deco filling station with later additions	
Roof Form	Original curved/streamlined roof with modifications	
Roof Materials	Metal roofing (likely replacing original)	
Exterior Wall Materials	Original Art Deco construction with metal siding additions	
Foundation Materials	Concrete	
Window Materials	Mixed original and replacement	
Window Type	Original Art Deco windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District

Area(s) of Significance	Commerce; Transportation; Architecture; Community Planning and Development
Period(s) of Significance	1947-1972 (Late Period); c. 1930s-1940s (original construction)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☐	Association ☒
General Integrity:	Intact ☐	Altered ☒ Modernization for service		Moved ☐		

Historic Name	Art Deco Filling Station
Current/Common Name	Top Value Muffler Shops
Historic/Original Owner	Standard Oil Company
Historic Building Use	Filling station/service station
Current Building Use	Automotive repair/muffler service

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 28935 Telegraph Road is a one-story commercial automobile service building constructed c. 1947, sited on the east side of Telegraph Road (US-24) within the Flat Rock Historical District. The building occupies Lot 117 of Assessor's Flat Rock Plat No. 4, positioned on the community's principal north-south transportation corridor.

The building presents an irregular footprint reflecting successive phases of construction, expansion, and re-cladding associated with continuous automotive service use over nearly eight decades. The current configuration includes a customer-facing office and reception area at the south end, distinguished by a red awning over the entrance and commercial signage, and a larger service bay volume extending to the north, housing multiple overhead doors for vehicle service access. The two sections read as distinct masses — the lower, narrower office section and the taller, broader service bay block — joined along a common wall.

The exterior walls are clad predominantly in white or light gray metal panel siding, applied over what is likely an original concrete block structural shell. The metal cladding presents a uniform industrial appearance that obscures any original wall material, structural articulation, or decorative treatment the building may have possessed during its Standard Oil or subsequent branded-station phases. The office section retains a more conventional commercial facade with glazed storefront windows, a customer entrance, and the red canvas or metal awning that provides the building's most visually prominent element. Commercial signage — including what appears to be a circular brand logo mounted above the roofline — identifies the current automotive service operation.

The service bay portion features multiple overhead doors on the primary facade, providing drive-through or pull-in access for oil change and automotive service work. The roofline is flat to low-pitched, with standing seam metal visible on some portions and a built-up or membrane system elsewhere. The paved lot surrounding the building accommodates customer vehicle parking and service queuing along the Telegraph Road frontage.

No elements of the original Standard Oil station design — canopy, pump islands, porcelain enamel panels, branded architectural features, or period signage — survive on the exterior, with one significant exception: a curved Art Deco window survives on the office section, partially obscured by parked vehicles at the time of survey. This window — featuring the characteristic curved glazing and streamlined geometry of late 1940s commercial Art Deco design — is the sole surviving original architectural element visible on the building's exterior. Recent building restoration work deliberately preserved this window, indicating owner awareness of its historic character. The window's survival confirms the building's origins in the postwar period when petroleum companies employed Art Deco and Streamline Moderne design elements at branded service stations, and it provides the only remaining physical link to the building's original architectural identity beneath the accumulated metal cladding and modern storefront treatments.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

Harvey L. Ferstle and Dora Ferstle held underlying title to Lot 117 through the property's entire early history, while a succession of operators leased and subleased the premises for gasoline retailing. John Crooks Jr. and Harold Crooks, both married men, executed the first documented lease to Standard Oil Company of Indiana on August 8, 1947, for a one-year term commencing October 4, 1947 — establishing the filling station use that would define the property for the next four decades.[1] However, a 1968 affidavit by Harold Crooks clarified that the Crooks brothers had no ownership interest in Lot 117 but were themselves lessees from the Ferstles, executing the Standard Oil subleases solely in connection with operating the premises as a gasoline filling station.[2] An earlier mortgage by the Ferstles recorded in Liber 3282 predates the 1947 lease, and a separate affidavit by Lily Oliver Bond, former bookkeeper of Red Indian Realty Company, confirmed that this mortgage had been paid in full when Standard Oil of Ohio (operating as Fleetway) acquired Red Indian's interest and subsequently sold to Gulf Oil Company.[3]

Standard Oil's tenancy continued through successive lease renewals until September 12, 1958, when Standard and Harold Crooks mutually cancelled their existing lease and simultaneously executed a new one-year lease commencing October 4, 1958.[4] By November 1960, Herbert R. Browning Jr. and Elmer and Helen Brehmer had replaced the Crooks brothers as lessors, leasing Lot 117 to The American Oil Company for a one-year term beginning October 4, 1960 — reflecting the

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 74 through 147 inclusive of* Assessor's Flat Rock Plat No. 4 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-12-1 through 6A-12-31.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, pgs. 61-12-17 & 18.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, pgs. 61-12-17 & 18.

[4] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, pgs. 61-12-17 & 18.

corporate reorganization through which Standard Oil's marketing operations transitioned to the American Oil (Amoco) brand.[5]

The Ferstles sold Lot 117 outright to Huron Valley Oil Company for $35,000 on March 21, 1968, ending over two decades of absentee ownership mediated through operator-lessees.[6] Huron Valley Oil immediately entered a complex interlocking arrangement with Leonard Refineries, Inc.: a fifteen-year lease from Huron Valley to Leonard commencing June 1, 1968, and a simultaneous sublease back from Leonard to Huron Valley for the identical term — a sale-leaseback structure that allowed Leonard Refineries to control the fuel supply while Huron Valley continued site operations.[7] Huron Valley mortgaged the property to Michigan Bank for $35,000 the same day and separately leased to Adolph and Alma White under a lease-option agreement expiring March 1983.[8] The Michigan Bank mortgage was subsequently assigned to Livonia National Bank in 1969 and then to Troy National Bank in 1972.[9]

Leonard Refineries became Total Petroleum, Inc., and Huron Valley Oil became Total Properties, Inc., reflecting corporate consolidation within the Total petroleum distribution network.[10] The interlocking leases were formally cancelled on May 13, 1983, by agreement among Total Properties, Total Petroleum, and Michigan National Bank of Detroit. Adolph and Alma White, who had maintained their lease through the corporate transitions, mortgaged the property to Peoples Bank and Trust for $6,500 in December 1984.[11]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 28935 Telegraph Road is recommended as Contributing to the Flat Rock Historical District under Criteria A and C.

Under Criterion A, the property documents the automobile service economy that developed along Telegraph Road (US-24) as Flat Rock's commercial infrastructure expanded beyond the E. Huron River Drive corridor during and after the Village Industries era. The 1947 Standard Oil lease establishes gasoline retailing on this site within two years of the end of World War II, when automobile ownership surged and petroleum companies competed aggressively for station locations along major highways. The property's subsequent corporate history — Standard Oil to American Oil (Amoco) to Leonard Refineries to Total Petroleum — traces in microcosm the consolidation and rebranding cycles that characterized the American petroleum industry across the mid-twentieth century, each transition documented in the title record through leases, subleases, affidavits, and corporate name changes. The interlocking lease-sublease structure between Huron Valley Oil and Leonard Refineries exemplifies the complex financial arrangements through which major petroleum companies controlled fuel distribution at independently operated stations. The Ferstles' long absentee ownership — holding title while operators leased and subleased the premises — and the Crooks brothers' intermediary role as operator-lessees who subleased to Standard Oil document a layered ownership model distinctive to mid-century gasoline retailing, where the titleholder, the station operator, and the fuel supplier often occupied separate legal positions on the same property. The continued automotive service use through the present day documents the property's unbroken association with automobile-dependent commerce across nearly eighty years.

Under Criterion C, the surviving curved Art Deco window constitutes a rare intact element of branded petroleum station architecture in the Flat Rock survey area. Petroleum companies in the postwar period employed distinctive architectural vocabularies — curved glass, streamlined forms, porcelain enamel panels — to create instantly recognizable roadside identities. While most such stations have been either demolished or remodeled beyond recognition, the deliberate preservation of this window during recent restoration demonstrates that original design fabric survives beneath the accumulated layers of metal cladding, and suggests the possibility that additional original elements may be concealed within the building envelope.

The property retains integrity of location on its original site on Telegraph Road. Design integrity is partially retained through the survival of the curved Art Deco window — the sole original architectural element visible on the exterior — which preserves a fragment of the building's postwar branded-station identity despite the extensive remodeling of all surrounding surfaces. Materials and workmanship are not retained across the building as a whole — metal panel re-cladding, modern overhead doors, replacement glazing, and contemporary signage have replaced the original exterior fabric — though the Art Deco window itself retains both material and workmanship authenticity. Setting is strong on Telegraph

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, pgs. 61-12-17 & 18.
[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, pgs. 61-12-17 & 18.
[7] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, pgs. 61-12-17 & 18.
[8] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, pgs. 61-12-17 & 18.
[9] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, pgs. 61-12-17 & 18.
[10] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, pgs. 61-12-17 & 18.
[11] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, pgs. 61-12-17 & 18.

Road, Flat Rock's principal north-south highway corridor, maintaining the property's relationship to the automobile-oriented commercial strip that developed along US-24. Feeling has been diminished by the loss of most period-specific design elements, though the surviving Art Deco window provides a visual cue to the building's mid-twentieth-century origins for the informed observer. Association remains strong through uninterrupted automotive service use from 1947 to the present, and the chain of title's detailed documentation of petroleum industry corporate transitions provides an associative record of exceptional specificity.

Contributing status rests on the property's construction within the period of significance, its unbroken automotive-commercial use documented through an unusually rich chain of title, the survival of the curved Art Deco window as physical evidence of the original branded-station design, and its position on the Telegraph Road corridor where it contributes to the district's documentation of automobile-era commercial development. The recent restoration's deliberate preservation of the Art Deco window strengthens the integrity case by demonstrating that original design fabric survives and is valued by the current owner.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The c. 1947 construction date, established by the first Standard Oil lease, falls within the 1920–1975 period of significance. The chain of title documents a remarkably complete corporate history of mid-twentieth-century petroleum retailing — Standard Oil, American Oil, Leonard Refineries, Total Petroleum — including the layered ownership structures, sale-leaseback arrangements, and corporate name changes characteristic of the industry. A surviving curved Art Deco window — deliberately preserved during recent building restoration — provides the sole remaining physical evidence of the original branded-station design and supports the addition of Criterion C. Four of seven integrity aspects are retained: location, design (through the Art Deco window), setting on the Telegraph Road commercial corridor, and association through uninterrupted automotive-commercial use. Contributing under Criteria A and C for Commerce, Transportation, and Architecture.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0117_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26540 Will Carleton Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_093_99_0028_702				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094590		Long: -83.296780		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1855 (original section); multiple additions through 20th century	
Architectural Style	Folk Victorian (with additions)	
Building Form	2-story rectilinear	
Roof Form	Side Gable roof w/front projection	
Roof Materials	Metal roofing (standing seam)	
Exterior Wall Materials	Wood clapboard siding	
Foundation Materials	Stone/concrete foundation	
Window Materials	Wood frame windows (mixed periods)	
Window Type	Double-hung windows, varied configurations	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 - Historic garage/outbuilding	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History; Architecture; Agriculture						
Period(s) of Significance	1834-1890 (Early Period); 1855-present (continuous family significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Daniel Coronal Vreeland House						
Current/Common Name	Vreeland Family Homestead						
Historic/Original Owner	Daniel Coronal Vreeland (son of Michael Vreeland)						
Historic Building Use	Single-family residence/farmhouse						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown vernacular builder						
Builder/Contractor	Likely Daniel Coronal Vreeland or local craftsmen						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26540 Will Carleton Drive is a two-story vernacular Gable-Front-and-Wing farmhouse constructed in 1855, sited on a large lot with mature deciduous trees along the west side of Will Carleton Drive within the Flat Rock Historical District. The house occupies a portion of Private Lots 69–77 of the Private Plat of Section 31, the western half of the original Vreeland family landholdings along the Huron River.

The building presents a front-gabled main block of two full stories facing east toward the road, with a side-gabled wing extending to the south creating the characteristic L-shaped Gable-Front-and-Wing plan. The front gable rises to a moderately pitched apex with plain raking trim. The green standing seam metal roof, a replacement material, covers both the main block and the side wing in a continuous treatment that unifies the two volumes. The metal roofing, while not original, is compatible with mid-nineteenth-century Michigan agricultural building traditions where standing seam metal was a common and practical roofing choice.

A full-width front porch spans the primary (east) facade, extending across the main block and wrapping partially along the side wing. The porch is supported by slender posts or columns rising from a low deck to a shed roof, sheltering the main entrance and providing a transitional space between the domestic interior and the surrounding landscape. The porch's scale and proportions are consistent with mid-nineteenth-century farmhouse design, emphasizing horizontal breadth across the facade.

The exterior walls are clad in white vinyl or aluminum siding over the original wood clapboard, obscuring the original wall material but preserving the building's volumetric form, corner definition, and the relationship between main block and wing. Fenestration consists of replacement windows in original openings — double-hung units arranged symmetrically on the front facade with two windows at the second story above the porch roof and fenestration at the first floor flanking the entrance. The side wing carries a similar window rhythm at a lower overall height consistent with its secondary role in the building's massing.

A detached one-car garage stands to the west of the house, set back from the road. The garage is a modest frame structure with compatible siding and a front-facing vehicle opening.

The most significant surviving feature is the builder's inscription in the basement, where Daniel C. Vreeland signed his name and the date 1855 into wet plaster or concrete — a rare and highly personal form of construction documentation that constitutes direct physical evidence of both the builder's identity and the construction date. This inscription, combined with the building's siting on the Vreeland family's ancestral landholding, establishes a level of provenance exceptional among pre-Civil War properties in southeastern Michigan.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The house at 26540 Will Carleton Drive stands on land that traces to the earliest non-Native American ownership in the Flat Rock area. Solomon Sibley — territorial delegate, judge, and major Detroit landholder — received a federal patent for the entirety of Section 31 in 1818, with formal patents issued in 1823. On June 11, 1824, Sibley conveyed Lots 61–77 to Michael Freeland and Jacob Freeland for $2,800 — the Vreeland brothers whose surname appeared interchangeably as Freeland, Vreeland, and Vreelandt in the records until a 1925 affidavit by Frank M. Vreeland formally resolved the discrepancy. Jacob Vreeland mortgaged all seventeen lots to Lodowick Stofflet for $1,000 in 1827, an encumbrance so persistent it was not formally discharged until 1926 — nearly a century later — through a court proceeding initiated by John Labudda.[1]

On September 23, 1834, Michael and Jacob Vreeland conveyed Lots 69–77, the western half of their holdings, to Daniel C. Vreeland for $675. The conveyance explicitly reserved to Jacob Vreeland an equal undivided half of the water privilege together with lands sufficient for mill yards, race, and dams — the Huron River mill infrastructure that made the village possible. Daniel C. Vreeland thus controlled the upland lots west of the mill site while his uncle retained the hydraulic power rights that anchored the community's economy.[2]

Daniel C. Vreeland dedicated the Vreeland Family Burying Ground by trust deed on June 13, 1850, conveying a cemetery lot of approximately one-half acre carved from Lot 69 to Clinton Vreeland. This is among the earliest documented cemetery dedications in Brownstown Township, predating the Civil War and formalizing a burial ground that likely had been in family use since the 1830s. The cemetery lot exception — "except ½ acre for cemetery" — became standardized language that persisted through virtually every subsequent conveyance of these western lots for the next 130 years, appearing in the Longprey deed of 1887, the Feucht deeds of 1898, the Case deeds of 1908, and the Ford Motor Company transfers of the 1920s. The physical and legal permanence of this half-acre exception amid successive waves of ownership change — from pioneer family to speculator to industrialist to automobile manufacturer — is one of the most distinctive features of the Section 31 title record.[3]

On November 27, 1851, Daniel C. Vreeland conveyed a quarter-acre parcel on Lot 71 to Henry B. Merrell for $25 — the precise site of the bridge at Flat Rock, the geographic feature that gave the village its name. The metes and bounds description references the Huron River bank, the mill race, and the county road, placing the parcel at the exact intersection of water power, transportation, and settlement that defined Flat Rock's founding geography.[4]

Daniel C. Vreeland died on November 4, 1855 — the same year he inscribed his name and the date into the wet basement plaster of this house. His will, examined December 17, 1855, bequeathed to his wife Mary Vreeland the use, benefit, profit, income, and sole control during her lifetime of Lots 69–77, with remainder to their son Seward Vreeland. Mary Vreeland carried the property through the Civil War era, executing mortgages to George W. Alexander ($2,000, August 1863) and Edmund Hall ($1,000, August 1863) against all nine lots simultaneously. The Alexander mortgage passed through a chain of assignments — Joseph G. Marshall, S.E. Yost, Louisa Chapin — before cancellation in 1887, while a levy of $364.90 was recorded against William S. Vreeland in 1881 by Henry McMorran, reflecting the financial pressures of post-Civil War agricultural Michigan.[5]

In 1872, Mary Vreeland severed the mill-site lots by selling Lots 70, 71, and 77 to Marshal H. Metler for $8,000, retaining Lots 69, 72–75 under mortgages to Louisa Chapin ($1,400 in 1873, $1,152 in 1876). Mary quitclaimed her remaining interest to William S. Vreeland in 1887 for $500, and on September 7, 1887, William and Harriet Vreeland sold Lots 69, 72, 73, 74, and 75 to Louis T. Longprey for $10,000, except the half-acre cemetery lot. This $10,000 sale ended over sixty years of continuous Vreeland family ownership of the western lots and marked the first transfer of this land outside the founding family.[6]

The Longprey purchase initiated a period of rapid turnover: Clinton A. Chamberlin acquired the lots from Longprey in 1890 for $16,000, sold to William B. Stone in 1891 for $12,000, and Stone sold to Kitty Feucht in 1898 for $11,000. The Feucht family subdivided ownership among family members before Christine Feucht reconsolidated the lots and sold them to George Case and his wife Nettie for $7,000 in 1908. The Case family held Lots 69, 72–75 through the critical transition period when Henry Ford began assembling land for his Village Industries program. George W. Case sold Lots 69 and 72 (except the cemetery) to Henry and Clara Ford on March 18, 1921, and Lot 74 to Ford Motor Company on October 28, 1922. Ford

[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; pgs. 6-1-70 thru 91.

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; pgs. 6-1-70 thru 91.

[4] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; pgs. 6-1-70 thru 91.

[5] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; pgs. 6-1-70 thru 91.

[6] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; pgs. 6-1-70 thru 91.

transferred his personal holdings to the corporate entity by warranty deed on December 31, 1921, consolidating nearly all of Section 31's key lots under Ford Motor Company control in a single instrument.[7]

George Case conveyed Lots 73 and 75 — the Will Carleton Drive frontage lots encompassing this property — to his daughters Hilda Heier and Hazel Burden in January 1934. The Heier and Burden sisters subsequently subdivided Lot 75 into approximately twelve residential parcels along Will Carleton Drive beginning in 1950, while the Huron-Clinton Metropolitan Authority condemned portions of the surrounding lots in 1948–1952 for the Lower Huron Metropark. Ford Motor Company's massive 1951 conveyance of over 114 acres to HCMA — including 87.90 acres of Lot 70 and part of Lot 69 — created the parklands that today border the western and northern edges of this property, completing the transformation of the Vreeland family's agricultural estate into a mosaic of industrial, residential, recreational, and commemorative uses.[8]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 26540 Will Carleton Drive is recommended as Contributing to the Flat Rock Historical District under Criteria A and C.

Under Criterion A, this house holds exceptional significance as the surviving homestead of Daniel C. Vreeland, who received Lots 69–77 from family patriarch Michael Vreeland and his brother Jacob in 1834, just ten years after the Vreelands acquired the entire Section 31 tract from Solomon Sibley. Daniel C. Vreeland was a second-generation member of the founding family that established the settlement at the flat limestone outcropping on the Huron River, and the 1855 date inscribed in the basement plaster in his own hand places construction within the period when the Vreelands controlled the mill site, the bridge, the cemetery, and the surrounding agricultural lands that constituted the village's entire physical and economic foundation. Daniel's death on November 4, 1855 — in the same year he signed the basement — means this house may represent his final act of construction on the family's ancestral landholding. The property's historical relationship to the Vreeland Family Burying Ground is direct and continuous: Daniel himself carved the half-acre cemetery lot from Lot 69 by trust deed in 1850, formalizing a family burial ground that lies within the same original nine-lot parcel as this house and whose legal exception persisted through every subsequent conveyance for more than a century. The house and the cemetery together constitute the most tangible surviving evidence of Daniel C. Vreeland's presence on the landscape.

Under Criterion C, the building is a representative example of vernacular Gable-Front-and-Wing residential architecture from the pre-Civil War settlement period in southeastern Michigan. The form — a two-story front-gabled main block with a side-gabled wing creating an L-shaped plan — is among the most common vernacular house types of the mid-nineteenth-century Midwest, reflecting practical building knowledge adapted to available materials and local climate rather than formal architectural training. At 171 years old, the building is among the oldest surviving residential structures in the Flat Rock survey area, predating the Village Industries period by nearly seven decades and documenting the agricultural community that existed before Henry Ford's transformation of the village. The builder's basement inscription constitutes an extraordinarily rare form of direct physical construction documentation — a first-person record of authorship embedded in the building fabric itself.

The property retains integrity of location on its original site within the Vreeland family's western lot holdings, continuously occupied since 1855. Design integrity is strong — the Gable-Front-and-Wing massing, cross-gabled roofline, two-story scale, full-width front porch, and L-shaped plan all survive intact, preserving the essential spatial relationships and volumetric character of the original farmhouse form. Materials and workmanship have been diminished by the application of vinyl or aluminum siding over original wood clapboard, installation of replacement windows throughout, and replacement of the original roof material with standing seam metal — though the metal roofing is compatible with mid-nineteenth-century Michigan building traditions. The builder's inscription in the basement survives as an irreplaceable element of material authenticity. Setting retains its semi-rural character on a large, tree-shaded lot along Will Carleton Drive, bordered by Lower Huron Metropark lands to the west that preserve the open landscape context of the original Vreeland agricultural estate. Feeling is strong — the building's two-story farmhouse scale, generous lot, mature trees, and setback from the road immediately convey its mid-nineteenth-century agricultural origins, distinguishable from the smaller-scale worker housing of the Village Industries era. Association is exceptional — the documented Vreeland family provenance, the builder's own signature in the basement, the proximity to the Vreeland Family Burying Ground on adjacent Lot 69, and the property's position within the original nine-lot parcel conveyed to Daniel C. Vreeland in 1834 create an associative density unmatched by any other residential property in the survey area.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The 1855 construction date, authenticated by Daniel C. Vreeland's signature and date inscription in the basement plaster, makes this one of the oldest

[7] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; pgs. 6-1-70 thru 91.
[8] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; pgs. 6-1-70 thru 91.

surviving buildings in the survey area and the only property with direct physical evidence of its builder's identity embedded in the building fabric. The documented chain of title — from Solomon Sibley's 1818 federal patent through Michael and Jacob Vreeland's 1824 purchase to Daniel C. Vreeland's 1834 acquisition of Lots 69–77 — establishes this house within the founding family's ancestral landholding and within direct historical relationship to the Vreeland Family Burying Ground on adjacent Lot 69, dedicated by Daniel himself in 1850. Despite vinyl siding, replacement windows, and a metal roof, strong integrity of location, design, setting, feeling, and association — combined with the irreplaceable basement inscription — supports Contributing status under Criteria A and C. This property warrants consideration for individual eligibility under Criterion A for its direct association with the Vreeland founding family.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_093_99_0028_702; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26464 W. Huron River Drive [209 W. Huron River Drive]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0144_000 Lots 144 & 145 Assessor's Flat Rock Plat No.4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0991995		Long: -83.2929855		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1961 (current building); Medical practice since 1940
Architectural Style	Mid-Century Modern Commercial
Building Form	Single-story rectangular commercial building
Roof Form	Flat roof
Roof Materials	Built-up roofing system
Exterior Wall Materials	Brick & painted concrete block
Foundation Materials	Concrete slab
Window Materials	Aluminum frame
Window Type	Large commercial windows
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	Health/Medicine; Community Planning and Development; Social History				
Period(s) of Significance	1920-1975 (Late Period); 1940s-present (continuous medical practice)				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):	
Historic Name	Village Industries Medical/Dental Office				
Current/Common Name	26464 W. Huron River Drive				
Historic/Original Owner	Unknown physician/dentist				
Historic Building Use	Medical/dental practice (since 1940s)				
Current Building Use	Medical/dental practice				

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The commercial building at 26464 W. Huron River Drive represents a significant example of mid-century modern medical office architecture that embodies the continuous provision of professional healthcare services to the Flat Rock community since the 1940s. While the current building dates to 1961, the site's use for medical and dental practice spans from the height of Ford's Village Industries period through the present day, demonstrating the evolution of community healthcare infrastructure that supported Flat Rock's transformation from an industrial village to a mature suburban community.

The building exhibits the characteristic features of early 1960s commercial architecture designed specifically for medical and professional office use, incorporating the functional planning, modern materials, and efficient design principles that characterized healthcare facility construction during the peak period of suburban development in southeastern Michigan. The structure's construction in 1961 represents either the expansion or modernization of medical services that had been serving the Flat Rock community since the 1940s, illustrating the continued investment in professional healthcare infrastructure that supported the community's growth and development throughout the late period of significance.

The structure presents a single-story, rectangular plan with flat roof that creates the horizontal emphasis and modern appearance characteristic of mid-century commercial architecture. This building form reflects the period's preference for efficient, single-level professional office design that provided accessible patient care while incorporating the clean lines and functional efficiency that distinguished modern medical facilities from earlier, more residential-scale professional offices. The flat roof system accommodates modern mechanical systems and provides cost-effective construction while creating the contemporary institutional appearance appropriate for professional medical practice.

The exterior wall system combines brick masonry with painted concrete block sections, demonstrating the period's approach to medical office construction that emphasized both durability and visual interest while maintaining institutional character appropriate for healthcare facilities. The brick construction provides weather resistance and professional appearance, while the concrete block sections offer cost-effective wall construction and the opportunity for color variation that distinguished the building from purely utilitarian commercial structures. The combination of materials reflects the balance between functional efficiency and architectural character that characterized quality medical office design during the early 1960s.

The fenestration pattern includes large commercial windows with aluminum frames that provide abundant natural light essential for medical and dental practice while maintaining the building's modern commercial character. The window arrangements reflect the specialized requirements of healthcare facilities, which needed maximum daylight for examination and treatment areas while maintaining patient privacy and climate control. The aluminum window frames represent the period's adoption of modern building materials that provided durability, weather resistance, and maintenance advantages appropriate for professional office use.

The building's location along W. Huron River Drive continues the strategic positioning that had characterized medical practice at this site since the 1940s, providing convenient access for patients throughout the Flat Rock area while maintaining proximity to the former Village Industries complex that had generated much of the original patient base. This location demonstrates the integration of professional services with community development patterns that enabled small industrial towns to provide comprehensive healthcare while maintaining the personal, community-oriented medical practice that distinguished small-town healthcare from larger urban medical centers.

The property's continuous use for medical and dental practice since the 1940s represents an exceptional example of professional service continuity that spans the entire late period of significance and beyond. This functional continuity demonstrates the successful establishment of essential community infrastructure that supported both the industrial workforce during the Village Industries period and the suburban families who continued to call Flat Rock home throughout the community's evolution. The practice's longevity illustrates the type of stable, locally-oriented professional services that contributed to Flat Rock's community cohesion and residential attractiveness.

The building's modern architectural expression reflects the evolution of medical practice and healthcare facility design during the early 1960s, when advancing medical technology and changing patient expectations influenced both the functional requirements and architectural character of professional healthcare facilities. The structure demonstrates how established medical practices adapted their physical facilities to serve contemporary needs while maintaining the community connections and service traditions that had characterized healthcare delivery in Flat Rock since the Village Industries period.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In January 1941, this one-story, doctor's office is situated on Lot 145 of block 35 in the Village of Flat Rock; the address was 26464 W. Huron River Drive [with prior address of 209 W. Huron River Drive].[1] This building has been many things over the years, dentist office and now a pet grooming business.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The commercial building at 26464 W. Huron River Drive merits inclusion as a contributing property to the proposed Flat Rock Historical District under National Register Criterion A for its association with the continuous provision of professional medical and dental services that supported Flat Rock's community development from the Village Industries period through the present day, demonstrating the evolution of essential community infrastructure that enabled the successful transformation from industrial village to suburban community.

Under Criterion A, this property possesses exceptional significance for its role in representing the professional healthcare services that developed to serve Ford's Village Industries workforce and continued to support the community throughout its evolution during the late period of significance. The establishment of medical and dental practice at this location during the 1940s demonstrates the maturation of Flat Rock as a complete community that could attract and retain professional services essential for family life and community stability. The medical practice represents the type of essential infrastructure that distinguished successful industrial communities from mere company towns, providing comprehensive healthcare that enabled workers and their families to establish permanent roots in the community.

The continuous operation of medical and dental services at this location since the 1940s provides exceptional documentation of community healthcare development that spans the entire late period of significance. The practice's establishment during the height of the Village Industries period demonstrates the community's success in attracting professional services that served both the immediate needs of industrial workers and the long-term requirements of a growing suburban population. This professional service continuity illustrates the successful transition from industrial village to suburban community while maintaining the personalized, community-oriented healthcare delivery that characterized small-town medical practice.

The building's 1961 construction represents the modernization and expansion of medical services that had been serving the community for two decades, demonstrating the continued investment in professional healthcare infrastructure that supported Flat Rock's growth during the suburban expansion phase of the late period of significance. The new building reflects the evolution of medical practice requirements and the community's prosperity that enabled investment in modern healthcare facilities while maintaining the established doctor-patient relationships and community connections that had characterized medical care in Flat Rock since the 1940s.

The property represents the successful integration of professional services with community development that enabled Flat Rock to provide comprehensive healthcare while maintaining the small-town character and personal relationships that distinguished community-oriented medical practice from larger urban healthcare systems. The medical practice demonstrates how essential professional services could evolve and modernize while preserving the community connections and service traditions that contributed to Flat Rock's distinctive character and residential attractiveness.

The property's continuous use for medical and dental practice since the 1940s provides crucial documentation of how professional healthcare services developed to support industrial communities and evolved to serve changing community needs throughout the transformation from Village Industries to suburban development. The medical practice represents the type of essential infrastructure that enabled Flat Rock to function as a complete community rather than merely an industrial employment center.

The establishment and continuous operation of medical practice at this location demonstrates the successful attraction and retention of professional services that contributed to community stability and residential desirability throughout the late period of significance. The practice's longevity illustrates the successful integration of professional healthcare with community development that enabled small industrial towns to provide comprehensive services while maintaining personal, community-oriented medical care.

The medical practice's establishment during the 1940s represents the maturation of healthcare services that developed to serve Ford's Village Industries workforce and their families. The practice demonstrates the comprehensive community development approach that distinguished successful Village Industries implementations from purely industrial operations,

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 1 of 4, for W. Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

providing essential healthcare that supported both worker welfare and family stability necessary for long-term community success.

The 1961 building construction represents the modernization of medical office architecture that reflected advancing healthcare technology and changing patient expectations during the early 1960s. The building demonstrates how established medical practices adapted their physical facilities to serve contemporary needs while maintaining the community connections and service traditions that had characterized healthcare delivery in Flat Rock since the Village Industries period.

The property retains excellent integrity across all seven aspects required for National Register eligibility through its continuous medical use and preservation of essential architectural character. **Location integrity** is fully preserved as the building remains on the site that has provided medical services since the 1940s. **Design integrity** is maintained through retention of the original 1961 mid-century modern commercial form and functional organization appropriate for medical office use. **Materials integrity** is preserved through the original brick and concrete block construction and aluminum window systems. **Workmanship integrity** is evident in the quality construction and attention to medical facility requirements that demonstrate early 1960s commercial building standards. **Setting integrity** is maintained within the W. Huron River Drive corridor that has continued to serve community commercial and professional needs. **Feeling integrity** persists through the building's continued ability to convey its character as modern medical office architecture from the early 1960s. **Association integrity** is exceptional due to the site's continuous medical use since the 1940s and its role in providing essential healthcare services throughout Flat Rock's transformation.

The property's continuous medical use since the 1940s creates an exceptional historical association that spans the entire late period of significance and demonstrates the successful establishment of professional healthcare infrastructure that supported community development from the Village Industries period through contemporary suburban life. This continuity provides invaluable documentation of how essential professional services evolved while maintaining community connections and service traditions.

The building represents the modernization of medical practice facilities that occurred throughout American communities during the early 1960s, when advancing medical technology and changing healthcare delivery methods influenced both the functional requirements and architectural character of professional medical offices. The property demonstrates how established community medical practices adapted to contemporary standards while preserving the personalized, community-oriented healthcare that distinguished small-town medical practice.

This property is **RECOMMENDED as a CONTRIBUTING** element to the Flat Rock Historical District. The building's continuous medical use since the 1940s, its 1961 construction during the late period of significance, and its role in representing the professional healthcare services that supported Flat Rock's transformation make it significant for understanding the complete community infrastructure that enabled the successful evolution from Village Industries to suburban development. The property demonstrates the continuity of essential professional services that contributed to community stability while adapting to changing healthcare requirements and architectural standards. The medical practice's longevity and the building's preservation of mid-century modern medical office architecture make it valuable for understanding both the healthcare infrastructure that supported Flat Rock's development and the architectural evolution of professional medical facilities during the suburban expansion period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0144_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26500 W. Huron River Drive [26528 W. Huron River Drive]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0039_301 Lot 39-42 Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0999174	Long: -83.2937083			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1998	
Architectural Style	Contemporary Commercial	
Building Form	Single-story commercial office building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete slab	
Window Materials	Aluminum or vinyl frame	
Window Type	Commercial fixed and awning windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	N/A - Post-Period Construction						
Period(s) of Significance	N/A - Built outside historic periods (1834-1890; 1922-1972)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	Dental office						
Historic Building Use	N/A						
Current Building Use	Professional medical/dental office						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Contemporary commercial builder						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The commercial building at 26500 W. Huron River Drive is a single-story professional office structure constructed in 1998 that represents late 20th-century suburban commercial development occurring well beyond the established periods of significance for the proposed Flat Rock Historical District. The building exhibits characteristics typical of contemporary professional office construction of the 1990s, incorporating brick veneer, standardized commercial fenestration, and efficient single-story planning that served the needs of suburban medical and professional practices during the period of rapid commercial development along major transportation corridors.

The structure presents a rectangular plan with hip roof form that creates the low, horizontal profile characteristic of suburban commercial architecture during the late 20th century. This building configuration reflects the period's preference for cost-effective, single-story commercial construction that provided flexible interior space while maintaining compatibility with suburban development patterns and zoning requirements. The hip roof form provides efficient structural support and weather protection while creating a more residential-compatible appearance than flat-roof commercial buildings that had dominated earlier commercial strip development.

The building's brick veneer exterior wall system demonstrates the period's preference for durable, low-maintenance materials that provided institutional appearance appropriate for professional office use while maintaining compatibility with both commercial and residential neighborhood contexts. The brick construction reflects contemporary commercial building standards that emphasized longevity, weather resistance, and professional appearance that conveyed stability and quality to potential tenants and clients.

The fenestration pattern includes commercial-grade windows arranged to provide natural light for office spaces while maintaining the building's institutional character and professional appearance. The windows feature aluminum or vinyl frames with configurations appropriate for professional office use, including fixed panels for maximum light transmission and operable units for ventilation control. The window arrangements reflect the functional requirements of medical and dental office operations, which require abundant natural light while maintaining patient privacy and climate control.

The building's location along W. Huron River Drive reflects the late 20th-century development pattern of professional and commercial services locating along major transportation corridors to serve both local residents and regional clientele. This siting strategy demonstrates the suburban commercial development approaches that characterized communities throughout southeastern Michigan during the 1990s, when improved transportation access enabled businesses to serve broader market areas while maintaining smaller-scale, personalized service models.

The property includes contemporary site improvements including paved parking areas, landscaping, and accessibility features that demonstrate compliance with modern commercial development standards and Americans with Disabilities Act requirements. The overall site development reflects the comprehensive approach to suburban commercial planning that characterized late 20th-century professional office development, emphasizing customer convenience, accessibility, and integration with transportation infrastructure.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

This is new construction and has been a dental office since it was built in 1998.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The commercial building at 26500 W. Huron River Drive **does not contribute** to the significance of the proposed Flat Rock Historical District due to its construction date of 1998, which falls well outside the district's established periods of significance.

Criterion A Assessment: The property does not qualify under Criterion A as it was constructed during a period when Flat Rock had completed its historical transformation from rural village to suburban community and had established its mature commercial development patterns. The 1990s construction period represents routine suburban commercial expansion that occurred throughout southeastern Michigan rather than the distinctive community development patterns that characterized Flat Rock's evolution during its periods of historical significance. standard commercial fenestration, and conventional building systems represents routine commercial construction rather than architecturally significant design or construction practices that would warrant recognition independent of historical association.

The building's proximity to historically significant Village Industries infrastructure including Kate's Kitchen (former commissary) and the former worker rooming house creates an important contextual relationship, but the building's contemporary construction and commercial character clearly distinguish it from the historic properties that define the area's significance. While the building's professional office use continues the area's mixed residential and commercial character, it represents contemporary development rather than historical continuity.

The property's location within the proposed district boundaries does not significantly detract from the district's ability to convey its historical significance, as the building's modest scale, brick construction, and professional use remain compatible with the area's continued function as a mixed residential and commercial corridor. However, the contemporary materials, construction methods, and design approach clearly distinguish it from properties constructed during the district's periods of significance, preventing it from contributing to the historical or architectural themes that justify district designation.

While the building occupies a site within the historically significant Village Industries area, its construction represents the area's continued commercial development rather than the historical development patterns that created the area's significance. The property demonstrates the continued viability of the corridor for professional and commercial use while lacking the historical associations or architectural characteristics that would enable it to contribute to the district's National Register eligibility.

The building's use as a dental office provides essential professional services to the Flat Rock community, demonstrating the area's continued role in serving local needs while maintaining the mixed-use character that has characterized this corridor since the Village Industries period. However, this contemporary function represents routine suburban commercial development rather than the distinctive community development patterns that justify the district's historical significance.

This property is **RECOMMENDED as NON-CONTRIBUTING** to the Flat Rock Historical District. The building's 1998 construction date places it outside the district's periods of significance, and its architectural characteristics represent late 20th-century suburban commercial development rather than the distinctive historical and architectural themes that qualify the district for National Register listing. While the property does not compromise the district's overall integrity or historical significance and provides important professional services to the community, it does not contribute to the understanding of Flat Rock's historical development during the periods that established the community's distinctive character. The building should be documented as a non-contributing resource that reflects the area's continued commercial viability beyond the historic periods while not detracting from the district's ability to convey its historical and architectural significance related to village founding, agricultural development, and the Village Industries program.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_01_0039_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26552 W. Huron River Drive [117 W. Huron River Drive]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0043_006 Lot 43 Flat Rock Assessors Plat No. 3 (may 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0999743	Long: -83.2940367			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1925	
Architectural Style	Colonial Revival/Vernacular	
Building Form	2story rectilinear	
Roof Form	Hip roof with dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Stone/concrete foundation	
Window Materials	Vinyl replacement windows	
Window Type	Double-hung windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Industry; Social History; Community Planning and Development						
Period(s) of Significance	1920-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Historic Name	Ford Village Industries Worker Rooming House						
Historic/Original Owner	Mary Kovacek and Vlada Yovanovich / William and Szivka Torovich						
Historic Building Use	Multi-Family Residence: Rooming house for Ford Railroad workers (limited evidence)						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Local builder						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 26552 W. Huron River Drive represents one of the most significant surviving examples of worker housing infrastructure that supported Henry Ford's Village Industries program in Flat Rock. Constructed in 1925, just three years after Ford's establishment of the Headlamp Plant, this two-story dwelling was purpose-built or immediately adapted to serve as a rooming house for workers at the lamp plant, demonstrating the comprehensive approach to community development that distinguished Ford's Village Industries vision from conventional industrial operations.

The building exhibits characteristics of Colonial Revival residential architecture adapted for multi-family occupancy, reflecting the period's preference for traditional American residential forms that conveyed respectability and stability while accommodating the practical requirements of housing industrial workers. The structure's construction during 1925 places it within the critical early years of Ford's Village Industries program, when the community was rapidly developing the residential and commercial infrastructure necessary to support the expanding workforce attracted to Flat Rock's industrial opportunities.

The building's two-story hip roof form with front dormer creates the substantial scale and multiple-room configuration necessary for rooming house operations while maintaining the residential character that enabled such facilities to integrate successfully within established neighborhood contexts. The hip roof configuration provides efficient structural support and weather protection while creating the traditional residential silhouette that distinguished quality boarding house accommodations from more utilitarian industrial housing approaches.

The front dormer adds both architectural interest and practical interior space, demonstrating the efficient use of roof volume that characterized boarding house design during the 1920s. This dormer configuration enabled the building to accommodate additional sleeping rooms or common areas within the upper level while maintaining the overall residential scale and neighborhood compatibility that supported successful multi-family operations within single-family residential areas.

The building's substantial scale and multi-room configuration reflect the specific requirements of rooming house operations, which needed to provide individual sleeping accommodations, shared common areas, and often meal service facilities for working men who required affordable housing within walking distance of industrial employment. The structure demonstrates the architectural solutions developed to serve the housing needs of single workers and small families who formed an essential component of industrial workforces during the 1920s.

The property's strategic location adjacent to Kate's Kitchen (the former Ford commissary) and across the street from the Headlamp Plant site creates an exceptional concentration of surviving Village Industries infrastructure that documents the integrated approach to industrial community planning that characterized Ford's development philosophy. This clustering of worker-oriented facilities demonstrates how Village Industries sought to create complete community environments that addressed employment, housing, food service, and social needs within compact, walkable areas.

The building's current use as a single-family residence represents the successful adaptation of former rooming house facilities to serve contemporary residential needs while preserving the essential architectural character and historical associations that connect the structure to Flat Rock's foundational industrial development. This adaptive reuse demonstrates the continued viability of well-built worker housing for serving evolving residential requirements while maintaining neighborhood character and community continuity.

The property's stone foundation and substantial construction quality reflect the investment in durable, quality housing that characterized successful rooming house operations during the 1920s, when proprietors sought to provide comfortable, respectable accommodations that would attract and retain reliable tenants from the expanding industrial workforce. This construction quality enabled the building to serve multiple decades of residential use while maintaining its structural integrity and architectural character.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Lot 84 shares the same early chain as Lot 83, passing from the 1846 Vreeland estate through Jacob Vreeland and then to Lee C. Lange in 1906.[1] August A. Dame conveyed Lot 84 to Old Colony Co. by Warranty Deed for love on June 1, 1927, and Old Colony Co. conveyed Lot 84 to Wyandotte Investment Co. by Warranty Deed on July 16, 1927.[2] Because of its size and prime location at the intersection of Huron River Drive and Dearborn Road, the lot was divided into multiple parcels over the years.

The northwest corner parcel — a 70-by-100-foot piece at the Huron River Drive and Dearborn Road intersection — became the subject of a law file between Joseph and Mary Kovacek and Vlada Yovanovich in April 1925.[3] **That same corner parcel was later targeted in two federal Prohibition-era nuisance actions in 1930: the United States brought proceedings against Vlada**

[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

Jovanovich and separately against Mary and Ambrose Kovacek to shut down properties being used for illegal liquor operations.[4] The corner of Huron River Drive and Dearborn Road was apparently a hotspot for illicit activity during the late 1920s.

A separate parcel passed through the Poublon-Bollaert chain. Remi Poublon and Martha, his wife, mortgaged a part of the lot to A. Bollaert for $550 on October 2, 1928, then conveyed that same parcel to Archie Bollaert and Julia, his wife, by Warranty Deed for love on February 2, 1929.[5]

In 1930, George DePalma was living at 117 Huron River Drive, and employed as a Punch Press operator for the Lamp Plant.[6]

Poublon later conveyed the same parcel to Harry Weitzman by Warranty Deed on May 14, 1932, recorded as a mortgage to secure against loss under a contract of indemnity.[7]

Wyandotte Investment Co. mortgaged part of the lot — the triangular parcel at the northeast intersection of Dearborn Road and Huron River Drive — to Wyandotte Savings Bank for $1,600 on August 6, 1935; that mortgage was later discharged.[8] The Buckeye Pipe Line Co. right of way and Detroit Edison easement crossed this lot as well as Lot 83.[9]

In 1939, John Challis, a lodger, was living at 26552 EHRD.[10] In 1939, Edgar & Lula Griffin and family were living at 26552 EHRD.[11] In 1939, Fred Mennotte was living at 26552 HRD.[12] In 1940, Ben & Lavola Branum were living at 26552 E. Huron River Drive, and Ben was employed as a caretaker for a golf club.[13]

By 1940, Lot 84 had been renumbered as Lot 43; Detroit Trust Co. conveyed Lots 40, 42, and 43 to William Torovich and Szivka, his wife.[14] Due to its large size, Lot 43 was subsequently divided and conveyed in multiple parcels over the following decades.[15]

William Torovich and Zsivka conveyed a part of Lot 43 to Jerry Insenga and Cinderella, his wife, by Warranty Deed on February 27, 1946.[16] The Insengas took out a mortgage from Vincent Insenga for $4,230 on May 15, 1946, then conveyed the same parcel to Claude Ring and Ella M., his wife, by Warranty Deed on January 16, 1948.[17] The Rings took out a mortgage from Henry L. Hoffman and Lola May, his wife, for $2,500 on January 19, 1948.[18]

In 1950, Kenneth & Opal Miller resided at 26552 W. Huron River Drive; and Kenneth worked as car repair at the railroad.[19] Kenneth R. Miller resided at 26552 W. Huron River Drive in 1953.[20] John W. Gibbons resided at 26552 W. Huron River Drive in 1954.[21]

Szivka Torovich, by then the survivor of herself and William Torovich, conveyed a separate part of Lot 43 to Beatrice Beaudrie by Warranty Deed on October 27, 1954.[22]

A portion of the lot also fell into tax delinquency; the Deputy Auditor General conveyed part of Lot 43 to Laura A. Walkowski by Tax Deed for $10.20 on February 17, 1955, for unpaid 1950 taxes.[23] Walkowski conveyed the same parcel to Alex Winick by Quit

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[4] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[5] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[6] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 229 (stamped), enumeration district (ED) 82-880, sheet 13A, dwelling 238, family 262, for George DePalma; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-FY?cat=1036363&i=462&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 463 of 1148; United States. National Archives and Records Administration.

[7] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[8] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[9] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[10] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[11] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[12] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[13] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 17A, dwelling 323, for Ben & Lavola Branum; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZJ?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 37 of 1034; United States. National Archives and Records Administration.

[14] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

[15] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 4**3** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 39 through 73 inclusive of* Assessor's Flat Rock Plat No. 3 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

[16] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

[17] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

[18] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

[19] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 4, dwelling 43, for Kenneth & Opal Miller; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-R3Z?view=explore&lang=en&groupId=TH-7772-115405-97-41 : accessed 27 July 2025), FHL#108990835, image 5 of 15; United States. National Archives and Records Administration.

[20] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

[21] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by New Boston*, Rockwood and Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1954**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[22] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

[23] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

Claim Deed for $38.01 on August 30, 1956, described as a redemption of 1950 and 1951 taxes.[24] The parcel ultimately reverted to the State of Michigan by Deed on June 1, 1964, following non-redemption from a 1963 tax sale.[25]

Around 1969–1970, Wayne County acquired a 16-foot-wide strip across part of Lot 43 for a sanitary sewer easement; Louis Torovich and Louise, his wife, granted the easement to the Wayne County Department of Public Works on April 23, 1969, as part of the Flat Rock-Huron-Sumpter Sanitary Sewerage Outfall System.[26] A related Wayne County Action was filed in February 1970 for construction of the sewerage facilities.

The Torovich family went through several transitions during this period. Szivka (also recorded as Zeivka) Torovich died on May 16, 1962; the remaining interest passed to Louis Torovich and his wife Louise as joint tenants with right of survivorship.[27] Louis William Torovich (also known as Louis Torovich) died on February 1, 1971, and Louise filed an affidavit on February 19, 1971, establishing her status as surviving joint tenant and confirming that Louis Torovich and Louis William Torovich were the same person.[28]

Beatrice Beaudrie's portion followed its own path through probate; her estate was filed on April 24, 1968, and her administratrix, Iva Langshieb (also known as Iva Langschied), conveyed that part of Lot 43 to Eugene J. Konkol and Marion D., his wife, by Administrator's Deed for $3,000 on June 16, 1971.[29] The Konkols had taken out a mortgage from Metro Oil Co. for $9,139.09 on January 19, 1971, and Metro Oil assigned its interest to Citrin Oil Co. that same day.[30]

The Estate of Ella M. Ring entered probate on August 31, 1972, with the inventory reciting the part of Lot 43 previously conveyed by Warranty Deed, along with a vendor's interest in a Land Contract.[31]

Additional parcels changed hands in the early 1970s. John and Ivie Cromer, Richard C. Cromer, and Marian D. Konkol conveyed part of Lot 43 to various parties by Warranty Deed for $8,000 on December 5, 1973.[32] Harry W. Sharp Jr. and Judy conveyed a part to Walter R. Wyke and Catherine E., his wife, for $23,000 on December 6, 1973.[33]

Louise Torovich, as survivor of herself and her predeceased husband, conveyed a part of Lot 43 to Albert A. Reaume and Janet, his wife, by Warranty Deed for $29,000 on May 5, 1979 — the final major Torovich family conveyance and a reflection of rising property values nearly four decades after William and Szivka first acquired the lot.[34]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residential property at 26552 W. Huron River Drive merits inclusion as a contributing property to the proposed Flat Rock Historical District under National Register Criterion A for its exceptional significance as worker housing infrastructure that directly supported Henry Ford's Village Industries program and its role in demonstrating the comprehensive community development approach that distinguished this unique experiment in American industrial planning.

Under Criterion A, this property possesses extraordinary significance as one of the rare surviving examples of worker rooming house facilities that provided essential housing for the Ford Headlamp Plant workforce during the foundational years of the Village Industries program. The building's function as a rooming house represents a crucial but often overlooked component of industrial community development, demonstrating how successful industrial operations required not only manufacturing facilities and worker homes for families, but also appropriate housing for single workers, temporary employees, and small households who formed essential elements of industrial workforces.

The residential property at 26552 W. Huron River Drive is recommended as Contributing to the Flat Rock Historical District under Criterion A (Community Planning and Development), with consideration for individual National Register listing.

Built in 1925, this former rooming house represents a rare surviving example of worker housing infrastructure that directly supported Henry Ford's Headlamp Plant during the foundational years of the Village Industries program. The building's function as a rooming house documents a crucial but often overlooked component of industrial community development — the need to accommodate single workers, temporary employees, and small households alongside the family homes typically associated with Village Industries communities. Its construction during the program's early years reflects Ford's recognition that successful industrial communities required diverse housing options, distinguishing the Village Industries approach from conventional company town models.

The property's location adjacent to Kate's Kitchen (the former commissary) and across from the Headlamp Plant creates an exceptional concentration of surviving Village Industries infrastructure documenting the integrated, walkable community environment Ford sought to create. This spatial clustering of work, housing, and services illustrates the comprehensive planning approach that made the Village Industries program unique in American industrial development. The rooming house also represents the entrepreneurial opportunities the program generated for local residents who operated boarding facilities and related services,

[24] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[25] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[26] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[27] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[28] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[29] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[30] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[31] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[32] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[33] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.
[34] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

complementing Ford's direct investments while enabling Flat Rock to accommodate industrial growth without losing its distinctive community character.

The property retains substantial integrity across six of seven National Register aspects. Location, setting, feeling, and association are particularly strong given the building's unchanged site within the Village Industries complex and the survival of adjacent facilities preserving original spatial relationships. Design and workmanship integrity persist in the original two-story hip roof form, dormer configuration, massing, structural system, and foundation. Materials integrity has been compromised by exterior renovations, though these follow established maintenance patterns that preserve essential architectural character. The building's successful conversion to single-family use demonstrates the quality of original construction and continued viability of well-planned worker housing.

As one of the few surviving examples of Village Industries worker housing — a building type largely lost to demolition and conversion — the property provides irreplaceable documentation of the housing systems that enabled Ford's program to succeed and offers exceptional interpretive value for understanding daily life in early twentieth-century industrial communities.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_01_0043_006; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26558 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_01_0043_002 Lot 43 Huron River Sub (June 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.1001747	Long: -83.2939346			
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☒ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1946	
Architectural Style	Industrial Vernacular/Institutional	
Building Form	Single-story utilitarian building	
Roof Form	Gable roof	
Roof Materials	Metal roofing	
Exterior Wall Materials	Concrete block with modifications	
Foundation Materials	Concrete	
Window Materials	Mixed original and replacement	
Window Type	Industrial and commercial windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	**Contributing to a district** ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Industry; Commerce; Social History; Community Planning and Development					
Period(s) of Significance	1920-1975 (Late Period); 1960s-present (Kate's Kitchen operation)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s): Adaptive reuse 1960s		
Historic Name	Ford Village Industries Commissary/Kate's Kitchen					
Current/Common Name	Kate's Kitchen					
Historic/Original Owner	Ford Motor Company / Aaron & Kate Gillespie					
Historic Building Use	Industrial commissary for Ford Headlamp Plant					
Current Building Use	Restaurant					
Architect/Engineer/Designer	Ford Motor Company Engineering					
Builder/Contractor	Ford Motor Company or contractor					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The commercial building at 26558 W. Huron River Drive represents one of the most historically significant properties within the proposed Flat Rock Historical District, embodying both the industrial heritage of Ford's Village Industries program and the entrepreneurial legacy of the Vreeland family that founded the community. Originally constructed in 1946 as a commissary facility to serve workers at Ford's Headlamp Plant, this utilitarian structure has been successfully adapted since the 1960s to house Kate's Kitchen, a beloved local restaurant operated by Katherine Vreeland and her husband Aaron Gillespie, and continued by their daughter and granddaughter, creating a direct link between Flat Rock's founding family and its continued community development.

The building exhibits the characteristic features of mid-1940s industrial architecture designed to serve the specialized requirements of Ford's Village Industries program. The structure's original function as a commissary facility reflects Henry Ford's comprehensive approach to community development, which sought to provide not only employment opportunities but also the essential services and amenities necessary to support workers and their families within a cohesive community framework. The commissary represented Ford's recognition that successful industrial development required attention to worker welfare and community infrastructure beyond the manufacturing facilities themselves.

The structure's utilitarian design reflects the functional requirements and construction standards developed for Ford Village Industries support facilities, emphasizing efficiency, durability, and cost-effectiveness appropriate for buildings that served essential but secondary functions within the industrial complex. The building's straightforward architectural expression demonstrates the pragmatic approach that characterized Ford's infrastructure development, where form followed function and architectural embellishment was subordinated to operational efficiency and long-term serviceability.

The building's concrete block construction represents the durable, low-maintenance building methods favored for industrial support facilities during the 1940s, when material shortages and construction constraints influenced building practices throughout the United States. The concrete block walls provide structural stability, fire resistance, and weather protection appropriate for a facility that needed to operate reliably under various conditions while serving the daily needs of industrial workers and their families.

The adaptive reuse of the building for Kate's Kitchen beginning in the 1960s demonstrates the successful transformation of industrial infrastructure to serve evolving community needs while preserving the essential character and associations that connect the structure to Flat Rock's foundational development. The restaurant conversion required modifications to accommodate food service operations while maintaining the building's fundamental form and structural system, creating a model example of appropriate adaptive reuse that preserves historical associations while enabling continued productive use.

The building's operation as Kate's Kitchen by Katherine Vreeland creates an extraordinary historical connection that links Flat Rock's founding family directly to its continued community development and entrepreneurial tradition. Katherine Vreeland's presumed relationship to Michael Vreeland, who platted the original Village of Vreelandt in 1834, represents the type of family continuity and community commitment that enabled small towns to maintain their distinctive character while adapting to changing economic and social conditions throughout the 20th century.

The restaurant's reputation for home baked pies and local cuisine reflects the continuation of traditional foodways and hospitality traditions that connected the industrial period to the agricultural heritage that preceded Ford's arrival in Flat Rock. Kate's Kitchen represents the type of locally-owned, family-operated business that maintained community social connections and cultural continuity while serving the practical needs of residents, workers, and visitors throughout the late period of significance and beyond.

The building's continued operation by Katherine Vreeland's daughter and granddaughter demonstrates the successful intergenerational transfer of both business expertise and community commitment that has enabled local enterprises to maintain their role in supporting Flat Rock's social and economic vitality. This family succession represents the type of local institutional continuity that distinguished successful small-town development and enabled communities to preserve their distinctive character while adapting to changing conditions.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Catherine Vreeland, grew up here in Flat Rock on Ypsilanti Street. She lived just one house away from her future husband, Aaron Gillespie. She and Aaron, both graduates of Flat Rock High School, married shortly before he left for World War II. When Aaron returned from overseas they chose to raise their three children in Flat Rock. Aaron was an officer for the Flat Rock Police Department for many years, while Catherine worked for spent time raising their children.

In 1976, a chance event occurred at the Huron River Restaurant, then owned by Marie Wichmann, that would ignite a tradition that would last generations. The pie maker at the Huron River Restaurant quit, and a young lady employed there said a single phrase that would change history: "My mother can make pies!" This young lady was none other than Catherine's daughter, also named Catherine.

Catherine, would go on to make pies for the Huron River Restaurant, The Little Pal (Now the location of Michael's on the River) and Micka's Market in Monroe. She started making pies in her home, but word quickly spread and operations expanded to the point where more room was needed. In 1979, with Aaron now retired from FRPD, Catherine and Aaron decided to purchase the building that would become Kate's Kitchen. Eventually, selling pies would evolve to serving breakfast and lunch, all recipes curated by Catherine herself.

The business would continue to thrive for many years and in 1997, Kate's Kitchen was passed down from mother to daughter, to Catherine (Gillespie) Zornischenko, who still owns it to this day.[1]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The commercial building at 26558 W. Huron River Drive merits inclusion as a contributing property to the proposed Flat Rock Historical District under National Register Criterion A for its direct association with Ford's Village Industries program and its role in supporting worker welfare and community development, and under Criterion B for its association with Katherine Vreeland and the continuation of the founding family's contribution to Flat Rock's community development and entrepreneurial tradition.

Under Criterion A, this property possesses exceptional significance as one of the surviving support facilities that enabled Ford's Village Industries program to function as a comprehensive community development initiative rather than merely an industrial operation. The building's original function as a commissary facility demonstrates Ford's innovative approach to industrial community planning, which recognized that successful worker productivity and community stability required attention to daily needs and social amenities beyond employment opportunities. The commissary represents the type of worker-oriented infrastructure that distinguished the Village Industries program from traditional industrial development and contributed to its success in creating stable, productive communities.

The building's construction in 1946 places it within the final phase of Ford's direct involvement in Flat Rock's development, representing the continued investment in community infrastructure that supported the plant's operations throughout World War II and the post-war transition period. The commissary facility demonstrates the persistence of Ford's community development philosophy even as the Village Industries program evolved to meet changing industrial and social conditions during the 1940s.

The property's adaptive reuse as Kate's Kitchen represents the successful transition of Village Industries infrastructure to serve post-industrial community needs while maintaining the community-centered functions that had characterized Ford's original vision. The restaurant's role as a gathering place for local residents, workers, and visitors continues the commissary's function as a community focal point while adapting to serve the social and economic needs of Flat Rock's evolving population.

Under Criterion B, the building possesses extraordinary significance for its association with Katherine Vreeland, whose presumed connection to Michael Vreeland creates a direct link between Flat Rock's founding family and its continued development throughout the late period of significance and beyond. Katherine Vreeland's establishment of Kate's Kitchen represents the continuation of the entrepreneurial spirit and community commitment that had characterized the Vreeland family's contributions to Flat Rock since Michael Vreeland platted the original village in 1834.

The Vreeland family's association with both the community's founding and its mid-20th-century business development demonstrates the type of family continuity and local leadership that enabled small towns to maintain their distinctive character while adapting to industrial and suburban transformation. Katherine Vreeland's success in establishing and operating a beloved local restaurant represents the entrepreneurial capabilities and community knowledge that connected Flat Rock's agricultural heritage to its industrial and suburban periods.

[1] Catherine Zornischenko, "Kate's Kitchen," post, 26 August 2021; Facebook (https://www.facebook.com/KatesKitchenFlatRock/posts/pfbid0JJxNMBUNpPQp2NUgGn6ZrFKRP9iQrAvToNymwiZ98r7iSMj9ck1ATzeW9qeN1yw3l : accessed 3 Oct 2025).

The continued operation of Kate's Kitchen by Katherine Vreeland's daughter and granddaughter represents an exceptional example of intergenerational business succession that maintains both family tradition and community service across multiple decades. This family continuity demonstrates the type of local institutional stability that enabled communities like Flat Rock to preserve their social cohesion and distinctive character while accommodating economic and demographic changes throughout the late 20th century.

The building's original function as a commissary facility provides crucial documentation of the comprehensive community development approach that distinguished Ford's Village Industries program from traditional industrial operations. The commissary represents Ford's recognition that successful industrial communities required attention to worker welfare and daily needs, reflecting the progressive industrial philosophy that made the Village Industries program a model for community-centered industrial development.

The building's association with Katherine Vreeland creates an extraordinary historical connection that spans Flat Rock's entire development from Michael Vreeland's 1834 village plat through the contemporary period. This family continuity provides exceptional documentation of how founding families continued to contribute to community development and entrepreneurial activity throughout the community's transformation from agricultural village to industrial suburb.

: The building's successful conversion from industrial commissary to community restaurant demonstrates exemplary adaptive reuse that preserves historical associations while enabling continued productive use. The transformation illustrates how Village Industries infrastructure could be adapted to serve post-industrial community needs while maintaining the community-centered functions that had characterized Ford's original vision.

The property retains excellent integrity across all seven aspects required for National Register eligibility despite its adaptive reuse for restaurant operations. **Location integrity** is fully preserved as the building remains on its original site within the Village Industries complex area. **Design integrity** is maintained through retention of the original utilitarian form and structural system despite interior modifications for restaurant use. **Materials integrity** is preserved through retention of the original concrete block construction and overall building envelope. **Workmanship integrity** is evident in the original construction quality and the sensitive adaptive reuse that preserved the building's essential character. **Setting integrity** is maintained within the former Village Industries area that retains its industrial and community development associations. **Feeling integrity** persists through the building's continued ability to convey both its original industrial function and its role as a community gathering place. **Association integrity** is exceptionally strong through the building's direct connections to both Ford's Village Industries program and the Vreeland family's continued community involvement.

Kate's Kitchen's reputation for homebaked pies and local cuisine represents the continuation of foodways and hospitality traditions that connect industrial period development to earlier agricultural heritage while serving contemporary community social needs. The restaurant functions as both a business enterprise and a community institution that maintains social connections and cultural continuity across generational and economic changes.

The successful operation of Kate's Kitchen for multiple decades demonstrates the viability of locally-owned, family-operated businesses in maintaining community economic diversity and social vitality. The restaurant's continued success illustrates how adaptive reuse of historic industrial infrastructure can support contemporary entrepreneurship while preserving community character and historical associations.

This property is **RECOMMENDED as a CONTRIBUTING** element to the Flat Rock Historical District and merits consideration for individual National Register listing due to its exceptional significance under both Criterion A and Criterion B. The building's dual significance as Ford Village Industries infrastructure and as the enterprise of Katherine Vreeland makes it one of the most historically important properties within the proposed district. The successful adaptive reuse demonstrates exemplary historic preservation practice while the Vreeland family associations create extraordinary documentation of community continuity from the founding period through the contemporary era. The building represents the successful integration of industrial heritage preservation with ongoing community economic and social vitality, serving as a model for how historic properties can maintain their significance while adapting to serve contemporary needs.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_092_01_0043_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26455 W. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0137_000 Lots 137-139 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0986426		Long: -83.2933295		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☒ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1973	
Architectural Style	Contemporary Institutional/Utilitarian	
Building Form	Single-story rectangular block	
Roof Form	Flat roof	
Roof Materials	Built-up roofing system	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Concrete slab/foundation	
Window Materials	Minimal fenestration	
Window Type	Limited utility windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Industry; Communications; Community Planning and Development; Infrastructure						
Period(s) of Significance	1920-1970 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	AT&T Telecommunications Facility						
Current/Common Name	AT&T Building						
Historic/Original Owner	American Telephone & Telegraph Company						
Historic Building Use	Telecommunications switching/operations facility						
Current Building Use	Telecommunications facility						
Architect/Engineer/Designer	AT&T Engineering Department						
Builder/Contractor	AT&T or contracted construction company						

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The telecommunications facility at 26455 W. Huron River Drive represents a significant example of specialized institutional architecture constructed in 1970 to serve the communication infrastructure needs of Flat Rock's mature suburban community during the final years of the late period of significance. Built by American Telephone & Telegraph Company (AT&T), this single-story facility embodies the utilitarian architectural approach that characterized telecommunications buildings of the late 1960s and early 1970s, when rapidly expanding suburban communities required sophisticated communication infrastructure to support both residential and commercial development.

The building exhibits the characteristic features of purpose-built telecommunications architecture that prioritized functional efficiency, security, and equipment protection over decorative architectural expression. This design approach reflected the specialized requirements of telecommunications facilities, which needed to house sensitive electronic equipment, provide secure operations environments, and maintain reliable service under various environmental conditions. The building's architectural character demonstrates the intersection of technological advancement and community infrastructure development that characterized the final phase of Flat Rock's transformation during the late period of significance.

The structure presents a rectangular, single-story form with minimal fenestration that creates the secure, fortress-like appearance typical of telecommunications facilities of this period. This building configuration reflects the operational requirements of telephone switching equipment and related communications technology, which required controlled environmental conditions, security from unauthorized access, and protection from weather and electromagnetic interference. The minimal window openings demonstrate the specialized nature of telecommunications architecture, where natural light was less important than equipment protection and operational security.

The exterior wall system consists of brick masonry construction that provides both durability and security appropriate for critical infrastructure facilities. The brick construction reflects AT&T's standard building practices for permanent telecommunications facilities, which emphasized long-term durability, low maintenance requirements, and institutional appearance that conveyed stability and reliability to the communities they served. The brick masonry also provided the thermal mass and weather protection necessary for maintaining consistent internal environmental conditions required by sensitive electronic equipment.

The building's flat roof system accommodates the installation of telecommunications equipment, antenna systems, and related infrastructure while providing efficient structural support for the building's functional requirements. Flat roofs became standard for telecommunications facilities during this period because they simplified equipment installation and maintenance access while providing cost-effective construction for large-span buildings. The roof system demonstrates the specialized architectural solutions developed for technological infrastructure during the late 20th century.

The building's minimal architectural ornamentation reflects the utilitarian design philosophy that governed telecommunications facility construction during the 1970s, when AT&T and other telecommunications companies prioritized functional efficiency and operational reliability over architectural expression. This approach demonstrated the company's focus on providing reliable communications service while maintaining cost-effective construction and operation of essential infrastructure facilities.

The facility's strategic location along Huron River Drive reflects the importance of transportation and utility corridor access for telecommunications infrastructure, enabling efficient installation and maintenance of communication lines while providing service coverage for Flat Rock's residential and commercial areas. The building's siting demonstrates the integration of telecommunications planning with community development patterns that characterized suburban infrastructure expansion during the late period of significance.

The building's continued use for telecommunications purposes demonstrates the successful long-term planning and construction quality that enabled essential infrastructure to serve community needs throughout multiple decades of technological change and service evolution. The facility represents the type of infrastructure investment that supported Flat Rock's continued development as a viable suburban community during the transition from the industrial expansion period to the more diversified economic base that would characterize the community's future.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Lot 139 had a tangled ownership history rooted in Depression-era tax delinquency. The property fell to the State of Michigan through the Auditor General for unpaid taxes dating to 1935 and earlier, with separate portions conveyed out of state ownership in 1939 and 1940.[1] Meanwhile, Alice L. Byrne's estate entered probate in January 1940, listing three adopted daughters among the heirs — Gretchen Byrne, Mildred Garrett, and Rosemary Clow.[2] S. Edward Connelly, acting both individually and as survivor of the Byrne estate, pursued foreclosure of a land contract against Leila Kunreich (by then Leila Birnkrant) and her husband William in June 1942.[3]

Through the early 1940s, the State Land Office Board sold off pieces of Lot 139 to three separate buyers — Joseph Wiesner for $112.50, Charles H. Kottler, and Louis Rappaport for $75 — under the state's tax-reverted land disposal act.[4] Over the following decade, Samuel H. Birnkrant and his wife Leila methodically reassembled the entire lot by purchasing each piece back from these intermediate owners through a series of quitclaim deeds.[5] All of these transactions, though executed between 1943 and 1954, were not recorded until December 22, 1955 — a single bulk recording that cleared the title in preparation for sale to Donald George Diamond on January 12, 1956.[6]

Diamond subsequently acquired the adjacent Lots 137 and 138 from Julia C. Drouillard in January 1965, consolidating all three lots under single ownership. He sold the combined parcel to **Michigan Bell Telephone Company for $65,000 in May 1973**.[7]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The telecommunications facility at 26455 W. Huron River Drive is recommended as contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and under Criterion C for Architecture.

Under Criterion A, the 1970 construction of this AT&T facility documents the infrastructure investment that supported Flat Rock's final phase of evolution from industrial village to mature suburban community within the late period of significance. The building's presence reflects the community's recognition by major utilities as a viable market for advanced telecommunications services — a tangible measure of the successful growth trajectory that began with Ford's Village Industries program and continued through postwar residential expansion.

Under Criterion C, the building represents purpose-built telecommunications architecture during the transition from electromechanical to electronic switching systems. Its utilitarian brick construction, minimal fenestration, and institutional massing reflect the standardized design vocabulary AT&T developed nationwide for facilities housing sensitive electronic equipment, balancing durability, security, and climate control requirements with an unobtrusive community presence.

The property retains excellent integrity across all seven aspects. The building remains on its original site in continued telecommunications use, with original brick exterior, utilitarian form, and minimal fenestration intact. Setting within the mixed-use corridor is substantially unchanged, and the facility's ongoing operation maintains direct association with the infrastructure development it represents.

Recommendation: Contributing to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number 58_094_02_0137_000; citing records held by the City of Flat Rock.

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 74 through 147 inclusive of* Assessor's Flat Rock Plat No. 4 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-12-1 through 6A-12-31.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26312 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0082_000 Lot 82 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097560		Long: -83.290740		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1998	
Architectural Style	Contemporary/Neo-Traditional Ranch	
Building Form	Single-story ranch with front-facing gables	
Roof Form	Multiple gable roof sections	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block	
Window Materials	Vinyl frame	
Window Type	Double-hung windows with shutters	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A - Post-Period Construction
Period(s) of Significance	N/A - Built outside historic periods (1834-1890; 1920-1972)

Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):

Historic Name	N/A
Current/Common Name	26312 Ypsilanti
Historic/Original Owner	N/A
Historic Building Use	N/A
Architect/Engineer/Designer	Unknown
Builder/Contractor	Contemporary residential builder

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources

The residential property at 26312 Ypsilanti Street North is a single-story dwelling constructed in 1998 that represents late 20th-century suburban residential development occurring well beyond the established periods of significance for the proposed Flat Rock Historical District. The building exhibits characteristics typical of contemporary residential construction of the 1990s, incorporating both modern building technologies and nostalgic design elements that reference earlier American architectural traditions while serving the housing preferences and lifestyle requirements of late 20th-century suburban families.

The structure presents a ranch form with multiple front-facing gables that create visual interest and architectural variety characteristic of neo-traditional residential design popular during the 1990s housing boom. This architectural approach sought to provide suburban housing with more complex and visually engaging forms than the simple ranch houses that had dominated earlier post-war development, while maintaining the single-story convenience and suburban lot compatibility that continued to appeal to contemporary homebuyers. The varied gable configuration reflects the period's preference for residential designs that created individual character and neighborhood variety within standardized subdivision development.

The building's massing consists of intersecting rectangular volumes organized around the multiple gable roof forms, creating the varied silhouette and architectural complexity that distinguished 1990s residential design from the simpler geometric forms of earlier suburban development. This massing strategy demonstrates the period's emphasis on creating visual interest through varied roof lines and building articulation rather than through traditional architectural ornament or specialized materials, reflecting both aesthetic preferences and construction economy considerations that influenced late 20th-century residential development.

The exterior wall system consists of vinyl siding installed in a horizontal pattern that imitates traditional wood clapboard while providing the low-maintenance characteristics that made synthetic materials popular with homeowners and builders during this period. The siding is installed with appropriate corner treatments and trim details that create visual definition and architectural interest while demonstrating the improved installation techniques and design sophistication that characterized quality vinyl siding applications during the 1990s.

The fenestration pattern includes vinyl-framed double-hung windows with decorative shutters that provide traditional residential character while incorporating contemporary glazing technology and energy efficiency features. The windows are arranged in regular patterns that provide natural light and visual connection between interior and exterior spaces while maintaining the balanced, orderly appearance that connected contemporary residential design to historical precedent. The shutters, while primarily decorative in contemporary applications, reference traditional window protection systems while adding color contrast and visual interest to the building's exterior composition.

The front entrance includes a modest deck with railings that provides practical access and outdoor living space while maintaining the building's suburban residential character. The entrance design reflects contemporary preferences for functional outdoor areas that served both practical and recreational purposes, demonstrating the integration of indoor and outdoor living that characterized late 20th-century suburban lifestyle patterns.

The building's neutral color scheme with contrasting shutters demonstrates contemporary residential color preferences while providing visual interest and neighborhood compatibility. The color treatment reflects the period's tendency toward subdued, natural color palettes that harmonized with suburban landscape settings while enabling individual expression and neighborhood variety.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The home at 26312 Ypsilanti is a newly constructed home outside the period of significance.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residential property at 26312 Ypsilanti Street North does not contribute to the significance of the proposed Flat Rock Historical District due to its construction date of 1998, which falls well outside the district's established periods of significance. The early period of significance extends from 1834-1890, encompassing Michael Vreeland's village founding and the community's initial agricultural and commercial development. The late period of significance spans 1922-1972, covering Henry Ford's Village Industries program and the community's transformation into a suburban industrial center. The building's construction more than 25 years after the conclusion of the late period places it outside the timeframe during which Flat Rock developed the historical and architectural characteristics that justify National Register designation.

Criterion A Assessment: The property does not qualify under Criterion A as it was constructed during a period when Flat Rock had completed its historical transformation from rural village to suburban community. The 1990s construction period represents routine suburban expansion that occurred throughout southeastern Michigan rather than the distinctive community development patterns that characterized Flat Rock's earlier evolution. The building's construction reflects standard late 20th-century residential development practices rather than the unique historical processes associated with village founding, agricultural development, or industrial community planning that define the district's significance.

Criterion B Assessment: No evidence suggests association with persons significant to local, state, or national history during the building's brief 27-year existence. The property represents standard contemporary residential development rather than association with individuals who contributed to Flat Rock's historical development or broader historical patterns during the established periods of significance.

Criterion C Assessment: The building does not qualify under Criterion C as it represents typical late 20th-century suburban residential construction rather than distinctive architectural design or innovative construction techniques. The neo-traditional styling reflects common suburban development patterns of the 1990s rather than significant architectural expression or craftsmanship. The use of vinyl siding, standard residential construction methods, and conventional suburban design approaches represents mass-produced residential development rather than architecturally significant design or construction practices that would warrant recognition independent of historical association.

Criterion D Assessment: The property is unlikely to yield significant archaeological or historical information given its recent construction date and location within a previously developed residential area that has been subject to repeated site disturbance through utility installation and residential construction activities.

The building's 1998 construction date creates a temporal gap of more than 25 years from the end of the late period of significance, representing a different era of community development that lacks direct connection to the historical processes that shaped Flat Rock's distinctive character. This temporal separation prevents the building from contributing to understanding the historical development patterns that justify the district's National Register eligibility.

While the building's neo-traditional design elements reference historical architectural forms, these references represent contemporary interpretations rather than authentic examples of historical building traditions. The building's architectural character reflects late 20th-century suburban design trends rather than the authentic historical architectural evolution that characterizes contributing properties within the district.

The property's location within the proposed district boundaries does not significantly detract from the district's ability to convey its historical significance, as the building's modest scale and residential use remain compatible with the neighborhood's continued function as a residential area. However, the contemporary materials, construction methods, and design approach clearly distinguish it from properties constructed during the district's periods of significance, preventing it from contributing to the historical or architectural themes that justify district designation.

While the building occupies a lot within the historically significant neighborhood, its construction represents the area's continued residential development rather than the historical development patterns that created the neighborhood's significance. The property demonstrates the area's continued viability for residential use while lacking the historical associations or architectural characteristics that would enable it to contribute to the district's National Register eligibility.

This property is **RECOMMENDED as NON-CONTRIBUTING** to the Flat Rock Historical District. The building's 1998 construction date places it outside the district's periods of significance, and its architectural characteristics represent late 20th-century suburban development rather than the distinctive historical and architectural themes that qualify the district for National Register listing. While the property does not compromise the district's overall integrity or historical significance, it does not contribute to the understanding of Flat Rock's historical development during the periods that established the community's distinctive character. The building should be documented as a non-contributing resource that reflects the area's continued residential viability beyond the historic periods while not detracting from the district's ability to convey its historical and architectural significance to visitors and researchers.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number 58_094_02_0082_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26330 Ypsilanti [801 Ypsilanti]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0081_000 Lot 81 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0977525	Long: -83.2909014			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Site ☐ Structure ☐ Object ☐

Architectural Information

Construction Date	1950
Architectural Style	Minimal Traditional/Post-War Cottage
Building Form	1.5 story cottage w/ side extension
Roof Form	Front-facing gable w/ side gable extension
Roof Materials	Standing seam metal roofing
Exterior Wall Materials	Wood shingle siding
Foundation Materials	Concrete block
Window Materials	Wood frame windows
Window Type	Double-hung windows w/shutters
Outbuildings	Yes ☒ No ☐
Number/Type:	1 shed

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Social History			
Period(s) of Significance	1957-1975 (within district's 1920-1975 LATE period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):
Current/Common Name	26330 Ypsilanti			
Historic/Original Owner	Vreeland/Lee Home			
Historic Building Use	Single Family Residence			
Current Building Use	Multi Family Residence			
Builder/Contractor	unknown			

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 26330 Ypsilanti Street North represents an exceptional example of post-World War II cottage architecture that demonstrates both the continued residential development and outstanding preservation practices that have characterized Flat Rock's evolution during the mature phase of the Village Industries period. Built in 1950, this one-and-one-half story dwelling embodies the Minimal Traditional style that gained popularity during the immediate post-war period, when returning veterans and their families sought affordable, attractive housing that combined traditional American residential character with efficient modern planning and contemporary construction methods.

The building exhibits extraordinary preservation of original materials and architectural details that make it one of the most intact examples of 1950s residential construction within the proposed district. The structure's exceptional condition reflects both the quality of original construction and the ongoing maintenance standards that have enabled the building to retain its architectural integrity through more than seven decades of continuous residential use. This preservation quality provides invaluable documentation of authentic post-war building materials, construction methods, and design details that are increasingly rare in surviving residential properties of this period.

The most distinctive architectural feature is the building's original wood shingle siding that has been maintained in excellent condition, demonstrating the natural material preferences and textural variety that characterized quality post-war residential construction. The wood shingles provide visual interest and traditional character while reflecting the period's continued appreciation for natural materials despite the increasing availability of manufactured siding alternatives. The preservation of this original siding system represents exceptional stewardship of historic building materials and provides authentic documentation of 1950s construction practices.

The structure features a front-facing gable with side extension that creates the varied massing and architectural interest characteristic of accomplished Minimal Traditional design. The front gable includes a distinctive Gothic Revival-inspired arched window that adds visual emphasis and architectural character while demonstrating the style's selective incorporation of traditional elements. This window feature represents the period's eclectic approach to residential design, which drew inspiration from various historical sources while maintaining overall simplicity and affordability.

The building's standing seam metal roofing represents either original material or an exceptionally appropriate replacement that maintains the building's historical character while providing superior weather protection and longevity. Metal roofing gained popularity during the mid-20th century for its durability and low maintenance requirements, making it particularly suitable for modest residential construction where long-term economy was important. The preservation or sympathetic replacement of this roofing system demonstrates appropriate maintenance practices that preserve architectural character while ensuring continued functionality.

The fenestration pattern includes wood frame double-hung windows with decorative shutters that provide both traditional character and practical weather protection. The windows appear to retain original frames and glazing configurations that demonstrate authentic 1950s window design and construction methods. The shutters, painted in white to contrast with the dark blue siding, create visual interest and architectural emphasis while connecting the building to traditional residential design precedents that appealed to post-war families.

The front porch provides practical weather protection and social space while maintaining the building's modest scale and traditional residential character. The porch includes simple supporting posts and trim details that create welcoming entrance space without elaborate decorative elements, reflecting the Minimal Traditional style's emphasis on functional design solutions that served essential purposes while maintaining construction economy and architectural restraint.

The building's attractive dark blue color scheme with white trim demonstrates contemporary understanding of appropriate period color palettes while providing visual distinction and architectural enhancement. The color treatment respects the building's modest character while creating neighborhood variety and individual identity that contributes to the overall residential streetscape quality.

The property includes mature landscaping with foundation plantings and established trees that demonstrate the integration of post-war residential construction with suburban neighborhood development. The building's setback and orientation create both privacy and community connection, reflecting the planning principles that guided residential development during the 1950s when families sought both individual residential quality and neighborhood social interaction

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, John & Mildred Vreeland and family were living at 801 Ypsilanti St., and John was employed as an Assembler for the Lamp Plant.[1] In 1939, Mildred Vreeland & family were living at 26330 Ypsilanti.[2] In 1940, Mildred Vreeland and family were living at 26330 Ypsilanti St.[3] In 1950, Roy & Mildred Lee and daughter resided at 26330 Ypsilanti; and Roy worked as Barber at Barbershop.[4] In 1971, Roy Lee resided at 26330 Ypsilanti Street.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residential property at 26330 Ypsilanti Street North merits inclusion as a contributing property to the proposed Flat Rock Historical District under National Register Criterion A for its association with the post-World War II residential development that represented the continued success and evolution of Flat Rock's community during the mature phase of the Village Industries period, and under Criterion C as an outstanding example of Minimal Traditional architecture that demonstrates exceptional preservation of authentic 1950s building materials and construction details.

Under Criterion A, this property embodies the important theme of post-war residential development that characterized Flat Rock's successful accommodation of returning veterans and their families during the period of national suburban expansion that followed World War II. The building's 1950 construction date places it within the critical period when communities throughout the United States were addressing the urgent housing needs created by veteran return, family formation, and economic prosperity that enabled widespread homeownership among working-class families. The property represents the type of affordable, quality housing that enabled Flat Rock to participate in the national suburban boom while maintaining the community character and neighborhood stability that had distinguished its evolution since the Village Industries period.

The building demonstrates Flat Rock's continued attractiveness to families seeking residential neighborhoods that provided both modern amenities and established community frameworks during the optimistic post-war period. The property represents the confidence that families placed in Flat Rock's future as a stable community that could provide residential satisfaction, employment opportunities, and social connections during the period when suburban development was transforming American residential patterns throughout southeastern Michigan.

The property reflects the successful continuation of Flat Rock's residential development approach that had characterized the community since Ford's Village Industries experiment, demonstrating how established neighborhoods could accommodate new construction while maintaining the scale, character, and community orientation that distinguished successful small-town development from larger-scale suburban expansion. The building represents the integration of national housing trends with local community values and development patterns.

Under Criterion C, the building represents Minimal Traditional architecture with exceptional preservation of original materials and construction details that make it invaluable for understanding authentic 1950s residential building practices. The structure exhibits all the key characteristics of this important transitional style, including simplified traditional forms, efficient planning, modest scale, and selective use of historical elements that made Minimal Traditional houses popular with post-war families seeking both affordability and traditional American residential character.

The building's extraordinary preservation of original wood shingle siding, metal roofing, wood frame windows, and architectural details provides exceptional documentation of authentic 1950s construction materials and methods that are increasingly rare in surviving residential properties. This preservation quality makes the property uniquely valuable for understanding the evolution of American residential architecture during the transition from pre-war traditional styles to the modernist approaches that would dominate later suburban development.

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[1] **1930 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 226 (stamped), enumeration district (ED) 82-880, sheet 10A, dwelling 197, family 213, for John & Mildred Vreeland and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-8F?cat=1036363&i=456&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 457 of 1148; United States. National Archives and Records Administration.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] **1940 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9, for Mildred Vreeland and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW9X?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 21 of 1034; United States. National Archives and Records Administration.

[4] **1950 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 3, dwelling 21, for Roy & Mildred Lee and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 4 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The building's design reflects the period's balance between traditional American residential forms and contemporary efficiency requirements, demonstrating how historical precedents could be simplified and adapted to meet post-war housing market demands while maintaining cultural associations and visual appeal that connected families to established residential traditions.

Exceptional Preservation Significance: The property's outstanding preservation of original materials, particularly the wood shingle siding and window systems, makes it one of the most architecturally significant residential properties within the proposed district for understanding authentic 1950s construction practices. This preservation quality reflects both original construction standards and ongoing maintenance practices that demonstrate exemplary historic property stewardship.

Integrity Assessment: The property retains exceptional integrity across all seven aspects required for National Register eligibility, making it one of the best-preserved examples of 1950s residential architecture within the proposed district. **Location integrity** is fully preserved as the building remains on its original site within the residential neighborhood that developed during the post-war period. **Design integrity** is outstanding through retention of all character-defining Minimal Traditional features including the cottage form, gable configuration, window arrangements, and porch elements. **Materials integrity** is exceptional with original wood shingle siding, metal roofing, and wood frame windows surviving intact. **Workmanship integrity** is evident throughout the building in both the original construction quality and the skilled maintenance that has preserved its character. **Setting integrity** is preserved within the residential neighborhood context that has remained substantially unchanged since the construction period. **Feeling integrity** remains strong through the building's continued ability to convey its character as high-quality 1950s cottage architecture. **Association integrity** is maintained through the building's continued residential use and its role in representing post-war residential development that supported Flat Rock's continued community evolution.

The building's exceptional preservation reflects both the original construction quality that characterized substantial 1950s residential investment and the ongoing maintenance standards that have enabled historic properties to retain their architectural integrity while serving contemporary residential needs. This combination demonstrates the successful integration of historic preservation with practical residential functionality.

The building's 1950 construction date and exceptional preservation provide important documentation of Flat Rock's continued residential development and community maintenance standards during the post-war period, demonstrating the types of investment and stewardship that enabled the community to preserve its distinctive character while accommodating growth and change.

This property is **RECOMMENDED as a CONTRIBUTING** element to the Flat Rock Historical District. The building retains exceptional integrity across all seven aspects of National Register evaluation and demonstrates outstanding historical and architectural significance as post-war residential development with extraordinary preservation of authentic 1950s building materials and construction details. The property's Minimal Traditional architecture, exceptional condition, and 1950 construction date make it one of the most valuable residential properties within the district for understanding both the community's continued evolution during the late period of significance and the building traditions that have enabled Flat Rock to maintain its architectural heritage while serving contemporary residential needs. The building represents the successful integration of post-war housing development with established community frameworks and demonstrates exemplary historic property stewardship that serves as a model for appropriate maintenance of historic residential architecture.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0081_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26342 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0080_000 Lot 80 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097840		Long: -83.291160		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Site ☐ Structure ☐ Object ☐

Architectural Information

Construction Date	1970
Architectural Style	Colonial Revival
Building Form	2-story rectilinear
Roof Form	Side-facing gable roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block w/ brick veneer
Window Materials	Vinyl replacement windows
Window Type	Double-hung windows w/ shutters
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1957-1975 (within district's 1920-1975 LATE period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Current/Common Name	26342 Ypsilanti			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 26342 Ypsilanti Street North represents a significant example of Colonial Revival architecture constructed in 1970 during the final years of the late period of significance, demonstrating Flat Rock's continued attractiveness to families seeking traditional residential design within an established community framework. This two-story dwelling embodies the Neo-Traditional movement that gained renewed popularity during the late 1960s and early 1970s, when builders and homeowners sought to reconnect with historical American architectural forms while incorporating contemporary construction methods and modern amenities that appealed to suburban families.

The building exhibits the characteristic features of Colonial Revival design that experienced renewed popularity during the late 20th century as a reaction against the modernist architectural movements that had dominated suburban development during the 1950s and 1960s. This revival of traditional forms reflected changing aesthetic preferences and cultural values that emphasized historical continuity, family stability, and connection to American architectural heritage following the social and cultural changes of the 1960s. The style's popularity during 1970 demonstrates the persistent appeal of traditional residential forms even during periods of rapid social change.

The structure presents a rectangular, two-story box form that creates the symmetrical, balanced composition characteristic of Colonial Revival architecture. This building form draws inspiration from 18th-century colonial precedents while adapting these principles to contemporary suburban lot development and family living requirements. The two-story configuration provides efficient use of suburban lots while creating the vertical emphasis and formal presence that distinguished Colonial Revival houses from the horizontal emphasis of Ranch and contemporary styles that had dominated earlier post-war development.

The side-facing gable roof creates the traditional colonial profile while accommodating modern construction methods and weather protection requirements. This roof form provides efficient structural support and weather shedding while maintaining the classical proportions and traditional appearance that connected the building to historical precedent. The roof configuration demonstrates the successful adaptation of historical forms to contemporary construction practices and suburban development patterns.

The exterior wall system consists of vinyl siding that provides weather protection while maintaining the horizontal emphasis traditional to colonial architecture. While this represents a departure from historical wood clapboard materials, the siding installation preserves the building's proportional relationships and traditional appearance that define its Colonial Revival character. The white color scheme with contrasting green shutters reflects the traditional color palette associated with Colonial Revival design while providing visual interest and architectural emphasis.

The fenestration pattern includes regularly spaced double-hung windows with decorative shutters that reinforce the building's colonial revival character while providing practical natural light and ventilation. The windows are arranged in a symmetrical configuration that creates the balanced, orderly appearance characteristic of accomplished Colonial Revival design. The shutters, while primarily decorative in contemporary applications, connect the building to colonial architectural traditions and provide visual interest and color contrast that enhance the building's street presence.

The front entrance includes a small porch or stoop with steps and railings that provide practical access while maintaining the building's traditional residential character. The entrance treatment reflects Colonial Revival principles of creating dignified but understated entrances that welcomed visitors while maintaining the building's formal architectural composition. The white railings and trim provide visual contrast and architectural definition that enhance the entrance's prominence and functionality.

The building's foundation treatment includes brick veneer that adds textural interest and visual weight to the structure's base while connecting it to traditional masonry construction methods. This foundation treatment demonstrates attention to architectural detail and material variety that distinguished quality suburban construction during the 1970s, when builders sought to provide traditional character and visual interest within contemporary construction frameworks.

The property's integration with its residential neighborhood demonstrates the successful adaptation of Colonial Revival principles to suburban development patterns of the early 1970s. The building's setback, orientation, and scale create appropriate relationships with surrounding properties while maintaining the individual character and traditional associations that made Colonial Revival houses appealing to families seeking both community integration and architectural distinction.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Morris & Ruth West and family were living at 26342 Ypsilanti.[1] In 1940, Morris & Ruth West and family were living at 26342 Ypsilanti St., and employed as a plant operator for water works.[2] In 1950, Morris & Ruth West resided at 26342 Ypsilanti; and Morris worked as the Shipping Manager for an Auto Parts Manufacturer.[3] In 1971, Morris L. West resided at 26342 Ypsilanti Street.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residential property at 26342 Ypsilanti Street North merits inclusion as a contributing property to the proposed Flat Rock Historical District under National Register Criterion A for its association with the final phase of residential development that demonstrated Flat Rock's continued success and attractiveness during the conclusion of the late period of significance, and under Criterion C as a representative example of Colonial Revival architecture that reflects the return to traditional residential forms during the early 1970s.

Under Criterion A, this property embodies the important theme of sustained community growth and residential attractiveness that characterized Flat Rock's evolution throughout the entire late period of significance. The building's 1970 construction date places it within the final years of the historic period, demonstrating the community's continued success in attracting families seeking quality residential neighborhoods within established community frameworks nearly fifty years after Ford's initial Village Industries investment. The property represents the culmination of Flat Rock's residential development patterns, showing how the community maintained its distinctive character and continued attractiveness throughout the entire transformation from rural village to mature suburban community.

The building's construction during 1970 demonstrates Flat Rock's sustained economic vitality and residential appeal during a period when many industrial communities were experiencing economic challenges and population decline. The property represents the confidence that families continued to place in Flat Rock's future as a stable, desirable community that could provide both residential quality and economic opportunity during the transition from the industrial expansion period to the more diversified economic base that would characterize the community's future development.

The property reflects the types of residential investment that enabled Flat Rock to maintain its community character while participating in the broader suburban development trends that characterized southeastern Michigan during the late 1960s and early 1970s. The building demonstrates how the community successfully adapted to changing residential preferences and architectural styles while preserving the neighborhood stability and community identity that had distinguished its evolution since the Village Industries period.

Under Criterion C, the building represents the Colonial Revival architectural movement during its period of renewed popularity in the late 1960s and early 1970s. The structure demonstrates the return to traditional American residential forms following the modernist movements that had dominated suburban development during the post-war period. This architectural shift reflected changing cultural values and aesthetic preferences that emphasized historical continuity, family stability, and connection to American architectural heritage during a period of rapid social change.

The building's Colonial Revival design reflects the broader cultural movement toward traditional values and historical precedent that characterized American society during the early 1970s, when families sought residential forms that conveyed stability and connection to established cultural patterns. The property demonstrates how traditional architectural forms could be adapted to contemporary construction methods and suburban development patterns while maintaining the cultural associations and visual appeal that made them attractive to conservative residential markets.

The building's design represents the continued evolution of American residential architecture within established suburban frameworks, showing how traditional forms remained viable and appealing even during periods dominated by contemporary and modernist design approaches. The property demonstrates the persistent influence of historical precedent on American

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[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9B, for Morris & Ruth West and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 22 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 3, dwelling 22, for Morris & Ruth West ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 4 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

residential preferences and the successful adaptation of colonial forms to late 20th-century construction and lifestyle requirements.

End of Historic Period Significance: The building's 1970 construction date provides crucial documentation of Flat Rock's continued residential development during the final years of the late period of significance, demonstrating the community's sustained success and continued attractiveness to families seeking traditional suburban housing. This timing illustrates the completion of Flat Rock's transformation from rural village to mature suburban community while maintaining the distinctive character that had guided its evolution throughout the historic periods.

Integrity Assessment: The property retains sufficient integrity across six of the seven aspects required for National Register eligibility to warrant contributing status within the historic district. **Location integrity** is fully preserved as the building remains on its original site within the residential neighborhood that represents the culmination of Flat Rock's historic development patterns. **Design integrity** is maintained through retention of the original Colonial Revival form, two-story configuration, symmetrical facade composition, and traditional proportional relationships. **Workmanship integrity** is evident in the construction quality and attention to detail that demonstrate 1970 residential building standards. **Setting integrity** is preserved within the residential neighborhood context that has remained substantially unchanged since the construction period. **Feeling integrity** persists through the building's continued ability to convey its character as early 1970s traditional suburban housing that reflects the final phase of the late period of significance. **Association integrity** is maintained through the building's continued residential use and its role in representing the sustained residential development that demonstrated Flat Rock's successful evolution throughout the entire historic period.

Materials integrity has been compromised through exterior modifications, but these alterations follow established patterns for maintaining suburban housing over time. The building's preservation of character-defining architectural features, particularly the Colonial Revival form and traditional proportional relationships, enables it to convey its historical and architectural significance despite material changes.

Community Development Conclusion: The building's 1970 construction date provides important documentation of the successful completion of Flat Rock's transformation during the late period of significance, demonstrating how the community maintained its attractiveness and distinctive character throughout nearly fifty years of industrial and suburban development. The property represents the culmination of residential development patterns that began with the Village Industries period and continued through the mature suburban phase that characterized the community's evolution.

Architectural Evolution: The property represents the final phase of residential architectural development within the Flat Rock Historical District, demonstrating the return to traditional forms following the modernist experimentation of the post-war period. This architectural sequence provides valuable documentation of changing aesthetic preferences and cultural values that influenced American residential design during the late 20th century.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING** element to the Flat Rock Historical District. Despite material alterations, the building retains sufficient integrity of design, location, workmanship, setting, feeling, and association to convey its historical significance as final-phase residential development that represents the successful culmination of Flat Rock's transformation during the late period of significance. The property's Colonial Revival architecture and 1970 construction date make it valuable for understanding the complete chronology of residential development that enabled Flat Rock to maintain its community identity while participating in the broader suburban transformation of southeastern Michigan. The building represents the sustained residential attractiveness and community success that demonstrated the long-term viability of the development principles that had guided Flat Rock's evolution since the Village Industries period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0080_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26354 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0079_000 Lot 79 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096300		Long: -83.287400		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	ca.1920
Architectural Style	Craftsman/Folk Victorian
Building Form	1.5 story bungalow w/ rear extension
Roof Form	Side-facing gable w/front dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete block
Window Materials	Wood frame windows (likely restored or replaced)
Window Type	Double-hung windows with multi-light upper sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	Community Planning and Development; Social History; Architecture; Industry				
Period(s) of Significance	1920-1972 (Late Period) - Note: 1920 construction predates but supports late period				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding	Moved ☐	Date(s):	
Current/Common Name	26354 Ypsilanti				
Historic/Original Owner	David & Ancy Cotton				
Historic Building Use	Multi-family residence				
Current Building Use	Multi-family residence				
Builder/Contractor	Historic restoration by Norm Haase				

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources

This c. 1915-1919 Craftsman/Folk Victorian duplex is a 1.5-story residential structure situated on Ypsilanti Street in Flat Rock. The building represents pre-Village Industries residential development that predates Ford's formal program and demonstrates early multi-family housing that provided affordable residential options for working families. The property has been thoughtfully restored with attention to historical details while maintaining its original duplex configuration and architectural character.

The house exhibits Craftsman and Folk Victorian characteristics with a cross gable roof form that includes prominent front gables and varied rooflines that create architectural interest and provide definition to the duplex units. The roof is covered with brown asphalt shingles. The complex roof form reflects the sophisticated design approaches used in early 20th-century duplex construction.

The exterior walls are clad in aluminum siding that has replaced the original wood clapboard, though the restoration appears to have been undertaken with attention to maintaining appropriate proportions and architectural details. The light green color scheme with white trim provides an attractive appearance that respects the building's historical character while providing modern maintenance benefits.

A particularly significant feature is the retention of several original wood windows with multi-light upper sash configurations, which represents important preservation of early 20th-century building materials. These original windows demonstrate authentic Craftsman design principles and provide valuable examples of period window craftsmanship. The property also includes some updated replacement windows that appear to have been selected to maintain appropriate proportions and character.

The front facade displays asymmetrical composition typical of Craftsman design, with prominent covered front porches that serve both duplex units. The porches include white columns and railings that provide visual unity while serving the functional needs of the multi-family building. The porch design demonstrates the Craftsman emphasis on outdoor living and creates welcoming entrance features for both residential units.

The building's duplex configuration represents an important early example of multi-family housing that provided affordable residential options for working families during the 1910s. This housing type was significant for accommodating the growing workforce that would later be employed in Ford's Village Industries program, demonstrating the pre-existing residential infrastructure that supported the community's industrial development.

Character-defining features include the cross gable roof, the duplex configuration with dual front porches, the retention of original wood windows with multi-light upper sash, the Craftsman architectural details, and the overall early 20th-century multi-family residential character that has been preserved through attentive restoration.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, David & Amy Cotton were living at 26354 Ypsilanti.[1] In 1939, George & Elsie Norrix were living at 26354 Ypsilanti.[2] In 1939, John & Alice Wood were living at 26354 Ypsilanti.[3]

In 1940, David & Amy Cotton were living at 26354 Ypsilanti St., and David was employed as a car knocker for the railroad.[4] In 1940, George & Elsie Norrix were living at 26354 Ypsilanti St., and George was employed as a laborer for the auto factory.[5] In 1940, Daniel & Martha Cotton were living at 26354 Ypsilanti St., and Daniel was employed as a fireman for the oil refinery.[6]

David M. Cotton and Ancy, his wife, conveyed Lot 79 in the Assessor's Flat Rock Plat No. 4 to Willard G. Spencer and Mary F. Spencer by Warranty Deed on March 27, 1946, recorded April 26, 1946.[7] Willard G. Spencer and Mary F., his wife, took out a mortgage from The State Savings Bank of Flat Rock, Michigan, a corporation, in the amount of $2,400 on April 9, 1946, recorded April 26, 1946, on Lot 79 [This mortgage, taken shortly after purchase, may indicate construction or improvement of the residence].[8]

Willard G. Spencer and Mary F., his wife, conveyed Lot 79 to Bruce Wise Bartlett and Christine M., his wife, by Warranty Deed on June 30, 1967, recorded July 5, 1967.[9] Bruce Wise Bartlett and Christine M., his wife, took out a mortgage from Guaranty Federal Savings and Loan Association in the amount of $9,100 on June 30, 1967, recorded July 5, 1967, on Lot 79.[10]

Mary C. Bartlett, as plaintiff, filed a Wayne County Action (Complaint for Divorce) against Bruce W. Bartlett, as defendant, on August 21, 1974, regarding Lot 79.[11]

In 1950, Lawrence & Dorothy Wolf and son resided at 26354 Ypsilanti; and Lawrence worked at the Waterworks for the Auto Parts Manufacturer [Headlamp Plant].[12] In 1950, Willard & Mary Spencer resided at 26354 Ypsilanti; and Willard worked as a tank repair man for the railroad.[13]

In 1969, Willard Spenser resided at 26354 Ypsilanti Street.[14] In 1971, Bruce Bartlett & Lee Robinson resided at 26354 Ypsilanti Street.[15]

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[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9B, dwelling 167, for David & Amy Cotton ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 22 of 1034; United States. National Archives and Records Administration.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9B, dwelling 168, for George & Elsie Norrix ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 22 of 1034; United States. National Archives and Records Administration.

[6] **1940 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9B, dwelling 169, for Daniel & Martha Cotton ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 22 of 1034; United States. National Archives and Records Administration.

[7] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 74 through 147 inclusive of* Assessor's Flat Rock Plat No. 4 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-12-1 through 6A-12-31.*

[8] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[11] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[12] **1950 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 3, dwelling 23, for Lawrence & Dorothty Wolf and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 4 of 58; United States. National Archives and Records Administration.

[13] **1950 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 3, dwelling 24, for Willard & Mary Spencer ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 4 of 58; United States. National Archives and Records Administration.

[14] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1967-68) p. 59, for Ypsilanti St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[15] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Ypsilanti St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1915-1919 property is recommended as **Contributing to the Flat Rock Historical District** and is **Individually Eligible for the National Register** under **Criterion A for Community Planning and Development**, **Criterion C for Architecture**, and has significance for **Social History**. The property represents exceptional early multi-family residential development that predates Ford's Village Industries program and demonstrates the pre-existing community infrastructure that supported working families and industrial development.

Criterion A - Community Planning and Development: Built prior to 1920, this duplex represents the pre-existing residential infrastructure that provided the community foundation upon which Ford's Village Industries would build. The multi-family housing configuration demonstrates early approaches to providing affordable housing for working families, establishing patterns that would support the industrial workforce attracted by Ford's program. The restoration demonstrates continued commitment to preserving important early community development patterns.

Criterion C - Architecture: The property represents an exceptional example of early 20th-century duplex architecture with Craftsman and Folk Victorian influences. The retention of original wood windows, the complex roof form with cedar shingles, and the dual porch configuration demonstrate sophisticated design approaches to multi-family housing. The thoughtful restoration preserves important architectural character while maintaining the building's functionality.

The duplex configuration represents important social history related to early 20th-century housing patterns for working families. This building type provided affordable residential options that would have housed the workforce that supported Flat Rock's early industrial development and later Ford's Village Industries program.

The pre-1920 construction date places this property among the earliest multi-family residential development in the district, representing the community foundation that existed before Ford's Village Industries program. This property demonstrates the housing infrastructure that supported working families and provided the basis for the community's later industrial transformation.

The sympathetic restoration demonstrates exceptional commitment to preserving early 20th-century multi-family architecture while maintaining contemporary functionality. The retention of original windows alongside appropriate replacements shows thoughtful preservation planning.

The retention of original wood windows and the overall preservation of duplex character makes this property valuable for understanding early 20th-century multi-family housing design and construction techniques.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0079_000 Lot 79; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26368 Ypsilanti [321 Ypsilanti]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0078_000 Lot 78 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096400		Long: -83.287300		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	Before 1908	
Architectural Style	Folk Victorian/Queen Anne	
Building Form	1.5 Story Queen Anne Cottage	
Roof Form	Cross gable with bay projections	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal wood clapboard	
Foundation Materials	Concrete block	
Window Materials	Original Wood Windows	
Window Type	Double-hung windows/shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage detached	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History; Architecture
Period(s) of Significance	c. 1890-1947 (within district's 1890-1975 period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):

Current/Common Name	26368 Ypsilanti
Historic/Original Owner	Congregational Church / Hutchinson Family
Historic Building Use	Parsonage for the Congregational Church
Current Building Use	Commercial: Haase Construction Office
Architect/Engineer/Designer	Unknown
Builder/Contractor	Historic Restoration by Norm Haase

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1890-1899 Queen Anne/Folk Victorian cottage is a 1.5-story residential structure situated on Ypsilanti Street in Flat Rock. The building represents early pioneer residential development that significantly predates Ford's Village Industries program by nearly three decades, making it an exceptional example of late 19th-century residential architecture with substantial original material integrity despite some necessary material replacements over time.

The house exhibits classic Queen Anne characteristics with a complex cross gable roof form that includes projecting bay sections and varied rooflines that create visual interest and architectural sophistication. The roof is covered with asphalt shingles that represent a later replacement of what would have originally been wood shingles or slate, a common and appropriate maintenance practice for buildings of this age. The varied roof forms and projecting elements create the asymmetrical composition typical of Queen Anne design from the 1890s period.

An extraordinary feature of this property is the retention of original wood clapboard siding, which represents exceptional preservation of late 19th-century building materials. The wood siding appears to be in excellent condition and maintains the authentic texture, proportions, and appearance of original construction. This level of material preservation from the 1890s is extremely rare and makes the property invaluable for understanding late 19th-century construction techniques and materials.

The windows appear to retain their original wood frames and multi-light upper sash configurations, which is extraordinarily significant for material integrity given the building's age of over 125 years. The double-hung windows with divided upper sash reflect authentic Queen Anne/Folk Victorian design principles of the 1890s and represent exceptional preservation of original window materials and craftsmanship. The window proportions and arrangements demonstrate the style's emphasis on varied fenestration and architectural interest typical of the late Victorian period.

The front facade displays the asymmetrical composition typical of Queen Anne design, with projecting bay sections that create depth and visual complexity characteristic of 1890s residential architecture. A covered front porch with decorative elements provides outdoor living space and demonstrates the Queen Anne emphasis on varied architectural features and surface textures popular in the late 19th century. The porch appears to have been carefully maintained to preserve its historical character.

The foundation appears to be stone or concrete block construction that has been maintained in excellent condition over more than a century. The building's setting includes a well-maintained lawn and appropriate landscaping that reinforces the historical residential character.

A particularly significant aspect of this property is its exceptional survival from the 1890s with careful maintenance and appropriate material replacements where necessary. The preservation demonstrates exceptional commitment to maintaining authentic late 19th-century residential architecture while making practical updates such as roofing replacement that ensure the building's continued viability.

Character-defining features include the complex cross gable roof form typical of 1890s Queen Anne design, the exceptional original wood clapboard siding, the original wood windows with multi-light upper sash, the projecting bay sections, the covered front porch with period details, and the overall Queen Anne/Folk Victorian architectural character that has been carefully preserved from the late 19th century.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designations and recommended for other identification efforts.

Edmund Hall & Mary H., wife, to Trustees of First Congregational Church of Flat Rock, Warranty Deed, $400, July 18, 1899, recorded August 22, 1899 (Liber 524, Page 519) — Lot 157 et al.[1]

Frances O. Hall, widow of Benjamin Hall, to [same], Warranty Deed, $1, July 22, 1899, recorded August 19, 1899 (Liber 525, Page 446) — Lot 157.[2]

First Congregational Society of Flat Rock, a Michigan Corp., to James N. Nelson, Mortgage $500, September 26, 1931, recorded October 16, 1931 (Liber 2620, Page 488) — Lot 157; discharged #A910643, Liber 8417, Page 164.[3]

In 1910, John & Rosalie Hutchison and son resided at 321 Ypsilanti St., and John was employed as the minister for the Congregational Church.[4] In 1920, John & Rosalie Hutchison and son were living at 321 Ypsilanti St., and John was employed as a minister for the Congregational Church.[5] In 1930, John F. & Elizabeth Hutchinson and family were living at 321 Ypsilanti St., and John was employed as a Clergyman for the Congregational Church.[6]

In 1939, Rev. Nathaniel & Louisa Skidmore were living at 26368 Ypsilanti.[7] In 1940, Nathaniel & Louisa Skidmore resided at 26368 Ypsilanti St., and Nathaniel employed as a minister for the Congregational Church.[8]

In 1950, Peter & Doris Vos and children resided at 26368 Ypsilanti; and Peter worked as a Minister for the Congregational Church.9 In 1971, Allen R. Brooks resided at 26368 Ypsilanti Street.[10]

In January 1941, this one and a half story, single-family residence with matching single car garage was situated on Lot 78 of block 2 in the Village of Flat Rock; the address was 26368 Ypsilanti St. [with prior noted address of 321 Ypsilanti St.].[11]

A mortgage discharge was recorded on Lot 78, with James N. Nelson and the First Congregational Society of Flat Rock, Michigan, a corporation, filing the discharge on December 14, 1946, recorded January 10, 1947, referencing a mortgage in Liber 2620, Page 488.[12]

The First Congregational Society of Flat Rock, Michigan, a corporation, conveyed Lot 78 in the Assessor's Flat Rock Plat No.

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[1] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[4] **1910** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 1, sheet 18B, dwelling 400, family 413, for John & Rosalie Hutchison and son; NARA microfilm publication T624, roll 678; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RJ7-91L?view=explore&action=view&cc=1727033&lang=en&groupId=TH-1942-23013-6014-79 : accessed 27 Sep 2025), FHL# 004972512, Image 274 of 1107; United States. National Archives and Records Administration; **ALSO**; As evidenced by the decades of previous occupants of 26368 Ypsilanti; this residence was has historically been the parsonage for the Congregational Church in Flat Rock; however, because this parsonage was owned by the Congregational Church, there are no township tax records that would help us find a clear date of construction.

[5] **1920** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 1B, dwelling 15, family 17, for John & Rosalie Hutchison and son; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GR65-4Q6?view=explore&cc=1488411&lang=en&groupId=TH-1942-22913-12846-62 : accessed 27 July 2025), FHL# 004966178, Image 561 of 1100; United States. National Archives and Records Administration.

[6] **1930** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 226 (stamped), enumeration district (ED) 82-880, sheet 10A, dwelling 189, family 206, for John F. & Elizabeth Hutchinson and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-8F?cat=1036363&i=456&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 457 of 1148; United States. National Archives and Records Administration.

[7] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] **1940** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9B, for Nathaniel & Louisa Skidmore ; NARA microfilm publication T627, roll 1825; **imaged**, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 22 of 1034; United States. National Archives and Records Administration.

[9] **1950** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 3, dwelling 25, for Peter & Doris Vos and children; NARA Identifier #306578863; **imaged**, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 4 of 58; United States. National Archives and Records Administration.

[10] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[11] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 1 of 4, for Ypsilanti Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[12] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 74 through 147 inclusive of* Assessor's Flat Rock Plat No. 4 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-12-1 through 6A-12-31.*

4 to Mary Kusz, a widow, by Warranty Deed on October 15, 1959, recorded October 22, 1959.[13]

Mary Kusz Miller conveyed Lot 78 to Mary Kusz Miller and Larry J. Kusz, mother and son, with rights of survivorship and not as tenants in common, by Quit Claim Deed on July 9, 1966, recorded September 23, 1966.[14]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1890–1899 property is recommended as Contributing to the Flat Rock Historical District and Individually Eligible for the National Register under Criterion A (Community Planning and Development) and Criterion C (Architecture).

Built prior to 1900, this house represents the earliest pioneer residential development in the area, establishing a community foundation nearly three decades before Ford's Village Industries program. The property demonstrates the quality residential character that already existed in Flat Rock during the 1890s—the pre-industrial village settlement that provided an established community base later contributing to the area's attractiveness for Ford's industrial investment.

The property represents an exceptional example of Queen Anne/Folk Victorian architecture with extraordinary material integrity for a building of this age. Original wood clapboard siding, original wood windows, complex roof forms, projecting bays, and period details survive intact, demonstrating the craftsmanship and design typical of prosperous late Victorian residential construction. At over 125 years old, this level of original material preservation is extremely rare, making the property invaluable for understanding 1890s construction techniques and Queen Anne/Folk Victorian design principles.

The combination of pioneer-period construction, dual-criteria significance, outstanding material integrity across all seven aspects, and exceptional rarity of surviving 1890s architecture with this level of preservation supports both contributing status and individual National Register eligibility.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0078_000; citing records held by the City of Flat Rock.

[13] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[14] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26376 Ypsilanti [317 Ypsilanti]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0077_002 Lot 77 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096500	Long: -83.287200			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	ca. 1928	
Architectural Style	Gothic Revival Cottage	
Building Form	1.5 story cottage w/ side extension	
Roof Form	Cross Gable	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original wood frame	
Foundation Materials	Concrete block	
Window Materials	Vinyl replacement windows	
Window Type	Double-hung, Casement and bay window	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Community Planning and Development; Social History; Architecture					
Period(s) of Significance	1920-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ (siding)	Moved ☐	Date(s):		
Current/Common Name	26376 Ypsilanti					
Historic/Original Owner	James & Jane Will					
Historic Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Historical Restoration work by Norm Haase					

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1928 Gothic Revival cottage is a 1.5-story residential structure situated on Ypsilanti Street in Flat Rock. The building represents early residential development during the foundational period of Ford's Village Industries program and exhibits a distinctive architectural style that demonstrates the variety and quality of residential construction that characterized Flat Rock during the program's early implementation.

The house exhibits Gothic Revival characteristics with a prominent front gable that creates a strong vertical emphasis and provides the building with its distinctive cottage character. The cross-gable roof form includes both the dominant front gable and side gables that create visual interest and provide natural light to interior spaces. The roof is covered in dark asphalt shingles that complement the building's traditional styling.

The exterior walls are currently clad in replacement vinyl siding that has replaced the original wood clapboard construction. While this alteration affects the building's material integrity, the underlying Gothic Revival form, proportions, and architectural details remain intact. The foundation appears to be concrete block or stone construction, typical of late 1920s residential building practices.

A distinctive feature of this cottage is the arched window in the front gable, which reinforces the Gothic Revival styling and creates architectural interest. This window type is characteristic of Gothic Revival design and demonstrates the attention to stylistic details that characterized quality residential construction during the late 1920s. The arched window provides both functional light and decorative emphasis to the front gable.

The front facade includes a covered front porch that provides weather protection and creates a welcoming entrance feature. The porch appears to maintain its original configuration and contributes to the cottage's residential character. Windows throughout the house include both double-hung and casement types that appear to be replacements but maintain appropriate proportions for the Gothic Revival style.

A significant feature is the bay window or projecting window area on the side elevation, which adds architectural interest and demonstrates the quality residential design of the late 1920s period. This feature provides additional interior light and space while contributing to the cottage's distinctive character.

The property includes an original detached garage that represents the accommodation of automobile ownership during the late 1920s period. The garage appears to be contemporaneous with the main house and demonstrates the complete residential planning that characterized quality suburban development during the early Village Industries years.

Character-defining features include the cross-gable roof form with prominent front gable, the arched window in the gable end, the Gothic Revival cottage proportions and massing, the covered front porch, the bay window feature, and the original detached garage that completes the residential complex.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1930, James & Jane Will were living at 317 Ypsilanti St., and James was employed as an Accountant for the Village.[1] In 1939, Charles & Anna Fossett and family were living at 26376 Ypsilanti.[2] In 1940, Charles & Anna Fossett and family were living at 26376 Ypsilanti St., and Charles was employed as a conductor for the railroad.[3] In 1950, Agnes Brown, a widow, and Fred and Carlos, lodgers, resided at 26376 Ypsilanti; and Fred was employed as a butt welder for an auto parts manufacturer, while Carlos was employed as a locomotive fireman for the railroad.[4] In 1970, Agnes Brown still resided at 26376 Ypsilanti Street.[5]

In January 1941, this one-and-a-half story, single-family residence with matching single car garage is situated on Lot 77 of block 2 in the Village of Flat Rock; the address was 26376 Ypsilanti St [with prior address of 317 Ypsilanti].[6]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1928 property is recommended as contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and under Criterion C for Architecture.

Under Criterion A, the house documents early residential construction during the foundational period of Ford's Village Industries program, representing the housing development that followed establishment of the Headlamp Plant in December 1922 and supported the community's transformation from agricultural village to suburban-industrial center.

Under Criterion C, the property is a distinctive example of Gothic Revival cottage architecture within the district. The arched gable window, cross-gable roof form, and compact cottage proportions represent a stylistic departure from the Craftsman bungalows and Colonial Revival houses more commonly found in the district, demonstrating the architectural variety and sophistication that Village Industries-era development supported. The survival of the original detached garage preserves a complete late-1920s residential ensemble including early automotive accommodation.

The property retains sufficient integrity to convey its significance despite material alterations. Location, design, setting, feeling, and association remain strong — the Gothic Revival form, cross-gable roof, and arched window are intact and clearly legible. Materials and workmanship are compromised by replacement siding and windows, but the distinctive silhouette and architectural character that distinguish this property within the district are preserved.

Recommendation: Contributing to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0077_002; citing records held by the City of Flat Rock.

[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 226 (stamped), enumeration district (ED) 82-880, sheet 10A, dwelling 193, family 210, for James & Jane Will ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-8F?cat=1036363&i=456&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 457 of 1148; United States. National Archives and Records Administration.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9B, for Charles & Anna Fossett and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 22 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 3, dwelling 26, for Agnes Brown and roomers; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 4 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1969-70) p. 59, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 1 of 4, for Ypsilanti Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26388 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0077_001 Lot 77 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0983921		Long: -83.2917176		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1926	
Architectural Style	Craftsman Bungalow (adapted for commercial use)	
Building Form	One-and-one-half story bungalow with dormer	
Roof Form	Hip roof with front-facing dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding with brick foundation/wainscot	
Foundation Materials	Brick masonry	
Window Materials	Aluminum	
Window Type	Double-hung and sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Commerce; Architecture; Social History						
Period(s) of Significance	1920-1972 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Historic Name	Rosies Pizza						
Historic/Original Owner	Charles & Pauline Brandes . O'Neal Family						
Historic Building Use	Residential/Mixed residential-commercial						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Local builder						

Survey Date	25 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This is a 1½-story Craftsman bungalow of frame construction set on a continuous brick foundation, oriented with its principal elevation facing west toward Ypsilanti Street. The building presents a side-gabled form clad in brown asphalt shingles, with the front roof slope extending down in a catslide to shelter the full-width porch — a characteristic Craftsman massing that anchors the building to its site and emphasizes horizontal proportions. A prominent front-facing gable dormer breaks the catslide slope to light the upper half-story. A secondary cross-gable projects from the south elevation, creating asymmetrical massing characteristic of the style. The roof exhibits a moderate overhang with exposed rafter tails at the eaves, and a wide frieze board caps the wall-to-roof transition at the dormer and gable ends.

The dark red-brown common brick is laid in running bond, carried up from the foundation to form a full-height first-story veneer that wraps the visible elevations and integrates seamlessly into the porch piers and knee wall. This brick-over-frame construction was a common and economical approach in southeastern Michigan Craftsman houses of the 1920s, providing substantial masonry character without full bearing-wall expense. The upper half-story and dormer are clad in painted wood clapboard siding in a pale yellow-green, creating the two-tone material contrast Craftsman builders used to articulate the story break and relieve the visual weight of the facade.

The full-width front porch is sheltered beneath the catslide extension, supported by tapered brick piers rising from a continuous low brick knee wall. Concrete steps at center provide access through the knee wall, flanked by low brick cheek walls. Fenestration includes 1/1 double-hung sash flanking the main entrance at the first story and a pair of windows within the front dormer gable. Window frames appear to be a mix of original or early wood units above with possible replacement sash at the first story.

The south elevation reveals the building's commercial adaptation: a flat-roofed addition with red-painted surfaces extends from the side wall, accommodating restaurant use. This addition is set back from the primary facade and subordinate in scale, leaving the principal Craftsman composition intact from the street. The essential character-defining features — side-gabled catslide form, brick-and-clapboard material palette, full-width porch with tapered piers and knee wall, exposed rafter tails, and overall proportional relationships — remain clearly legible and well-preserved.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1930, Charles H. & Pauline Brandes were living at 311 Ypsilanti St., and Charles was employed as a Blacksmith for the Railyard.[1] In 1939, Charles & Pauline Brandes were living at 26388 Ypsilanti.[2] In 1940, Charles & Pauline Brandes were living at 23688 Ypsilanti St., and Charles was employed as a blacksmith for the railroad.[3] In 1950, Pauline Brandes and son resided at 26388 Ypsilanti; and she was retired.[4]

The Estate of Pauline Brandes, also known as Pauline M. Brandes, deceased, was the subject of a Probate File filed November 4, 1959, regarding Lot 77 excluding the southeast 51 feet; the heirs were listed as Mable Phillips and Elda Kosters, who were also the devisees and legatees and an inventory was filed April 6, 1960.[5]

Elda Kosters conveyed Lot 77, excluding the southeast 51 feet, to Mable Phillips by Quit Claim Deed on November 1, 1961, recorded December 18, 1961[6]. Mable Phillips conveyed Lot 77, excluding the southeasterly 51 feet, to Roland E. Cousino and Agnes A., his wife, by Warranty Deed on April 2, 1962, recorded April 5, 1962.[7]

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[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 226 (stamped), enumeration district (ED) 82-880, sheet 10A, dwelling 191, family 208, for Charles H. & Pauline Brandes ; NARA microfilm publication T626, roll 1030; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-8F?cat=1036363&i=456&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 457 of 1148; United States. National Archives and Records Administration.

[2] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9B, for Charles & Pauline Brandes ; NARA microfilm publication T627, roll 1825; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 22 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 4, dwelling 27, for Pauline Brandes and son; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 5 of 58; United States. National Archives and Records Administration.

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 74 through 147 inclusive of* Assessor's Flat Rock Plat No. 4 *in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-12-1 through 6A-12-31.*

[6] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[7] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

Roland E. Cousino and Agnes A., his wife, conveyed Lot 77, excluding the southeasterly 51 feet, to Russel L. O'Neal and Rose, his wife, by Warranty Deed on September 3, 1968, recorded September 10, 1968.[8] Russel L. O'Neal and Rose, his wife, took out a mortgage from Down River Federal Savings and Loan Association of Wyandotte in the amount of $14,669 on September 3, 1968, recorded September 10, 1968, on Lot 77 excluding the southeasterly 51 feet.[9] Down River Federal Savings and Loan Association of Wyandotte assigned this mortgage to Detroit Bank and Trust Co. on November 22, 1968, recorded November 27, 1968.[10]

In 1971, Russell L. O'Neal & K.W. Gregerson resided at 26388 Ypsilanti Street.[11]

Russel L. O'Neal and Rose, his wife, took out an additional mortgage from Down River Federal Savings and Loan Association of Wyandotte in the amount of $19,000 on January 28, 1969, recorded February 3, 1969, on Lot 77 except the southeasterly 51 feet thereof.[12]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The building at 26388 Ypsilanti Street North is recommended as contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and under Criterion C for Architecture.

Under Criterion A, this 1926 building documents the residential construction boom that followed Ford's establishment of the Village Industries Headlamp Plant in December 1922. Originally built as a residence, its subsequent conversion to a restaurant demonstrates the adaptive reuse patterns through which Flat Rock's early housing stock accommodated changing commercial needs while preserving neighborhood character — the kind of entrepreneurial flexibility that sustained small-scale community commerce throughout the period of significance.

Under Criterion C, the building is one of the stronger examples of Craftsman bungalow architecture within the proposed district. Character-defining features include a hip roof with dormer, substantial brick foundation, wood siding, and the horizontal proportions and honest materials expression characteristic of the style at its peak of influence on American residential design. The Craftsman vocabulary — accessible, well-built, and integrated with its neighborhood context — aligned naturally with the middle-class residential development that the Village Industries program attracted to Flat Rock during the 1920s.

The property retains exceptional integrity across all seven aspects. The building remains on its original site with original Craftsman form, hip roof and dormer configuration, brick foundation, and wood siding intact. The neighborhood setting preserves its mixed residential-commercial character, and the building's continued community-serving commercial use maintains direct association with the adaptive development patterns it represents. The successful conversion to commercial function without loss of architectural character further demonstrates the quality of original construction.

Recommendation: Contributing to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0077_001; citing records held by the City of Flat Rock.

[8] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[9] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[10] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

[11] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[12] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26311 Ypsilanti St. [348 Ypsilanti]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0083_000 Lot 83 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0971908	Long: -83.2912634			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Site ☐ Structure ☐ Object ☐

Architectural Information

Construction Date	ca. 1870		
Architectural Style	Folk Victorian		
Building Form	1.5 story vernacular		
Roof Form	Multiple gable roof sections		
Roof Materials	Asphalt shingles		
Exterior Wall Materials	Wood shingles & vinyl siding		
Foundation Materials	Concrete block/basement		
Window Materials	Aluminum or vinyl frame		
Window Type	Double-hung & sliding windows		
Outbuildings	Yes ☒	No ☐	
Number/Type:	1 Garage (detached)		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Community Planning and Development; Industry; Architecture					
Period(s) of Significance	c. 1890-1947 (within district's 1890-1975 period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding	Moved ☐	Date(s):		
Current/Common Name	26311 Ypsilanti					
Historic/Original Owner	Ambrose "Spencer" & Caroline (nee VanRiper) Langdon Residence					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1870-1899 Folk Victorian cottage is a 1.5-story residential structure situated on a corner lot on Ypsilanti Street in Flat Rock. The building represents early pioneer residential development that significantly predates Ford's Village Industries program by approximately three decades, making it one of the earliest surviving residential structures in the district. The property demonstrates late 19th-century residential architecture with mixed material preservation that includes both original elements and sympathetic alterations.

The house exhibits Folk Victorian characteristics with a simple side gable roof form and 1.5-story configuration typical of late 19th-century modest housing. The roof is covered with asphalt shingles that represent modern replacement of original wood shingles or slate. The simple gable form reflects the practical vernacular building traditions of the 1890s period.

The exterior walls display a mixed materials approach that represents both preservation and alteration. The upper story retains wood shingle siding in a gray color that may be original or historically appropriate replacement, representing the type of exterior finish common in late 19th-century residential construction. The lower story is clad in blue vinyl siding that represents a later alteration covering original materials. This mixed approach creates visual interest through color contrast between the gray upper story and blue lower story.

A significant feature of this property is the retention of some original wood windows protected by aluminum storm windows, particularly visible on the upper story. The survival of original wood windows from the 1890s represents important preservation of historic materials and craftsmanship, demonstrating the same responsible stewardship approach seen in other properties where storm windows protect rather than replace original windows. Some windows appear to have been replaced, creating a mixed condition typical of buildings that have undergone gradual updating over 130+ years.

The front facade displays the asymmetrical composition typical of Folk Victorian design, with the entrance positioned off-center and windows arranged in a practical rather than formal pattern. A small front entry with metal railings and concrete steps provides access. The overall composition reflects the vernacular building traditions of late 19th-century working-class housing.

The corner lot siting provides the building with enhanced visibility and prominence within the neighborhood, making it a landmark structure that contributes significantly to the streetscape character. The corner location was often reserved for more substantial or prominent buildings in 19th-century town planning.

An important feature of this property is the retention of its original 1-car concrete block garage located at the rear. The concrete block construction represents early 20th-century garage building techniques (concrete block became common in the 1910s-1920s), suggesting the garage may have been added shortly after automobile ownership became common. The survival of this early garage structure adds to the property's historical completeness.

The building sits on a stone or concrete block foundation appropriate for 1890s construction methods. The property includes mature landscaping including Japanese maple trees that enhance the residential character.

Despite mixed material conditions, character-defining features include the 1.5-story Folk Victorian form, the simple side gable roof, portions of original wood shingle siding, some original wood windows with protective storm windows, the asymmetrical vernacular composition, the prominent corner lot location, and the early concrete block garage.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The residence at 26311 Ypsilanti St. was built about 1870 by Ambrose "Spencer" & Caroline (nee Van Riper) Langdon, after Spencer returned from serving as a Wagoner with the 150 Penn Co. J during the Civil War.[1] In 1930, George & Anna Horenchuk and family were living at 348 Ypsilanti St., and George was employed as a shipper for the Lamp Plant.[2] In 1940, George & Anna Horenchuk were living at 26311 Ypsilanti St., and George was employed as a painter for the auto factory.[3] In 1950, George & Arna Horenchuk resided at 26311 Ypsilanti; and George worked in the paint shop at a auto parts manufacturer.[4] In 1971, George Horenchuk resided at 26311 Ypsilanti Street.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1870–1899 property is recommended as **contributing** to the Flat Rock Historical District with potential for individual eligibility under Criterion A for Community Planning and Development and Criterion C for Architecture.

Under Criterion A, the house represents the earliest pioneer residential development in the district, constructed approximately three decades before Ford's Village Industries program established industrial operations in Flat Rock. The property demonstrates the pre-industrial village character that formed the community foundation later attractive to Ford's investment. Its corner lot location suggests prominence within the early settlement's planning hierarchy.

Under Criterion C, the property survives as an important example of 1890s Folk Victorian vernacular architecture with meaningful retention of original materials. Wood shingle siding on the upper story and original wood windows protected by storm windows preserve irreplaceable late 19th-century fabric; for a building exceeding 125 years, any survival of original materials is significant. Vinyl siding on the lower story and some replacement windows reduce but do not eliminate the property's ability to convey its 1890s character and construction techniques. An original concrete block garage, likely dating to the 1910s–1920s, documents early automobile-era outbuilding construction and adds a secondary layer of historical significance.

The property's exceptional age, meaningful material preservation, prominent corner lot location, and dual-criteria significance support both strong district contribution and potential individual eligibility consideration. Material alterations to the lower story affect but do not preclude individual listing, given the rarity of pre-1900 survivors and the retention of authentic pioneer-era fabric on the upper story.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0083_000; citing records held by the City of Flat Rock.

1 **1900 Map Subdivision (annotated with property owners)** of part frac. sec 6 & 31, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved, 13 Dec 1900; **ALSO**, Brownstown Township, Wayne County, Michigan, "**Tax Rolls 1864-1921**," unpaginated, arranged alphabetically, Clerk's Office (vault), Brownstown Township. **ALSO**, **1870 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Post Office, p. 14 (penned), dwelling 116, family 110, for Spenser & Carrie Langdon; NARA microfilm publication M593, roll 709; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:S3HY-67VS-NCL?view=explore : Oct 3, 2025), FHL Image Group Number: 004273766, image 19 of 483; United States. National Archives and Records Administration. **ALSO**, Wayne County, "Michigan, Misc. Marriage Books – Index and Records 1849-1887," **Spenser Langdon and Caroline Van Riper, married 7 Apr 1867**; **imaged**, "Michigan, Marriages, 1822–1995," *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:939V-5PSX-8V?i=119&lang=en : accessed 3 Oct 2025), FHL Image Group Number: 004674393, image 120 of 272; citing County of Wayne (Michigan), Marriage Index and Records MICP 5-082, Roll 8, Detroit.

2 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 225 (stamped), enumeration district (ED) 82-880, sheet 9A, dwelling 174A, family 190,George & Anna Horenchuk and family; NARA microfilm publication T626, roll 1030; imaged, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-F9?cat=1036363&i=453&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 455 of 1148; United States. National Archives and Records Administration.

3 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9B, dwelling, for George & Anna Horenchuk ; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 22 of 1034; United States. National Archives and Records Administration.

4 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 71, dwelling 63, for George & Arna Horenchuk ; NARA Identifier #306578863; imaged, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-1?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 49 of 58; United States. National Archives and Records Administration.

5 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26325 Ypsilanti [340 Ypsilanti]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0084_000 Lot 84 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097000	Long: -83.287000			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1929 (with 1966 garage)	
Architectural Style	Craftsman Bungalow	
Building Form	1 Story Rectilinear	
Roof Form	Hip roof with front dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block/slab	
Window Materials	Vinyl replacement windows	
Window Type	Picture windows and double-hung windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History; Architecture
Period(s) of Significance	1929-1949, 1966-1975 (within district's 1920-1975 period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☐ Workmanship ☐ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☐ Altered ☒ Siding/Windows Moved ☐ Date(s):
Current/Common Name	26325 Ypsilanti
Historic/Original Owner	Jerome & Cassie Moffitt
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Local builder/developer

Survey Date	21 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This 1929 Craftsman Bungalow is a single-story residential structure situated on Ypsilanti Street in Flat Rock, representing early residential development during the foundational period of Ford's Village Industries program. The building underwent a major alteration in 1966 with the addition of a large attached garage, creating a property that spans both the early and late periods of the district's significance.

The original house exhibits classic Craftsman Bungalow characteristics with a hip roof and prominent front dormer that provides light and ventilation to the interior spaces. The hip roof form with the dormer creates the characteristic bungalow profile that was popular during the 1920s. The roof is covered in asphalt shingles and includes a brick chimney.

The exterior walls are currently clad in replacement vinyl siding with contrasting burgundy or dark red trim that defines the roof lines and architectural details. This color scheme emphasizes the building's horizontal lines and bungalow proportions. The original building form and massing remain clearly identifiable despite the material changes.

A significant alteration occurred in 1966 when a large attached garage was added to the structure. This garage addition extends to the left (east) side of the original house and represents a major change to the property's appearance and massing. The garage includes a standard residential overhead door and is integrated into the overall roofline. The 1966 addition date places it within the district's period of significance and reflects the post-war emphasis on automobile accommodation that characterized suburban development during the Village Industries' later years.

The front facade of the original house maintains its bungalow character with a small covered entry area and symmetrical window arrangement. Windows appear to be replacement units but maintain the original opening configurations. The front entry includes steps leading to a small covered porch or stoop that provides weather protection.

The property demonstrates the evolution of residential needs and suburban development patterns within the Village Industries context. The original 1929 construction represents the early period when Ford's experiment was beginning to establish residential development, while the 1966 garage addition reflects the mature suburban lifestyle and automobile-oriented development that characterized the program's later phase.

Character-defining features include the original hip roof with front dormer, the bungalow massing and proportions, the horizontal emphasis typical of Craftsman design, and the 1966 attached garage addition that represents the property's evolution during the district's period of significance.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

In 1930, Jerome & Cassie Moffitt, along with their family, resided at 340 Ypsilanti St., and Jerome was employed as a punch press operator at the Lamp Plant.[1] In 1940, Claude & Ella Ring were living at 26325 Ypsilanti St., and Claude was employed as a counterman for a restaurant.[2] In 1950, Claude Ring resided at 26325 Ypsilanti; and Claude worked at a restaurant for the Food Retail, Beer & Wine Industry.[3] In 1971, James Brummett resided at 26325 Ypsilanti Street.[4]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. <u>This is required for all properties</u>.

This 1929 property with 1966 garage addition is recommended as **contributing** to the Flat Rock Historical District under Criterion A for Community Planning and Development. Built during the foundational period of Ford's Village Industries program, the Craftsman Bungalow demonstrates the quality residential development that early industrial investment supported in Flat Rock. The 1966 garage addition falls within the district's 1920–1975 period of significance and documents

1 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 225 (stamped), enumeration district (ED) 82-880, sheet 9A, dwelling 173A, family 189,Jerome & Cassie Moffitt and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-F9?cat=1036363&i=453&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 455 of 1148; United States. National Archives and Records Administration.

2 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 9B,Claude & Ella Ring ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 22 of 1034; United States. National Archives and Records Administration.

3 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 79, dwelling 62, for Claude Ring ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 57 of 58; United States. National Archives and Records Administration.

4 "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

the mature suburban integration of automobile accommodation into residential planning, giving the property a dual chronology that spans nearly the full arc of district development.

The property retains sufficient integrity to convey its historic significance across both periods. Location, design, setting, feeling, and association remain strong, with the original bungalow form, hip roof with dormer, and overall massing intact. Materials and workmanship have been compromised by replacement siding and windows, but the 1966 garage addition is itself a historically significant element within the period of significance, reinforcing rather than diminishing the property's contribution to the district.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_094_02_0084_000; citing records held by the City of Flat Rock.

Plat map of **Huron River Subdivision** of a part of sec 31, T4S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 15 June **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-27878" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26339 Ypsilanti Street (House & Garage)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0085_301 Lot 85 & 86 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.277934	Long: - 83.263789			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)

Architectural Information

Construction Date	1888	
Architectural Style	Folk Victorian/Vernacular Cottage	
Building Form	One-and-one-half story gable-front cottage	
Roof Form	Front-facing gable with side extension	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original wood frame	
Foundation Materials	Concrete block	
Window Materials	Vinyl replacement windows	
Window Type	Double-hung and picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	One garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development; Social History; Architecture
Period(s) of Significance	1834-1890 (Early Period); 1900-1972 (Transition/Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

*** compromised through the installation of vinyl siding and replacement windows

Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Builder/Contractor	Built by Edward Scherer (1880s)

Survey Date	20 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This one-and-one-half-story frame dwelling presents a Folk Victorian vernacular cottage form with a steeply pitched front-facing gable roof, a configuration widely adopted in working-class residential construction across southeastern Michigan at the turn of the 20th century. The compact massing and efficient half-story plan reflect the economical building practices that provided adequate family housing on modest village lots during the period when Flat Rock was transitioning from Vreeland's agricultural settlement toward a more established community.

The roof system consists of a dominant front gable with steeply pitched slopes clad in asphalt shingles, with a slightly lower intersecting gable over the side extension creating a secondary volume that expands the building's footprint while maintaining the cottage's domestic scale. The rooflines are trimmed with simple fascia and modest eave returns at the front gable consistent with late 19th-century vernacular detailing. No original chimney is visible from the primary elevation.

Exterior walls are clad in vinyl siding installed over original wood clapboard, finished in a neutral cream tone. The horizontal coursing preserves the visual rhythm and proportional relationships of the original wood installation, and the siding terminates cleanly at window and door openings without obscuring the original trim profiles. Decorative burgundy shutters flank the window openings on the front elevation, providing color contrast that articulates the fenestration pattern. The building rests on a concrete block foundation with minimal exposure above grade.

Fenestration on the front gable elevation is organized around a center entry with a three-part arrangement: a large picture window occupies the ground floor to one side of the door — a mid-20th-century modernization that replaced what was likely a paired or single double-hung unit — while the upper half-story features paired windows centered within the gable field, providing light and ventilation to the sleeping space above. The side extension carries its own window openings at ground-floor level. Windows throughout are contemporary vinyl replacement units that depart from the original wood-frame double-hung sash typical of 1900 construction; however, the replacement units maintain the proportional relationships and opening sizes of the historic fenestration pattern, and the upper gable pair in particular preserves the balanced composition characteristic of the building's original design.

The front entry is sheltered by a porch roof supported on simple squared posts, creating a modest but clearly defined transition between the public street and private domestic space. The porch detailing is restrained, consistent with the practical ornamentation typical of working-class Folk Victorian cottages that prioritized functional shelter over decorative elaboration. A concrete driveway along the side yard leads to a detached garage set to the rear of the lot, representing the standard automotive accommodation added to early 20th-century residential properties as automobile ownership became universal. The lot retains mature deciduous trees and open lawn with the setbacks and spacing characteristic of early residential development within Vreeland's village plat.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

Edward Scherer built this home on Lot 28, Block 37, Ypsilanti Street about 1888.[1] He married Mary Erving on 14 May 1882 in Brownstown.[2] Edward & Mary, along with their four daughters, were living in Flat Rock in June 1900; Edward is the owner of this home and was working in Brownstown as a stone mason and brick layer.[3]

In 1906, William Scherer owned the home on Lot 28, Block 37, Ypsilanti Street.[4]

It is unclear what the familiar relationship was between Edward and William Scherer; however, we believe they were likely cousins, but that is beyond the scope of this project. Edward was born in Detroit in 1857; and William was born in Germany in 1853, and later immigrated to the United States in 1871.[5]

Edward & Mary Scherer and their daughters had moved to Detroit and were living at 165 Dragoon Street in 1910; and Edward was employed as a mason for a factory.[6]

In 1910, William and Minnie Scherer and their six children were living at [336] Ypsilanti St., and at 55 years old, William worked as a laborer on a farm, while Minnie was a dressmaker and operated her own shop.[7]

In 1920, William and Minnie Scherer and their children were living at [336] Ypsilanti St., and at 66 years old, William was the night watchman at the Detroit Pneumatic Chuck Company, while his son George worked as a machinist.[8]

In 1930, George & Mildred Scherer, their daughter Marion and William & Minnie, his parents, were living at [336] Ypsilanti St., and at 77 years old, William was employed as a sweeper at the Headlamp Factory, while his son George operated a grocery store.[9] William M. Scherer died on 7 Dec 1937 at the age of 84.[10] In 1939, Minnie Scherer was living at 26339 Ypsilanti.[11]

In 1940, Minnie Scherer, now a widow, and Marian, her grandaughter were living at 26339 Ypsilanti St.[12] Minnie Scherer of 26339 Ypsilanti St. died on 30 July 1947.[13]

In 1950, Gail & Anna Simmerman (daugter of Minnie Scherer), were living at 26339 Ypsilanti St., and they were retired.[14]

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[1] Brownstown Township, Wayne County, Michigan, Tax Rolls 1888-1906, unpaginated, arranged alphabetically, all years read for entries relating to **Scherer** [spelling varies]; Clerk's Office (vault), Brownstown Township. Note: House may have been built earlier, however some of the1880 Tax volumes are missing.

[2] "Michigan, Marriages, 1822-1995", database, *FamilySearch* (https://familysearch.org/ark:/61903/1:1:FC2X-V7G : 18 February 2021), marriage of Edward Shearer and Mary Erving, 14 May 1882.

[3] 1900 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 178, sheet 14 B, dwelling 319, for Edward & Mary Scherer and daughters; NARA microfilm publication T623, roll 754; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:M91H-MVK : accessed 21 Aug 2025), FHL# 4119808, Image 32 of 674; United States. National Archives and Records Administration.

[4] Brownstown Township, Wayne County, Michigan, Tax Rolls 1906, unpaginated, arranged alphabetically, read for entries relating to **Scherer** [spelling varies]; Clerk's Office (vault), Brownstown Township.

[5] 1900 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 178, sheet 14 B, dwelling 319, for Edward & Mary Scherer and daughters. **AND** 1910 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 178, sheet 14 B, dwelling 319, for Williamd & Minnie Scherer and children; NARA microfilm publication T623, roll 754; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:M91H-MK8?lang=en : accessed 21 Aug 2025), FHL# 4119808, Image 32 of 674; United States. National Archives and Records Administration. William arrived in 1871.

[6] 1910 U.S. census, Wayne County, Michigan, population schedule, Detroit City, enumeration district (ED) 228, sheet 1B, dwelling 17, for Edward & Mary Scherer and daughters; NARA microfilm publication T624, roll 687; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RJ6-9M3M?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3AMLT1-PWN&action=view&cc=1727033&lang=en&groupId= : accessed 21 Aug 2025), FHL# 004972521, Image 333 of 1,172; United States. National Archives and Records Administration.

[7] 1910 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 1, sheet 19 B, dwelling 419, for Williamd & Minnie Scherer and children.

[8] 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 1B, dwelling 17, family 19, for William & Minnie Scherer and son; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GR65-4Q6?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3AMZ72-MWV&action=view&cc=1488411&lang=en : accessed 27 July 2025), FHL# 004966178, Image 561 of 1,100; United States. National Archives and Records Administration.

[9] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 9A, dwelling 17, family 19, for William & Minnie Scherer and son; NARA microfilm publication T626, roll 1030; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-DR?view=explore&action=view&cc=1810731&lang=en&groupId=TH-1942-22755-5154-8 : accessed 21 August 2025), Image 445 of 1,148; United States. National Archives and Records Administration.

[10] Michigan, Department of Health: Division for Vital Records, Certificate of Death No. 82_13037 (1937), Wayne County, for William Scherer, died 7 Dec 1937; imaged, *Archives of Michigan* (https://michigan.access.preservica.com/uncategorized/IO_aefe7268-6aae-4497-9544-6821983f1725/ : accessed 21 August 2025).

[11] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[12] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 9B, dwelling 178 family, for Minnie Scherer and grandaughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 22 of 1034; United States. National Archives and Records Administration.

[13] Michigan, Department of Health: Division for Vital Records, Certificate of Death No. 368354 (1947), Wayne County, for Minnie Scherer, died 30 July 1947; **imaged**, *Ancestry.com* (https://www.ancestry.com/sharing/43748492?mark=7b22746f6b656e223a227974436e4f4e504268767779726176 2b71376a6566353357784638613634474a5847724e38355741446e593d222c22746f6b656e5f76657273696f6e223a225632227d : accessed 21 August 2025).

[14] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-3, sheet 7, dwelling 61, for Gail & Anna Simmerman; NARA microfilm publication T627, roll 1825; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHN-

Marvin L. Lent resided at 26339 Ypsilanti St. in 1959; Elmer L. White resided at 26339 Ypsilanti St. from1962-1967; and John N. Dillion resided at 26339 Ypsilanti in 1968-1971.[15]

This 1½-story, single-family frame residence with matching single car garage and rear shed is situated on Lot 28, Block 37 and in October 1929, the address was 336 Ypsilanti St.[16]

This 1½-story, single-family frame residence with matching single car garage is situated on Lot 28, Block 37 and in Jan 1941, the address was 26339 Ypsilanti St [formerly 336].[17]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 26339 Ypsilanti Street South is recommended as **contributing** to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Under Criterion A, the building's 1900 construction date places it at the transition between the early period of significance associated with Michael Vreeland's agricultural village and the late period of significance characterized by Ford's industrial investment. The property represents the established residential foundation — stable working-class housing, existing neighborhood infrastructure, and social connections — that bridged Flat Rock's 19th-century origins and its 20th-century transformation, enabling the Village Industries program's success by providing an already-functioning community base.

Under Criterion C, the building demonstrates Folk Victorian vernacular architecture characteristic of turn-of-the-century residential construction in small Michigan communities. The gable-front form, front porch, modest scale, and proportioned window arrangements reflect national building traditions adapted to local conditions, providing affordable housing with architectural respectability. The property represents the continuation of 19th-century vernacular building methods into the 20th century, bridging traditional construction and the more standardized residential development of later decades.

The property retains sufficient integrity across six of seven aspects. Location, design, setting, feeling, and association remain intact: the building occupies its original site within Vreeland's village plat neighborhood, preserves its gable-front form, front porch, and overall massing, and continues in residential use conveying its turn-of-the-century working-class character. Workmanship is evident in the preserved structural system and period construction methods. Materials integrity has been compromised by vinyl siding and replacement windows; however, these practical alterations to century-old working-class housing follow established National Register precedent and do not diminish the building's ability to convey its historical significance when form, proportions, and character-defining features remain intact.

References - *List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_094_02_0085_301; generically citing records held by the City of Flat Rock.

Plat map of Assessor's Flat Rock Plat No. 4 of a part of the S ½ of frac sec 31, T4S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 3 May 1940; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-27887" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

"Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-71) multi-volumes, read for 26339 Ypsilanti Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," October 1929, image 2 of 3, for Ypsilanti Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081929 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 2 of 4, for Ypsilanti Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

PQHW-59X1-H?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL# 108990835, Image 8 of 58; United States. National Archives and Records Administration.

[15] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-71) multi-volumes, read for 26339 Ypsilanti Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[16] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," October 1929, image 2 of 3, for Ypsilanti Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081929 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[17] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 2 of 4, for Ypsilanti Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26339 Ypsilanti Street (House & Garage)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0085_301 Lot 85 & 86 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.277934	Long: - 83.263789			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

Architectural Information

Construction Date	1888	
Architectural Style	Folk Victorian/Vernacular Cottage	
Building Form	One-and-one-half story gable-front cottage	
Roof Form	Front-facing gable with side extension	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original wood frame	
Foundation Materials	Concrete block	
Window Materials	Vinyl replacement windows	
Window Type	Double-hung and picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	One garage (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History; Architecture
Period(s) of Significance	1834-1890 (Early Period); 1900-1972 (Transition/Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

*** compromised through the installation of vinyl siding and replacement windows

Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Builder/Contractor	Built by Edward Scherer (1880s)

Survey Date	20 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residential property at 26339 Ypsilanti Street South represents an important example of turn-of-the-century working-class housing that bridges Flat Rock's early agricultural settlement period and its transformation into an industrial community. Constructed in 1900, this one-and-one-half story cottage embodies the vernacular building traditions that characterized small-town residential development in southeastern Michigan during the transition from the 19th to the 20th century, while also demonstrating the established residential foundation that would support Flat Rock's industrial expansion beginning in the 1920s.

The building exhibits a front-facing gable form with side extension that was widely adopted in American working-class residential construction during the late Victorian period. This architectural approach maximized the utilization of modest lots while providing adequate living space for families through efficient organization of domestic functions. The gable-front orientation creates architectural presence on the street while demonstrating the practical building solutions that characterized affordable housing during the period when Flat Rock was evolving from Michael Vreeland's original village plat into a more substantial community.

The structure's one-and-one-half story configuration represents an economical approach to residential construction that provided ground-floor living areas with additional sleeping space in the half-story above. This building form reflects the housing needs of working-class families at the turn of the century, when Flat Rock's economy was transitioning from primarily agricultural pursuits to the more diverse economic base that would eventually attract Ford's Village Industries investment. The compact but functional design demonstrates the democratic housing ideals of the period, when modest homes could provide dignity and comfort for working families.

The front porch represents one of the building's most important character-defining features, serving both practical and social functions that were essential to turn-of-the-century residential life. The porch includes a simple but well-proportioned roof structure supported by posts that create a welcoming transition between private domestic space and the public street environment. This architectural element reflects the social patterns of 1900, when front porches served as important spaces for neighborhood interaction, family gathering, and community surveillance that contributed to the small-town character that distinguished communities like Flat Rock.

The exterior wall system currently consists of vinyl siding that has replaced original wood clapboard siding typical of 1900 frame construction. While this represents a departure from historic materials, the siding installation preserves the building's horizontal emphasis and original proportional relationships. The neutral color scheme respects the building's modest architectural expression while providing contemporary weather protection and maintenance advantages that enable continued residential use by working families.

Window openings have been updated with contemporary units that include both replacement double-hung windows and a picture window installation that reflects mid-20th-century modernization efforts. While these modifications represent departures from the original fenestration pattern, they demonstrate the normal evolution of working-class housing as families sought to improve comfort and energy efficiency while maintaining the building's residential function. The front elevation's window arrangement continues to provide natural light to interior living spaces while maintaining the building's balanced street presence.

The property includes a detached garage that provides automotive accommodation reflecting the 20th-century transportation changes that affected all American communities. The garage represents the type of incremental improvement that enabled historic properties to adapt to changing lifestyle requirements while maintaining their essential character and residential function. The overall site configuration demonstrates the lot patterns and setbacks that characterized early 20th-century residential development in communities like Flat Rock.

The building's mature landscaping and established neighborhood context reflect the integration of turn-of-the-century residential development with the community's evolving character. The property's location within the residential area that developed around Vreeland's original village plat demonstrates the continuity between Flat Rock's 19th-century agricultural settlement and its 20th-century industrial transformation.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Edward Scherer built this home on Lot 28, Block 37, Ypsilanti Street about 1888.[1] He married Mary Erving on 14 May 1882 in Brownstown.[2] Edward & Mary, along with their four daughters, were living in Flat Rock in June 1900; Edward is the owner of this home and was working in Brownstown as a stone mason and brick layer.[3]

In 1906, William Scherer owned the home on Lot 28, Block 37, Ypsilanti Street.[4]

It is unclear what the familiar relationship was between Edward and William Scherer; however, we believe they were likely cousins, but that is beyond the scope of this project. Edward was born in Detroit in 1857; and William was born in Germany in 1853, and later immigrated to the United States in 1871.[5]

Edward & Mary Scherer and their daughters had moved to Detroit and were living at 165 Dragoon Street in 1910; and Edward was employed as a mason for a factory.[6]

In 1910, William and Minnie Scherer and their six children were living at [336] Ypsilanti St., and at 55 years old, William worked as a laborer on a farm, while Minnie was a dressmaker and operated her own shop.[7]

In 1920, William and Minnie Scherer and their children were living at [336] Ypsilanti St., and at 66 years old, William was the night watchman at the Detroit Pneumatic Chuck Company, while his son George worked as a machinist.[8]

In 1930, George & Mildred Scherer, their daughter Marion and William & Minnie, his parents, were living at [336] Ypsilanti St., and at 77 years old, William was employed as a sweeper at the Headlamp Factory, while his son George operated a grocery store.[9] William M. Scherer died on 7 Dec 1937 at the age of 84.[10] In 1939, Minnie Scherer was living at 26339 Ypsilanti.[11]

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[1] Brownstown Township, Wayne County, Michigan, Tax Rolls 1888-1906, unpaginated, arranged alphabetically, all years read for entries relating to **Scherer** [spelling varies]; Clerk's Office (vault), Brownstown Township. Note: House may have been built earlier, however some of the1880 Tax volumes are missing.

[2] "Michigan, Marriages, 1822-1995", database, *FamilySearch* (https://familysearch.org/ark:/61903/1:1:FC2X-V7G : 18 February 2021), marriage of Edward Shearer and Mary Erving, 14 May 1882.

[3] 1900 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 178, sheet 14 B, dwelling 319, for Edward & Mary Scherer and daughters; NARA microfilm publication T623, roll 754; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:M91H-MVK : accessed 21 Aug 2025), FHL# 4119808, Image 32 of 674; United States. National Archives and Records Administration.

[4] Brownstown Township, Wayne County, Michigan, Tax Rolls 1906, unpaginated, arranged alphabetically, read for entries relating to **Scherer** [spelling varies]; Clerk's Office (vault), Brownstown Township.

[5] 1900 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 178, sheet 14 B, dwelling 319, for Edward & Mary Scherer and daughters. **AND** 1910 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 178, sheet 14 B, dwelling 319, for Williamd & Minnie Scherer and children; NARA microfilm publication T623, roll 754; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:M91H-MK8?lang=en : accessed 21 Aug 2025), FHL# 4119808, Image 32 of 674; United States. National Archives and Records Administration. William arrived in 1871.

[6] 1910 U.S. census, Wayne County, Michigan, population schedule, Detroit City, enumeration district (ED) 228, sheet 1B, dwelling 17, for Edward & Mary Scherer and daughters; NARA microfilm publication T624, roll 687; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RJ6-9M3M?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3AMLT1-PWN&action=view&cc=1727033&lang=en&groupId= : accessed 21 Aug 2025), FHL# 004972521, Image 333 of 1,172; United States. National Archives and Records Administration.

[7] 1910 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 1, sheet 19 B, dwelling 419, for Williamd & Minnie Scherer and children.

[8] 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 1B, dwelling 17, family 19, for William & Minnie Scherer and son; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GR65-4Q6?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3AMZ72-MWV&action=view&cc=1488411&lang=en : accessed 27 July 2025), FHL# 004966178, Image 561 of 1,100; United States. National Archives and Records Administration.

[9] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 9A, dwelling 17, family 19, for William & Minnie Scherer and son; NARA microfilm publication T626, roll 1030; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-DR?view=explore&action=view&cc=1810731&lang=en&groupId=TH-1942-22755-5154-8 : accessed 21 August 2025), Image 445 of 1,148; United States. National Archives and Records Administration.

[10] Michigan, Department of Health: Division for Vital Records, Certificate of Death No. 82_13037 (1937), Wayne County, for William Scherer, died 7 Dec 1937; imaged, *Archives of Michigan* (https://michigan.access.preservica.com/uncategorized/IO_aefe7268-6aae-4497-9544-6821983f1725/ : accessed 21 August 2025).

[11] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

In 1940, Minnie Scherer, now a widow, and Marian, her grandaughter were living at 26339 Ypsilanti St.[12] Minnie Scherer of 26339 Ypsilanti St. died on 30 July 1947.[13]

In 1950, Gail & Anna Simmerman (daugter of Minnie Scherer), were living at 26339 Ypsilanti St., and they were retired.[14]

Marvin L. Lent resided at 26339 Ypsilanti St. in 1959; Elmer L. White resided at 26339 Ypsilanti St. from1962-1967; and John N. Dillion resided at 26339 Ypsilanti in 1968-1971.[15]

This 1½-story, single-family frame residence with matching single car garage and rear shed is situated on Lot 28, Block 37 and in October 1929, the address was 336 Ypsilanti St.[16]

This 1½-story, single-family frame residence with matching single car garage is situated on Lot 28, Block 37 and in Jan 1941, the address was 26339 Ypsilanti St [formerly 336].[17]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residential property at 26339 Ypsilanti Street South merits inclusion as a contributing property to the proposed Flat Rock Historical District under National Register Criterion A for its association with the turn-of-the-century residential development that provided the community foundation for Flat Rock's later industrial transformation, and under Criterion C as a representative example of Folk Victorian vernacular architecture that demonstrates the building traditions and housing patterns of 1900 in southeastern Michigan.

Under Criterion A, this property possesses significance for representing the established residential community that bridged Flat Rock's early agricultural settlement period and its industrial development during the Village Industries era. The building's 1900 construction date places it at the transition point between the early period of significance (1834-1890) associated with Michael Vreeland's village founding and agricultural development, and the late period of significance (1922-1972) characterized by Ford's industrial investment and suburban growth. The property represents the type of stable working-class housing that provided the social foundation necessary for successful community development throughout both periods.

The building embodies the continuity between Flat Rock's 19th-century origins and its 20th-century transformation, demonstrating how existing residential patterns and neighborhood development supported the community's evolution. The property represents the established families and workers who formed the core population that would benefit from the economic opportunities created by industrial development while maintaining the small-town character that distinguished Flat Rock from larger industrial centers. This residential foundation enabled the Village Industries program's success by providing an existing infrastructure of homes, neighborhoods, and social connections.

The 1900 construction date also places the building within the broader context of turn-of-the-century community development, when small towns throughout Michigan were establishing the residential and commercial infrastructure that would support future economic growth. The property represents the optimism and investment in community development that characterized this period, when families were establishing permanent residences in anticipation of continued economic opportunity and population growth.

Under Criterion C, the building demonstrates the Folk Victorian vernacular architecture that characterized turn-of-the-century residential construction in small Michigan communities. The gable-front form, front porch, modest scale, and practical details represent the building solutions that provided affordable housing while maintaining architectural

[12] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 9B, dwelling 178 family, for Minnie Scherer and grandaughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 22 of 1034; United States. National Archives and Records Administration.

[13] Michigan, Department of Health: Division for Vital Records, Certificate of Death No. 368354 (1947), Wayne County, for Minnie Scherer, died 30 July 1947; **imaged**, *Ancestry.com* (https://www.ancestry.com/sharing/43748492?mark=7b22746f6b656e223a227974436e4f4e504268767779726176 2b71376a6566353357784638613634474a5847724e38355741446e593d222c22746f6b656e5f76657273696f6e223a225632227d : accessed 21 August 2025).

[14] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-3, sheet 7, dwelling 61, for Gail & Anna Simmerman; NARA microfilm publication T627, roll 1825; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-H?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL# 108990835, Image 8 of 58; United States. National Archives and Records Administration.

[15] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-71) multi-volumes, read for 26339 Ypsilanti Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[16] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," October 1929, image 2 of 3, for Ypsilanti Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081929 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[17] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 2 of 4, for Ypsilanti Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

respectability and community compatibility. The structure reflects the influence of national building traditions adapted to local conditions, materials, and family requirements typical of working-class housing during this period.

The building's architectural character demonstrates the democratic ideals that guided residential development in communities like Flat Rock, where modest homes incorporated character-defining features like front porches and proportioned window arrangements that provided visual interest and social function without excessive cost. The property represents the continuation of 19th-century vernacular building traditions into the 20th century, providing a bridge between traditional construction methods and the more standardized residential development that would characterize later decades.

Transitional Significance: The building's 1900 construction date provides important documentation of the residential development that occurred during Flat Rock's transition from 19th-century agricultural settlement to 20th-century industrial community. This timing illustrates the community's established foundation for supporting future growth while maintaining the neighborhood character that would distinguish Flat Rock's approach to industrial development.

Integrity Assessment: The property retains sufficient integrity across six of the seven aspects required for National Register eligibility to warrant contributing status within the historic district. **Location integrity** is fully preserved as the building remains on its original site within the neighborhood that developed around Vreeland's village plat. **Design integrity** is maintained through retention of the original gable-front form, front porch, and overall massing that characterize the building's Folk Victorian expression. **Workmanship integrity** is evident in the preserved structural system and construction methods typical of 1900 residential building practices. **Setting integrity** is preserved within the residential neighborhood context that has remained substantially unchanged since the construction period. **Feeling integrity** persists through the building's continued ability to convey its character as turn-of-the-century working-class housing that reflects small-town community values. **Association integrity** is maintained through the building's continued residential use and its role in representing the established community that supported Flat Rock's evolution throughout both historical periods.
Materials integrity has been compromised through the installation of vinyl siding and replacement windows. However, these alterations follow established National Register precedent that recognizes the practical requirements of maintaining century-old working-class housing. The building's continued residential use and preservation of character-defining architectural features enable it to convey its historical significance despite material modifications.
Community Development Context: The building's location and continued residential use demonstrate the successful integration of turn-of-the-century development with Flat Rock's later growth patterns. The property provides essential documentation of the residential foundation that enabled the community to accommodate industrial expansion while maintaining neighborhood stability and character.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING** element to the Flat Rock Historical District. Despite alterations to exterior materials, the building retains sufficient integrity of design, location, workmanship, setting, feeling, and association to convey its historical significance as turn-of-the-century housing that provided the community foundation for Flat Rock's evolution throughout both the early and late periods of significance. The property's 1900 construction date and Folk Victorian architectural character make it valuable for understanding the continuity between Flat Rock's 19th-century origins and its 20th-century transformation. The building represents the established residential development that enabled the community to successfully accommodate industrial growth while maintaining the small-town character that distinguished Flat Rock's approach to economic development.

References - *List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_094_02_0085_301; generically citing records held by the City of Flat Rock.

Plat map of Assessor's Flat Rock Plat No. 4 of a part of the S ½ of frac sec 31, T4S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 3 May 1940; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-27887" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

"Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-71) multi-volumes, read for 26339 Ypsilanti Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Sanborn Fire Insurance Map Company, “Flat Rock, Wayne County, Michigan,” October 1929, image 2 of 3, for Ypsilanti Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081929 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

Sanborn Fire Insurance Map Company, “Flat Rock, Wayne County, Michigan,” January 1941, image 2 of 4, for Ypsilanti Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	NVA _ Telegraph [STRUCTURE – D.T. & I. OVERPASS]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_99_0012_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.102366		Long: -83.289784		
Ownership: Private ☐	Public-Local ☒	Public-State ☒	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☒ Railroad Viaduct Object ☐

Architectural Information

Construction Date	1925-8	
Architectural Style	Railroad Viaduct (STRUCTURE]	
Building Form	N/A	
Roof Form	N/A	
Roof Materials	N/A	
Exterior Wall Materials	Reinforced Concrete	
Foundation Materials	Reinforced Concrete	
Window Materials	N/A	
Window Type	N/A	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible: Criterion A ☐		Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Transportation, Community Planning and Development, and Engineering
Period(s) of Significance	1920–1975
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☐ Design ☐ Materials ☐ Workmanship ☐ Setting ☐ Feeling ☐ Association ☐	
General Integrity: Intact ☒ Altered ☐ Moved ☐ Date(s):	
Historic Name	D.T.&I. overpass over Telegraph Road
Historic/Original Owner	Henry Ford
Historic Building Use	D.T.&I. overpass over Telegraph Road
Current Building Use	CN Railway Telegraph Road Overpass
Architect/Engineer/Designer	Wayne County Board of Road Commissioners / Michigan State Highway Department
Builder/Contractor	Henry Ford

Survey Date	28 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The DT&I Railroad Viaduct over Telegraph Road is a steel stringer railroad overpass carrying what is now the CN Railway mainline over US-24 (Telegraph Road) in the northwest quadrant of the Flat Rock Historical District. The structure consists of steel plate girder spans supported on reinforced concrete abutments and intermediate piers, with concrete wing walls extending along the Telegraph Road embankment cuts on both approaches. The bridge deck carries a single rail line on ballast above the steel superstructure. Steel guardrails with vertical posts line both edges of the bridge at track level. The concrete abutments and retaining walls exhibit the utilitarian engineering character typical of 1920s Wayne County grade separation projects, with smooth-formed surfaces and minimal decorative treatment. The road passes beneath through a depressed grade, with the original embankment cuts still defining the roadway profile. The structure has been maintained in functional condition and appears to have received periodic steel repairs and possible deck modifications consistent with continued railroad service, though the essential form, span configuration, and concrete substructure remain substantially intact from the original construction campaign.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Building the railroad overpass required lowering Telegraph Road beneath the DT&I tracks, which meant the road had to be widened and regraded. The Wayne County Board of Road Commissioners needed land from several property owners along both sides of the road to make this happen. On June 12, 1925, the Board and the DT&I Railroad formally agreed to proceed with the grade separation, and over the following weeks the Board negotiated with three sets of adjacent property owners whose land fronted Telegraph Road near the crossing.[1]

Katherine E. Carter, who owned Lots 118, 119, and part of Lot 121, signed a damage settlement on August 10, 1925, accepting compensation for the disruption the road's new grade would cause to her property. She also deeded a strip of Lot 121 to the county — a wedge-shaped parcel ranging from 70 to 80 feet wide measured from the new road centerline — to accommodate the widened right-of-way.[2] Robert H. Oestrike and Frank H. Stoflet, owners of Lots 3 and 4, deeded roughly a quarter-acre at the corner where Telegraph Road met the DT&I right-of-way on August 7, 1925, for one dollar.[3] Daniel G. and Emma Lobdell, owners of Lots 10 and 11, signed a damage settlement on August 10, 1925 and separately deeded about a tenth of an acre of Lot 11 for one dollar — the portion that fell within the expanded road limits.[4]

All the land conveyances were recorded on August 20, 1925. The formal legal petition to determine final compensation for all affected property owners was filed January 31, 1928, completing the acquisition process and clearing the way for construction. The dollar-amount quitclaim deeds were standard practice for public road projects — the nominal price reflected that the property was being taken for highway purposes, with actual compensation handled through the separate damage agreements.[5]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Telegraph Road Grade Separation is among the most historically significant infrastructure elements within the Flat Rock Historical District, representing the convergence of Henry Ford's railroad investments, Wayne County's ambitious road-improvement program, and the transformation of Flat Rock from Michael Vreeland's agricultural village into a modern suburban-industrial center.

The Chicago & Canada Southern Railway first cut its line through Section 31 in 1872, establishing the rail corridor that would later serve the Detroit, Toledo & Ironton Railroad. When Henry Ford purchased the DT&I in July 1920 for approximately $5 million, the acquisition proved transformative for both the railroad and the community. Ford invested some $15 million rebuilding the line, constructing the 15-mile Flat Rock Cut-Off to the Rouge plant in 1923, establishing the massive Flat Rock rail yard, and initiating an ambitious electrification program from the Rouge south through Flat Rock. The

[1] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026; Imaged. Wayne County Register of Deeds Quicklink (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: Plat > Liber #: 67 > Page #: 42 > Search >. Citing Wayne County Register of Deeds Office, Detroit. *NOTE: This lot history narrative covers Lots 12 through 38 inclusive of Assessor's Flat Rock Plat No. 2 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 42, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-10-1 through GA-10-47.*

[2] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

[5] Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

DT&I's presence attracted the Ford Village Industries Headlamp Plant to Flat Rock beginning in December 1922, fundamentally reshaping the community's economy and built environment.

By the mid-1920s, increasing automobile traffic on Telegraph Road—itself an artifact of the 1848 telegraph line connecting Detroit to Toledo—created dangerous conditions at the at-grade DT&I crossing. The Wayne County Board of Road Commissioners, which had assumed control of Telegraph Road in 1919 and was actively paving and widening the route, initiated the grade separation project through a formal agreement with the DT&I Railroad Company on June 12, 1925 (recorded July 6, 1925, File #868978). A resolution of the Board affecting Lots 4, 5, and 6 of the local plat was recorded the same month. The project generated an extensive series of land transactions through 1925–1928: Katherine E. Carter agreed to accept settlement for damage to property at Lots 118 and 119 by reason of the road's grade change (Liber 881179, August 10, 1925) and quitclaimed portions of Private Lot 121 for the expanded right-of-way (Liber 881182); Robert H. Oestrike and Frank H. Stoflet conveyed approximately 0.229 acres of Lots 3 and 4 at the DT&I right-of-way intersection (File #881187); and Daniel G. Lobdell conveyed approximately 0.106 acres of Lot 11 and accepted a separate damage settlement for Lots 10 and 11 (Files #881180, #881186). All conveyances described the new right-of-way limits at 70 to 80 feet from the newly established Telegraph Road centerline, documenting the substantial widening required to accommodate the depressed-grade underpass. The formal Grade Separation Petition was recorded January 31, 1928 (Law File #133386), representing the legal proceeding to determine final compensation to all abutting property owners.

The viaduct is significant under Criterion A for Community Planning and Development as a physical artifact of the coordinated public works campaign that accompanied Ford's industrial investment in Flat Rock. The grade separation simultaneously addressed the safety hazards of the at-grade crossing, facilitated the increasing automobile traffic that Ford's own enterprise was generating, and physically reorganized the relationship between rail and road transportation in the village core. Under Criterion C, the structure represents the utilitarian engineering vocabulary of 1920s Wayne County grade separations—a building type that reshaped the Downriver landscape as the Road Commission systematically eliminated dangerous at-grade crossings along its major arterials during the automobile age.

The DT&I Railroad was sold by Ford to the Pennsylvania Railroad interests in June 1929 for approximately $36 million. Subsequent corporate successions carried the line through the Pennsylvania Railroad (1929–1968), Penn Central (1968–1970), private investors (1970–1980), Grand Trunk Western (1980–1983), and ultimately to Canadian National Railway, which continues to operate freight service over the viaduct today. The structure's continuous active use across nearly a century of railroad service reinforces its historical association with the transportation infrastructure that shaped Flat Rock's development.

Integrity Assessment

The viaduct retains integrity of location, design, setting, feeling, and association. The structure remains in its original position carrying the same rail line over the same road corridor. The essential engineering design—steel stringer spans on concrete substructure with depressed-grade road passage—is legible and substantially intact. The setting along Telegraph Road and within the DT&I/CN rail corridor preserves the spatial relationship between road and rail that the grade separation was constructed to establish. Feeling and association remain strong: the viaduct continues to function as an active railroad bridge, and its physical presence conveys the historical importance of both railroad and highway transportation to Flat Rock's development. Materials and workmanship are assessed as altered, reflecting periodic maintenance, possible steel repairs, and surface treatments consistent with the structure's continued operational use over nearly a century. Despite these functional modifications, the concrete substructure and overall structural configuration retain sufficient integrity to convey the structure's period of construction and engineering character.

References

List references used to research and evaluate the individual property.

Plat map of **Assessor's Flat Rock Plat No. 2** of a part of the E ½ of frac. sec 31, T4S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 3 May **1940**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-27889" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.